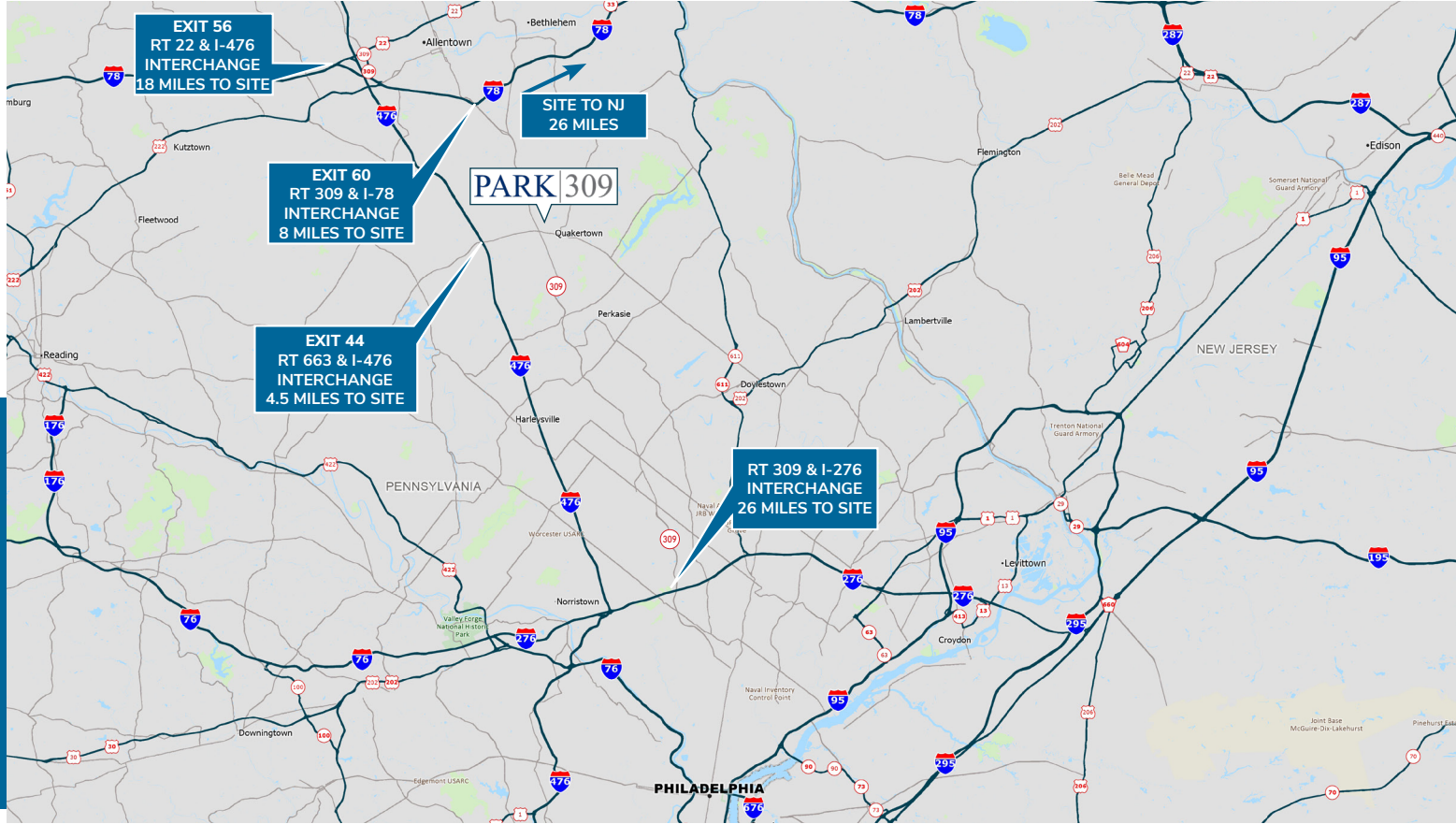
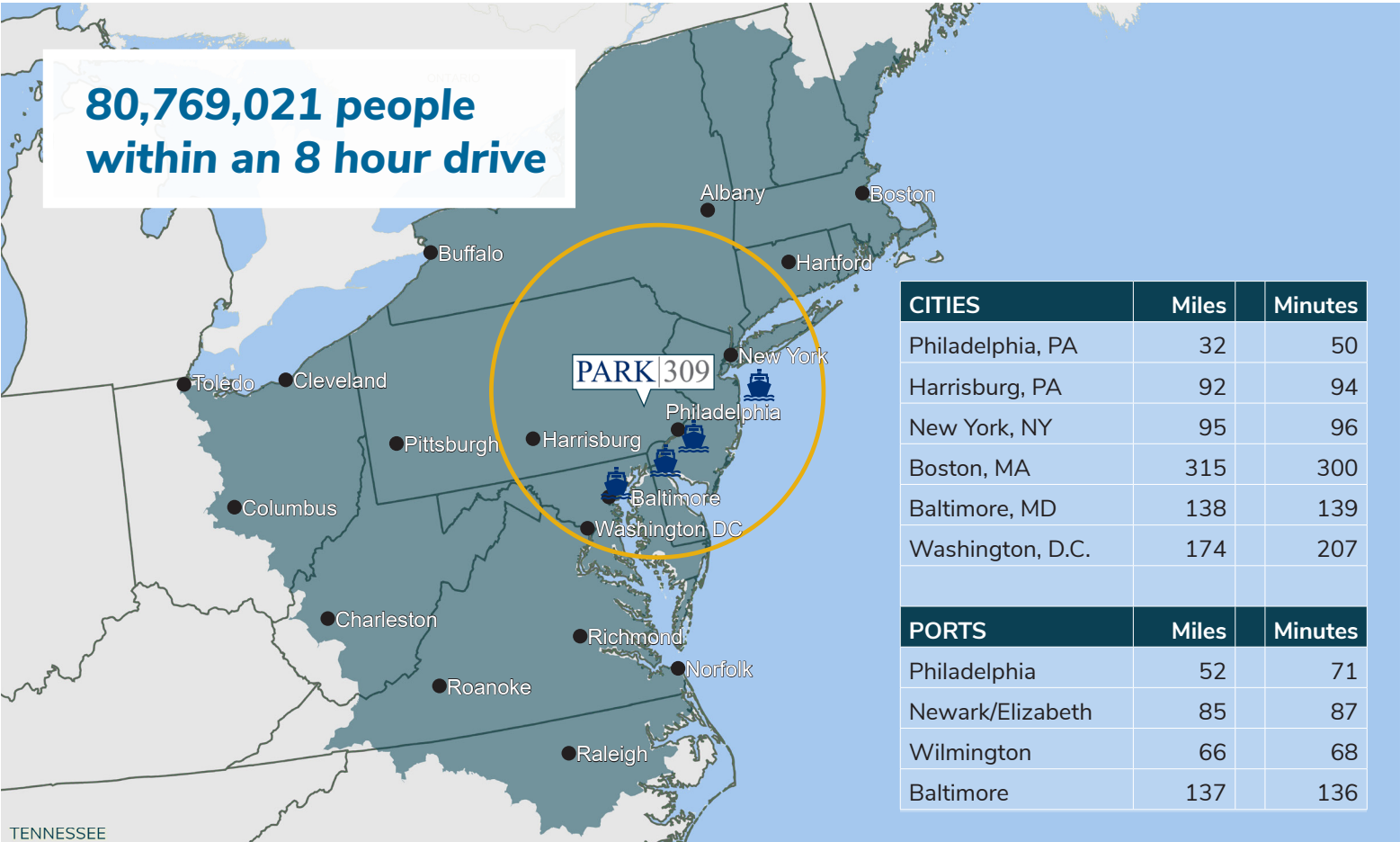


