

Prologis Lehigh Valley West



### Development Highlights

- Pad-ready
- Flexible building design for single or multi-tenant use
- Located at the intersection of Pennsylvania Route 100 and Schantz Road in the heart of the Lehigh Valley's industrial market
- Access to strong labor market
- Vast array of local amenities near the site
- Convenienvely located within five miles of I-78, Route 100, Route 22, Route 22, and I-476.

# Flexible Build-to-Suit Location. Numerous Possibilities.

Flexible design offers a modern, state-of-the-art layout for single or multi-tenanted configuration at 110 Route 100. Class A design offers 36' clearances, full truck circulation, 28 dock height loading doors, 17 trailers spaces, 3,370 square feet of speculative office, and ample utility services for a wide variety of uses.

	SF TOTAL SIZE	OFFICE	DOCK DOORS	GRADE DOORS	TRAILER PARKING	BUILDING DEPTH
Lehigh Valley West	150,585 SF	3,370 SF	28	2	17	800'



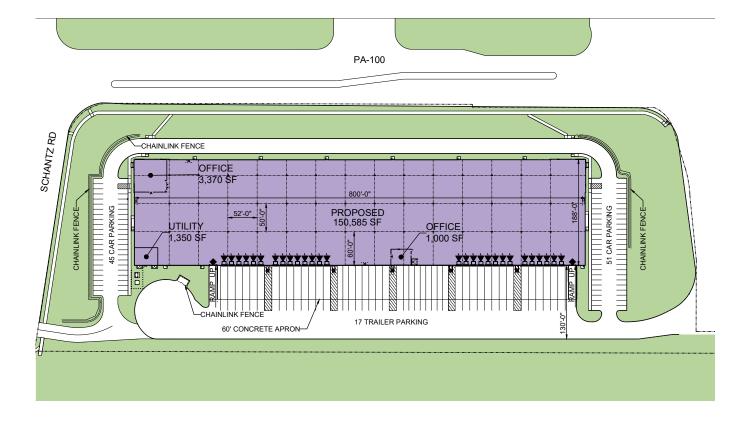
### Building Specifications

- 150,585 SF available
- 3,370 SF of office space
- 36'-0" clear minimum at 6" inside first column line in from loading dock walls
- 52' x 50' column spacing with 60' at speed bay
- (28) 9' x 10' loading dock doors
- (2) 12' x 14' overhead drive-in doors
- 96 car parking spaces
- 17 trailer parking spaces





Water





## Population

**Total Population** 

30 MILES »

30 MINUTES »

685,918



## Workforce (18+)

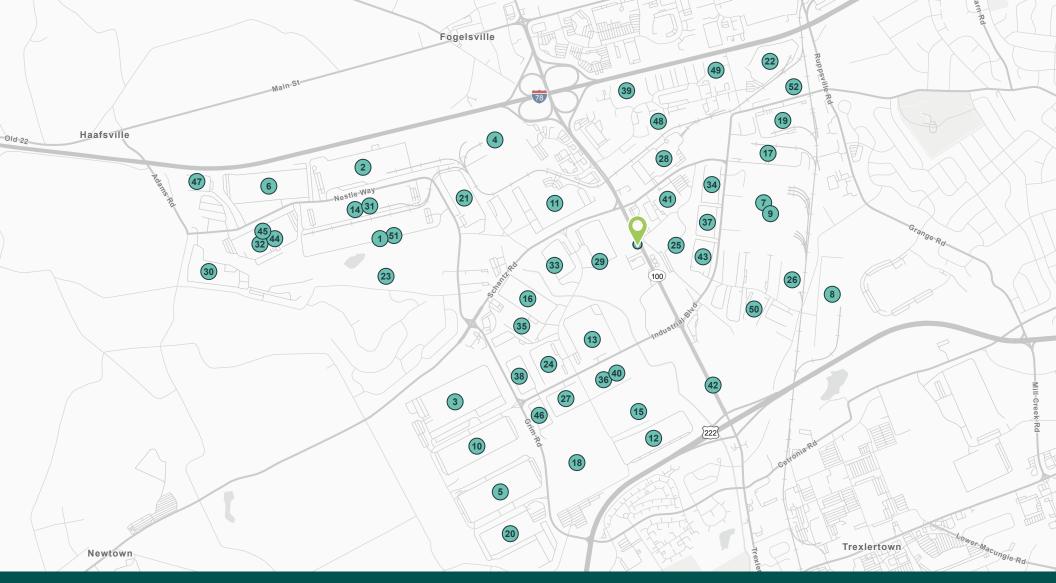
**Total Workforce** 

30 MILES »

1,418,514

30 MINUTES »

549,420



### Corporate Neighbors

- 1 Cllogistics
- 2 Nestl
- 3. Wakefern Food Corporation
- 4 Samuel Adams
- 5 FedEx Ground
- 6. The Home Depot
- 7. Keurig Dr Peppei
- 8. Lineage Logistics
- 9. Keurig Dr Pepper Inc.
- 10. Customized Distribution

