

Prologis Lehigh Valley East



2460 BROADHEAD ROAD, BETHLEHEM, PA 18020 USA

526,260 SF

CBRE

 **PROLOGIS®**

Building Specifications

- 526,260 square foot total building size
- 526,260 square foot space available
- 11,536 square foot main office space
- (2) separate Shipping/ Receiving offices
- 37'8" ceiling height
- 56' x 45' column spacing
- (49) tailgate doors (expandable to ± 64) and (3) drive-in doors
- LED lighting with motion sensors
- 101 trailer parking spaces (expandable to ± 176)
- ESFR sprinkler system
- (6) Cambridge rooftop heaters
- 2,500 amps, 277/480 volts, 3-phase electric service

Advantages & Amenities

- Located in the heart of the Lehigh Valley's industrial market
- FedEx and UPS hubs within ± 3 miles of facility
- Local amenities such as; restaurants, hotels and retail are in close proximity to the site
- Strong labor market
- Building improvements planned

Location

- Conveniently located less than 2 miles from Route 22
- Close proximity to Route 22, Route 33, I-80, I-78 & I-476



PROPOSED SITE & BUILDING IMPROVEMENTS
Option 1



DOCK DOORS

±64



DRIVE-IN DOORS

±3



CAR PARKING

±91

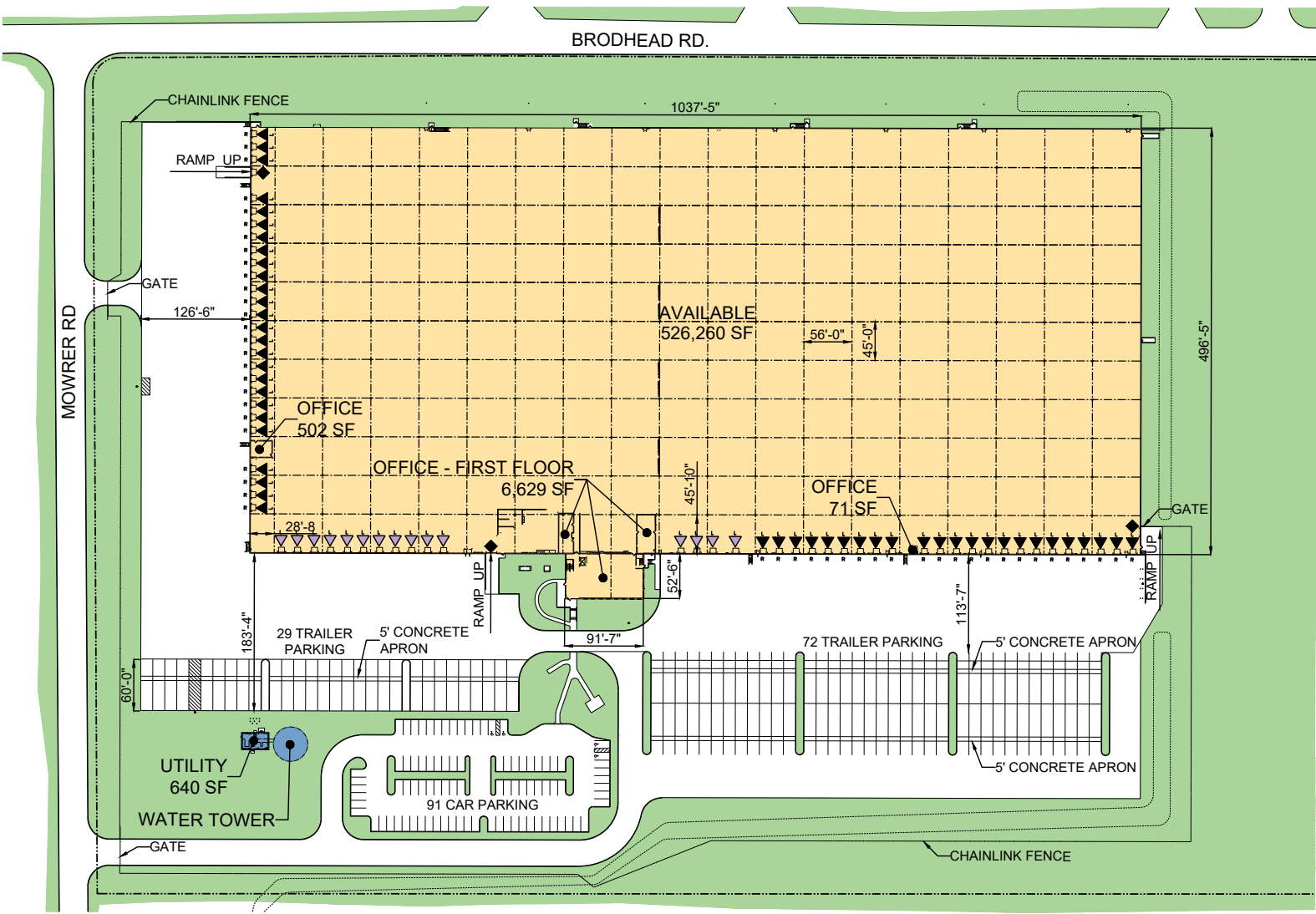


TRAILER PARKING

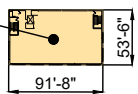
±101

LEGEND:

- ▲ Dock position w/ leveler
- ▲ Proposed Dock position w/ leveler
- ◆ Drive-in door
- Truck Restraints
- Available
- Proposed
- Leased
- Land



