

2834

SCHOENECK ROAD | MACUNGIE, PA

270,000 SF INDUSTRIAL SPACE AVAILABLE



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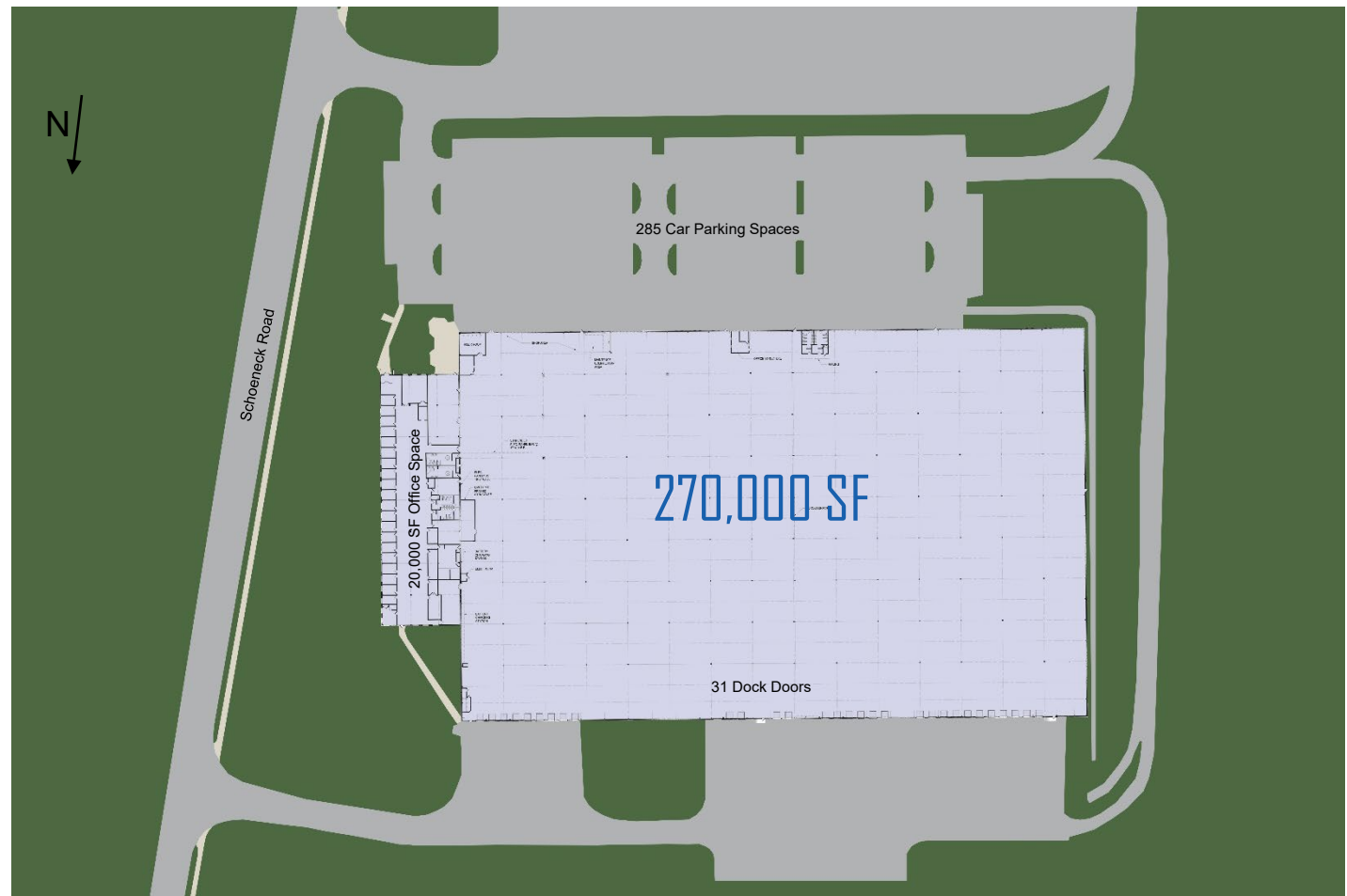
SCHOENECK ROAD | MACUNGIE, PA



SPECIFICATIONS

Year Built:	1997
Land Area:	19 acres
Building Size:	270,000 s.f.
Office Space:	20,000 s.f.
Building Dimensions:	+393' x +633'
Truck Court:	120'-165'
Clear Height:	30'6" clear
Column Spacing:	42' x 42' with 56' speed bay
Car Parking:	285 spaces
Trailer Storage:	+16 spaces
Loading Format:	Single side
Loading:	31 docks 11 knock-out panels 1 drive-in
Sprinkler:	ESFR
Lighting:	T-5 lighting fixtures with motion sensors
HVAC:	Fully conditioned

FLOOR PLAN



** All specs are estimates and should be verified by the tenant for their specific use.*

LOCATION

- Close proximity to I-78, Route 100, Route 222, and I-476
- Lehigh Valley Submarket Provides unrivaled access to the Northeast's major metropolitan regions including New York/ New Jersey, Philadelphia, Baltimore and Washington DC
- Over 40% of the US population is located within a 600-mile radius, producing over \$1.1 trillion in consumer expenditures
- The Lehigh Valley is supported by regional distribution hubs for both FedEx and UPS, two (2) Class 1 railroads and direct access

6.5 miles to I-78

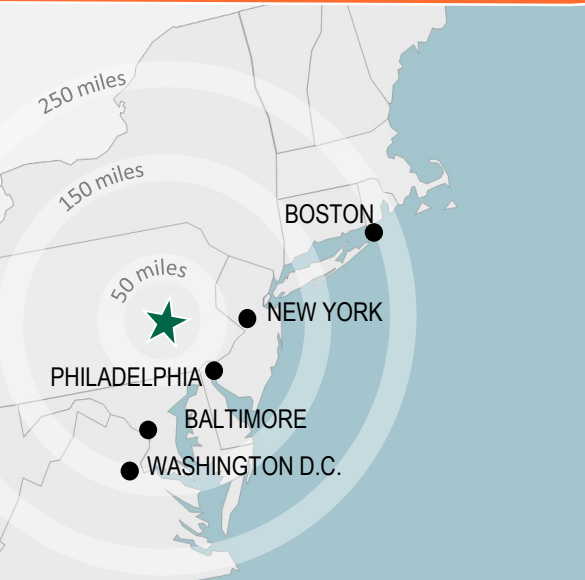
18 miles to Lehigh Valley Airport

66 miles to Philadelphia

69 miles to Port of Philadelphia

72 miles to PHL International Airport

91 miles to Port of Newark





For more information, please contact the exclusive leasing agent

Owner



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