- 11. BlueTriton Brands. Inc
- 12 Amazon
- 13. Bridgestone
- 14. R R Donnelly
- 15 Geodis
- 16. B Braun Medical Inc
- 17 ID Logistics
- 18 Amazon
- 19. Amcor
- 20. The Home Depot Distribution Center
- 21. Blue Trition Brands Deer Park

- 22. Carpenter Co
- 23. NFI Industries, Inc
- 24. The Coca-Cola Company
- 25. Niagra Bottling
- 26. Behr Paint Company
- 27. Inmar
- 28. The Coca-Cola Company
- 29 Ocean Spray
- 30. NFI Industries, Inc.
- 31. Thermo Fisher Scientific
- 32. KeHE Distributors LLC

- 33. Bimbo Bakeries USA
- 34. Sharp Corporation
- 35 JMR Realty
- 36. Trinity Glass
- 37 Owens & Minor
- 38. Silgin Containers
- 39 Sharn
- 40. US Foods
- 41. Thermo Fisher Scientific
- 42 Glenmark Pharmaceuticals Inc. US
- 43. BMS Logistics, Inc.

- A Lightning Source
- 45. Bazzini
- 46. Easypost Fulfillment
- 7 Olympus Corr
- 48. Sharp Packaging Solutions
- 10 Mancor Industria
- 0 IM Rann II C
- 51. Menasha Packaging
- 52. BMS Logistics, Inc.

# Flexible Build-to-Suit Location. Numerous Possibilities.

110 Route 100 offers the opportunity to join corporate neighbors such as Ocean Spray, Niagara Bottling, Bimbo Bakeries, Samual Adams, and Nestle Water in the middle of a food and beverage hub just minutes from major regional transportation lines.



### Location & Access



#### SAME DAY DELIVERY

Philadelphia - 60 Miles New York - 100 Miles Baltimore - 135 Miles Washington D.C. - 175 Miles



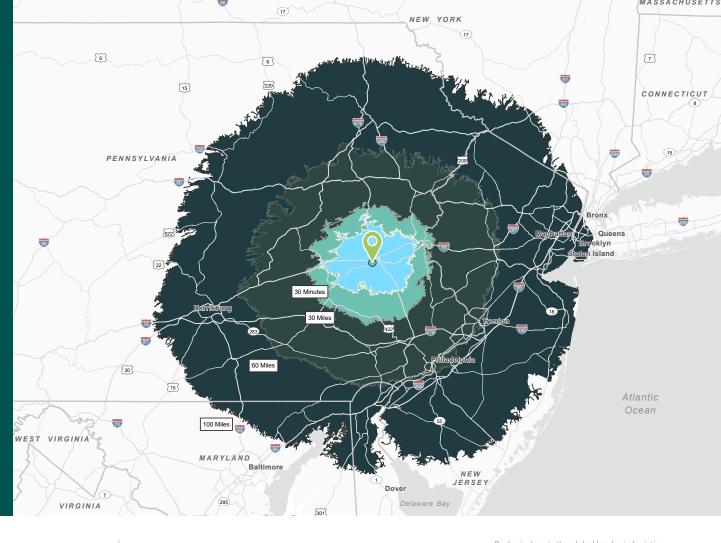
#### **PORTS**

Port of Philadelphia - 65 Miles Port of NY/NJ - 95 Miles Port of Baltimore - 135 Miles



#### **AIRPORTS**

Lehigh Valley Intl. - 12 Miles Philadelphia Intl. - 65 Miles Newark Liberty Intl. - 85 Miles JFK Intl. - 120 Miles



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www.prologis.com Twitter: @Prologis Prologis, Inc., is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. Prologis leases modern logistics facilities to a diverse base of approximately 6,500 customers principally across two major categories: business-to-business and retail/online fulfillment. Prologis owns or has investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.3 billion square feet (120 million square meters) in 20 countries, as of March 31, 2025.

Data as of April, 2025, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.

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