OFFICE - SECOND FLOOR
4,907 SF



PROPOSED SITE & BUILDING IMPROVEMENTS
Option 2



DOCK DOORS

±61



DRIVE-IN DOORS

±2



CAR PARKING

±176

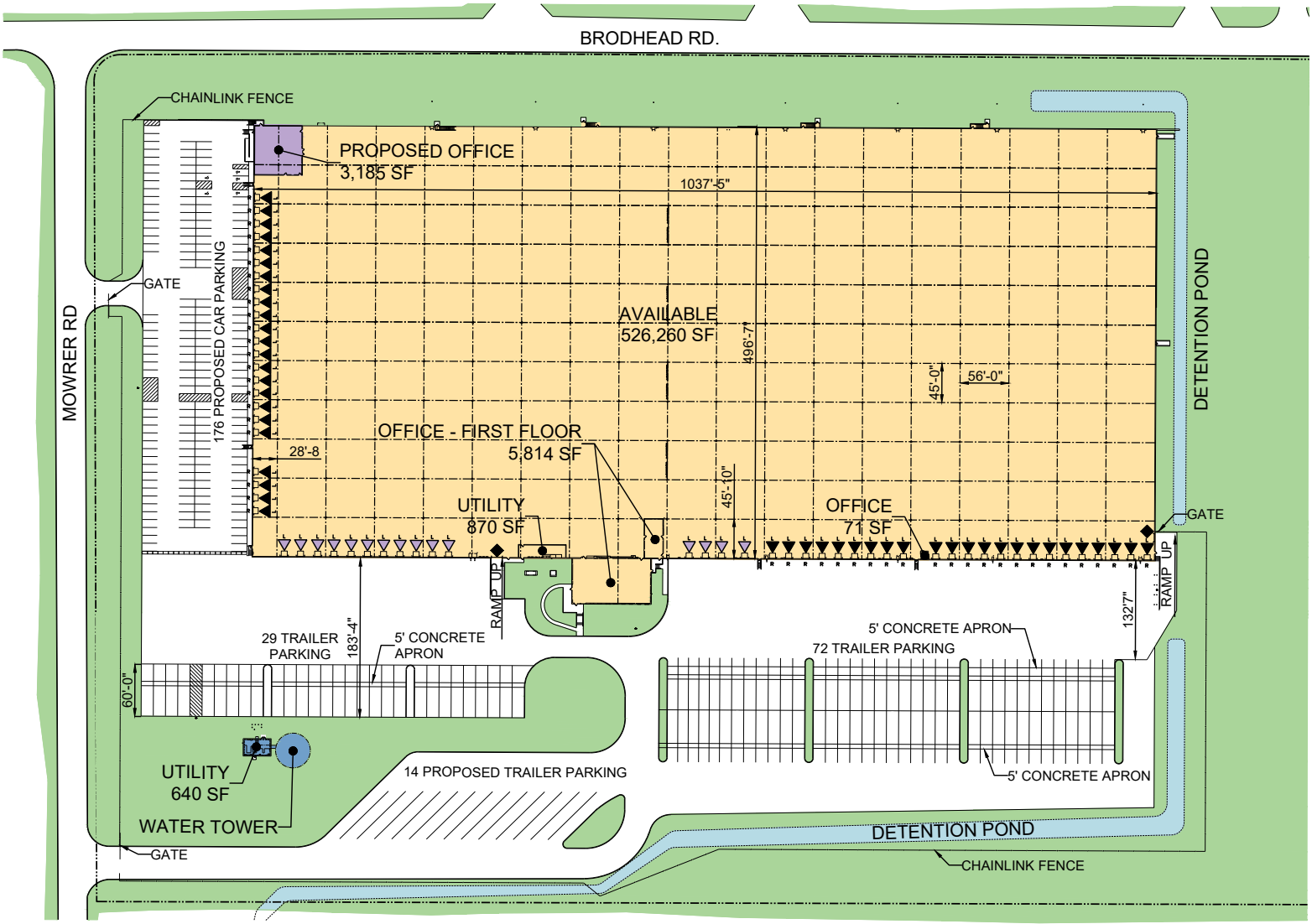


TRAILER PARKING

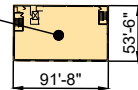