110 & 120 WEST PUMPING STATION RD, QUAKERTOWN, PA

PARK|309



INDUSTRIAL OPPORTUNITY

PARK|309

110 & 120 WEST PUMPING STATION RD,
QUAKERTOWN, PA

IMMEDIATELY AVAILABLE



Park309.com

Two **Class A** buildings

114,400 SF & 145,800 SF divisible to 25,000 SF

Developer:

MRP
INDUSTRIAL

Owner:

CABOT

Leasing Team:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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Cabot Properties and MRP Industrial are pleased to present Park 309. This 22.6 acre in-fill property located in the Lehigh Valley/Suburban Philadelphia Region is just minutes from Interstate 476 and Interstate 78. The site is directly off Route 309, an alternate north, south thoroughfare to the heavily traveled Interstate 476. Park 309 has been designed by one of the most active developers in the Northeast Region using best-in-class building design specifications: 32' clear height, abundant car and trailer parking, flexible for multi-tenancy and 360 degree site circulation.

32'

Clear Height

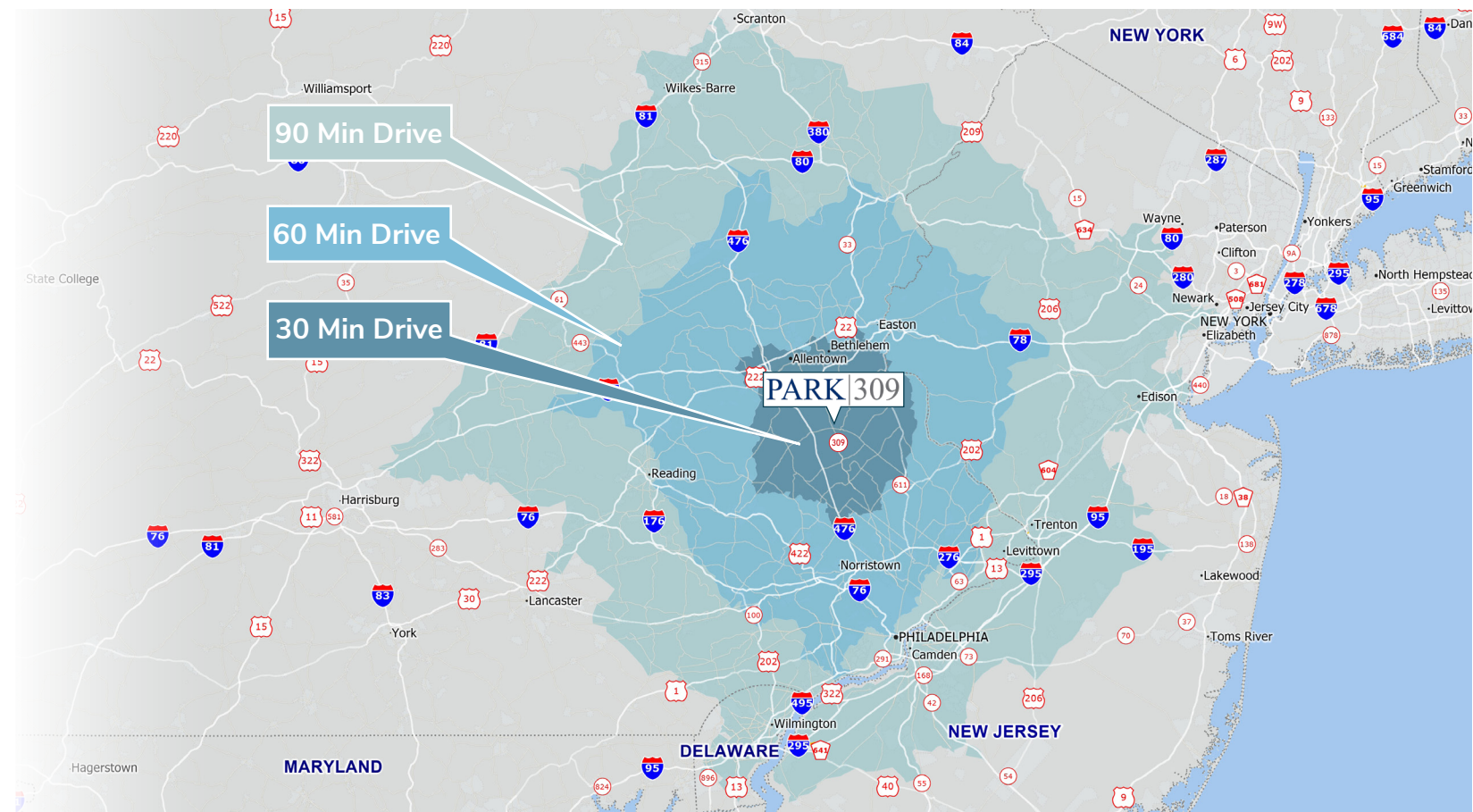
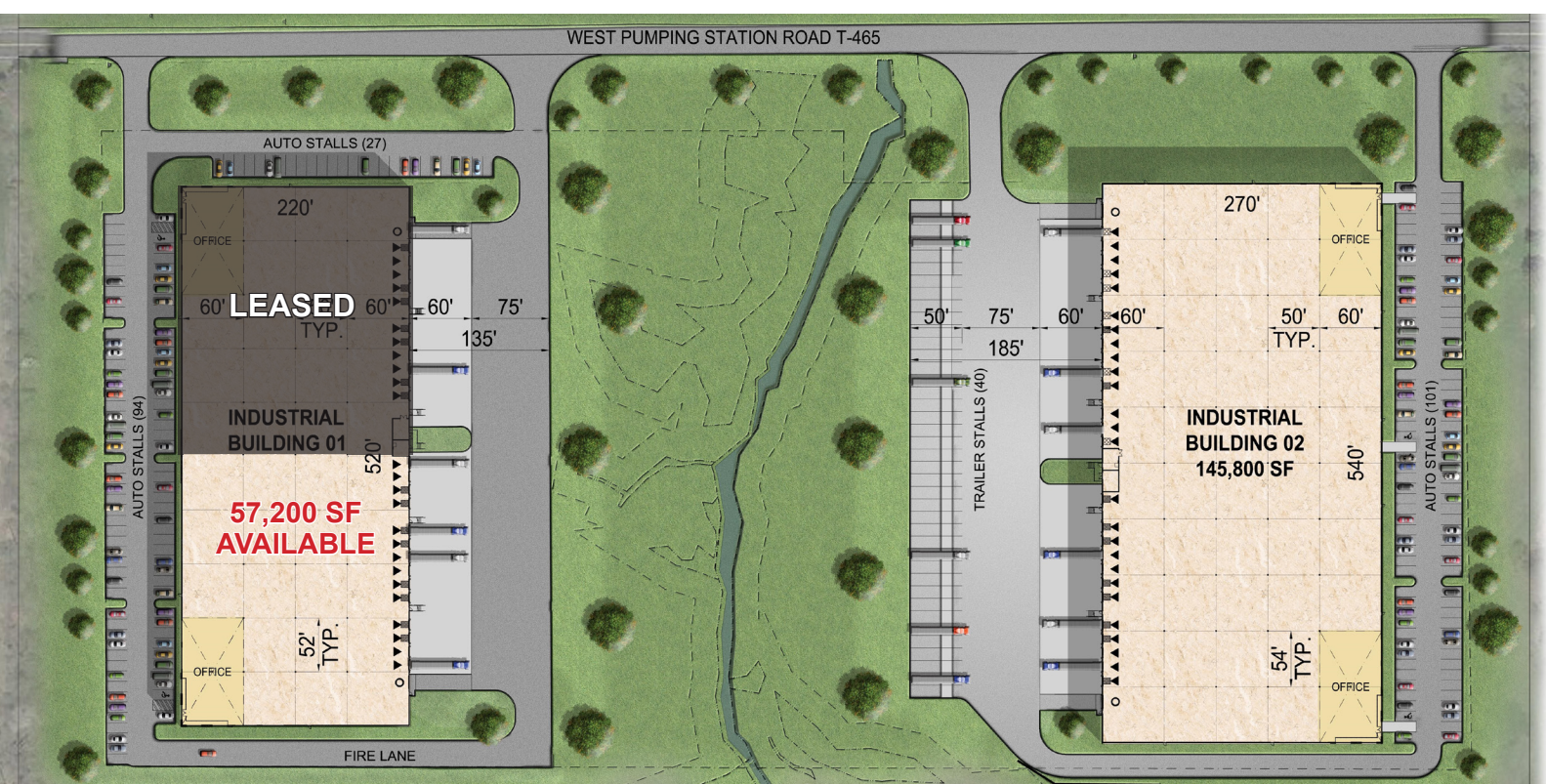
LED

