

155,138 SF
AVAILABLE FOR IMMEDIATE OCCUPANCY
250 RADAR DRIVE



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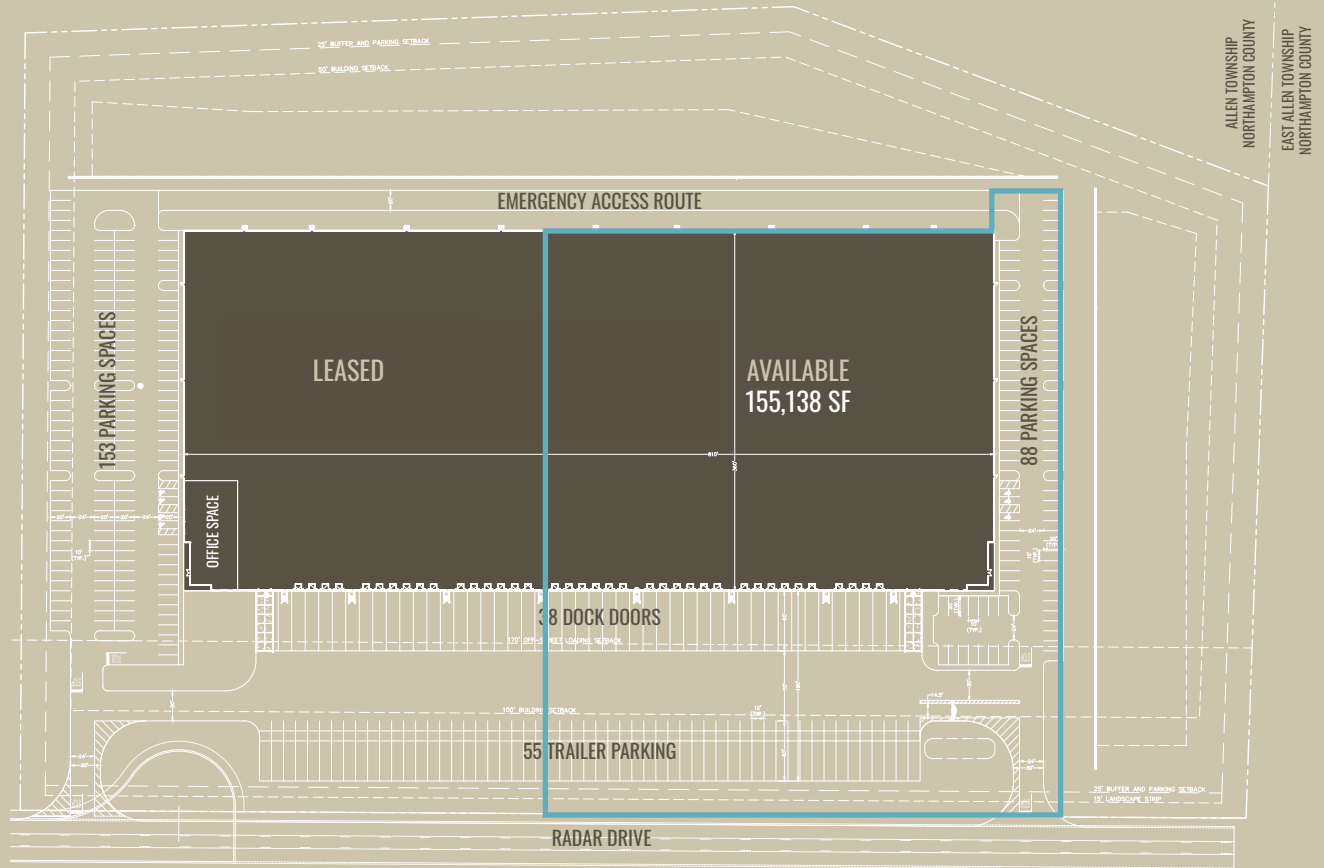


250 RADAR DRIVE

**THE INLAND EMPIRE
OF THE EAST**

ROCKEFELLER
GROUP

PCCP 



250 RADAR DRIVE

- › **Building Size:** 290,788 SF
- › **Available Space:** 155,138 SF
- › **Lot Size:** 21.68 acres
- › **Dimensions:** 360' x 810'
- › **Zoning:** Industrial/Airport
- › **Building Clear Height:** 36'0" minimum
- › **Column Spacing:** 50'd x 54'w typical; 60'd loading bays
- › **Car Parking:** 88 spaces
- › **Loading Format:** Single-load
- › **Dock Doors:** 21 doors (1 per 7,387 SF) equipped with 35,000 lb. levelers, seals & bumpers
- › **Trailer Parking:** 30 spaces
- › **Lighting:** LED fixtures providing 20-25 FC average
- › **Power:** 2,000 AMP / 480 volt service



AVAILABLE FOR IMMEDIATE OCCUPANCY

This premier industrial development consists of two modern, state-of-the-art distribution facilities. It is located in the center of Lehigh Valley, with immediate adjacency to the largest FedEx Ground Hub in the US and within 2 miles of the Lehigh Valley International Airport.