±115

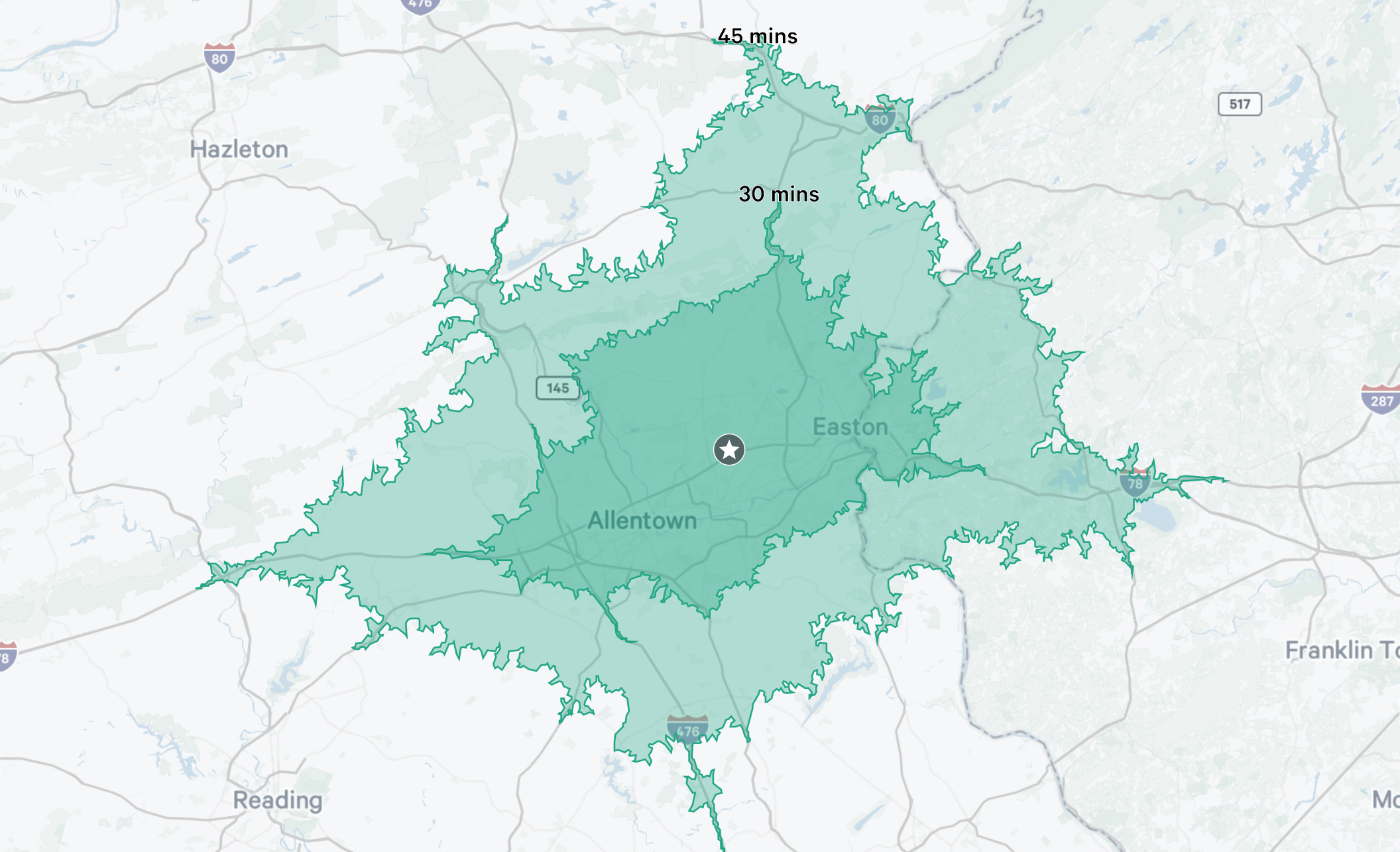
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- Dock position w/ leveler
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OFFICE - SECOND FLOOR
4,907 SF