Warehouse Lighting

INTERSTATE

Proximity to Interstates

Abundant Labor



	Building 1 120 W. Pumping Station Road	Building 2 110 W. Pumping Station Road
Available SF:	57,200 +/- SF	145,800 +/- SF
Bldg. Dimensions:	220' x 520'	270' x 540'
Columns:	50' x 52' typ., 60' speed & office bays	50' x 54' typ., 60' speed & office bays
Car Parking	121 stalls	101 stalls
Trailer Parking:	Wall berths only	40 trailer stalls (15' dolly strip)
Truck Court:	135' with 60' dock apron	185' with 60' dock apron
Drive-in Doors:	2 @ 12' x 14'	2 @ 12' x 14'
Docks:	25 positions, Overhead doors @ 9' x 10' w/ Z-guards& Vision panels, 15 fully equipped	26 positions, Overhead doors @ 9' x 10' w/ Z-guards& Vision panels, 16 fully equipped

SITE FEATURES:

- Two Class A buildings 114,400 SF & 145,800 SF
- Divisible to 25,000 SF
- 32' Clear Height
- 60' Speed & Office Bays
- 3,000 Amps, 480/277v, 3 Phase 4 Wire Service
- LED Warehouse Lighting with Motion Sensors
- Ductilcrete Floors
- Located 8 Miles South of I-78 and 4 Miles south of I-476 (PA Turnpike)

	20 Mile Drive Distance	20 Minute Drive Time
Population:	876,220	155,412
Workforce (18+):	678,293	120,573
Households	327,484	57,749
Est. Median HH Income:	\$69,074	\$68,381