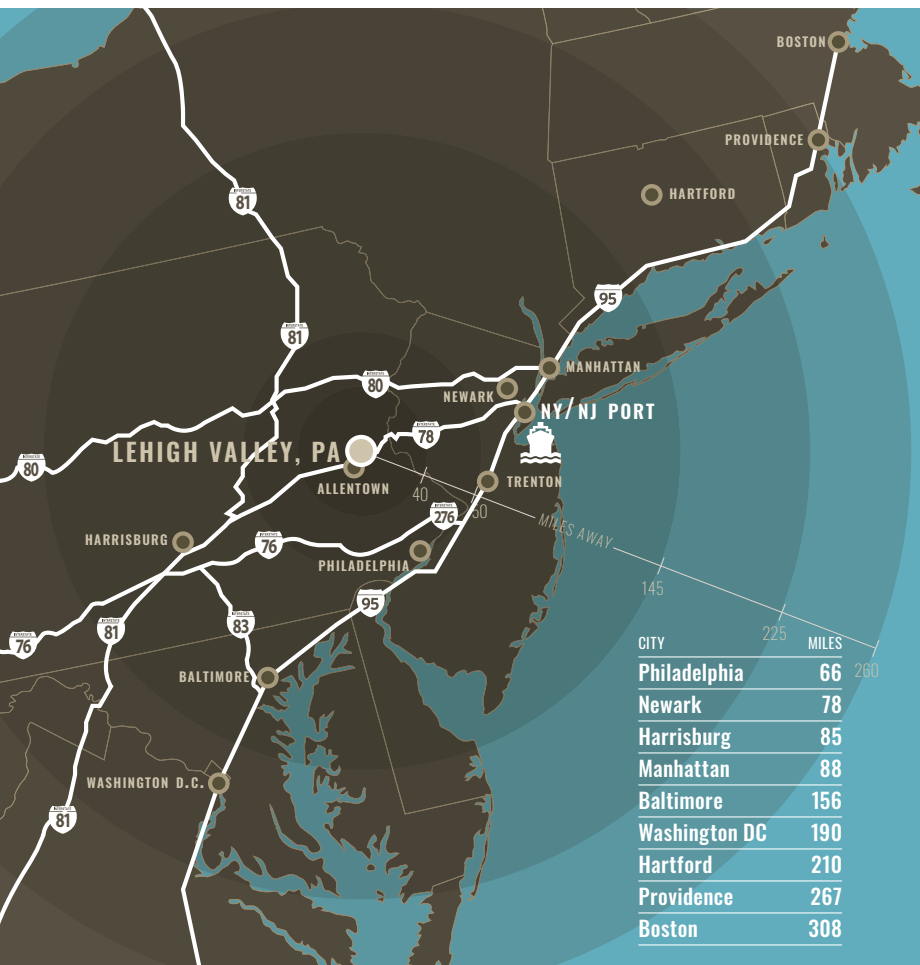
LOCATION:

- › Located in the heart of Lehigh Valley, Pennsylvania
- › Amenity rich and one of the fastest growing areas in Pennsylvania with a large, diverse labor pool
- › Adjacent to the largest FedEx Ground hub in the US
- › 2 miles to Lehigh Valley International Airport with air cargo and passenger service
- › 3 miles to Route 22
- › Toll free access to Port Newark / Elizabeth via Interstate 78
- › Within a day's drive to 1/3 of all U.S. consumers and 1/2 of all Canadian consumers
- › Improvements are underway for a 3 mile truck route from Route 22 to the site

FEDEX GROUND HUB:

Directly adjacent to the Rockefeller Group Logistics Park, FedEx Ground recently completed the company's largest warehouse and logistics hub among the 34 it operates nationwide. The facility serves FedEx's largest population zone, the Eastern Seaboard. The total project cost is estimated at \$335 million. FedEx will be able to process up to 75,000 packages per hour upon the full buildout of the 1.1 million square foot facility.





80 PORT NEWARK/ELIZABETH
AND NEWARK LIBERTY
MILES TO INTERNATIONAL AIRPORT

LEHIGH VALLEY INTERNATIONAL AIRPORT:

Lehigh Valley International Airport is approximately 2 miles south of Rockefeller Group Logistics Park. The airport covers 2,700 acres and services both passenger and air cargo flights with nine passenger gates and five air cargo holding spots. The five air cargo holding gates are designed for both FedEx and Amazon Prime Air. LVIA is one of 11 airports Amazon utilizes nationally for air cargo transportation. Amazon started landing one plane per day at the airport in 2015 and is now up to five flights per day. The LVIA Airport Authority is currently in the process of reconfiguring their master plan in part to provide the ability to handle more air cargo flights daily to accommodate future carriers. It is planning to invest \$20 million to double the size of its cargo area and provide more staging room for goods.



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