Demographics



Total Population



Labor Force



Blue Collar

30 MINUTES »

717,281

377,573

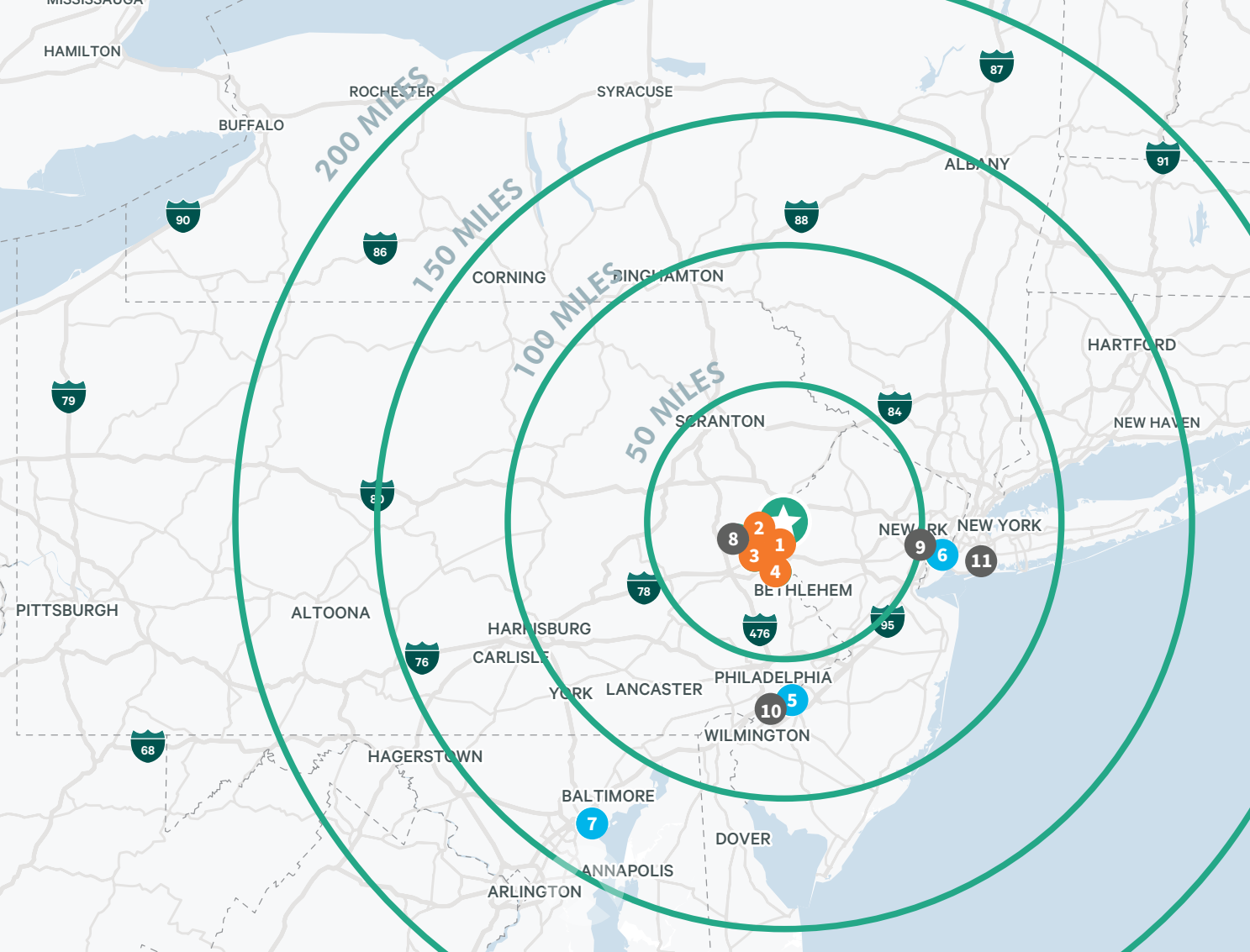
87,116

45 MINUTES »

1,171,048

627,056

143,452



Legend



HIGHWAYS



±8 Miles



±13 Miles



LOGISTICS

1

UPS - ±2.5 miles

2

FedEx - ±2.5 miles

3

USPS - ±5.5 miles

4

NS Bethlehem Intermodal - ±7.5 miles



SHIPPING PORTS

5

Port of Philadelphia - ±74 miles

6

Port of NY/NJ - ±76 miles

7

Port of Baltimore - ±150 miles



AIRPORTS

8

ABE - ±5 miles

9

EWR - ±73 miles

10

PHL - ±76 miles

11

JFK - ±108 miles



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