



162,340 SF Available in New Distribution Facility

1380 JACOBURG ROAD

WIND GAP, PA

LEHIGH VALLEY LOCATION



PROXIMITY

Within **10 minutes** of UPS's Lehigh Valley hub; **25 minutes** of FedEx's largest hub in the US



ACCESSIBILITY

Access to Route 33, Route 22 and I-78



FLEXIBILITY

Ideal for **ecommerce** and third-party **logistics** users



VISIBILITY

Flagship location with excellent **frontage** along Route 33

3,780 SF OF SPECULATIVE OFFICE SPACE NOW COMPLETE



For more information, contact:

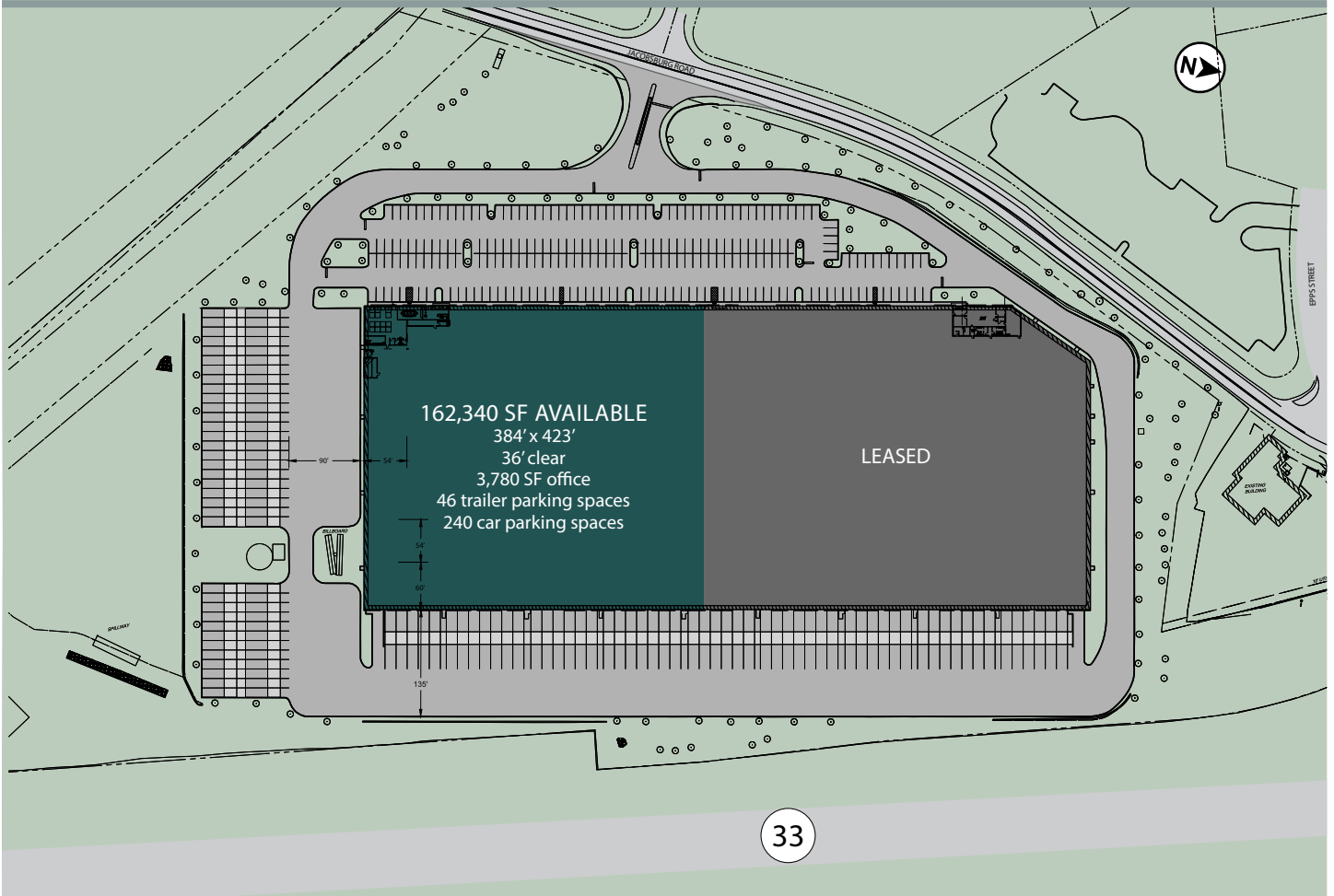
Ryan Barros | 610 249 2264 | ryan.barros@am.jll.com
Jeff Lockard | 610 249 2279 | jeff.lockard@am.jll.com



For more information, contact:

Scott Henderson, SIOR | 484 533 2655 | scott.henderson@dukerealty.com
Caitlin English | 484 533 2642 | caitlin.english@dukerealty.com

SITE PLAN



HIGHLIGHTS

- Located immediately off the Wind Gap interchange along the Route 33 corridor in Lehigh Valley, Pennsylvania
- Modern state-of-the-art distribution facility
- Close proximity to diverse labor pool
- Within 10 minutes of UPS's Lehigh Valley hub; 25 minutes of FedEx's largest hub in the US
- 90-minute drive time to NYC and Newark Sea Ports
- 105-minute drive time to Philadelphia
- Ultimate location for e-commerce and third-party logistics users
- 268,056 workforce population within a 30-minute drive-time

SPECIFICATIONS

Building size:	349,012 SF
Available:	162,340 SF
Office space:	3,780 SF
Site:	28.2 acres
Ceiling height:	36' clear
Column spacing:	54' x 54'
Staging bays:	60'
Dock doors:	15 loading docks; expandable to 25
Dock equipment:	Fifteen (15) 7'x8' mechanical levelers with 45,000 lb capacity with bumpers, seals and Z-guards
Drive-in doors:	1
Trailer parking:	46 spaces
Truck court:	135'
Car parking:	240 spaces
Sprinkler system:	ESFR with K-25 heads
Electrical:	Up to 1,200 Amp 277/480 Volt, 3 phase, 4 wire elec. service provided (for remaining unit)
Heating:	Cambridge roof top unit, designed for +60 degrees F at 0 degrees ambient air
Warehouse floor:	7" thick, unreinforced concrete
Construction type:	Pre-cast concrete

TORONTO

PROXIMITY TO KEY DESTINATIONS

DISTANCES TO MAJOR CITIES

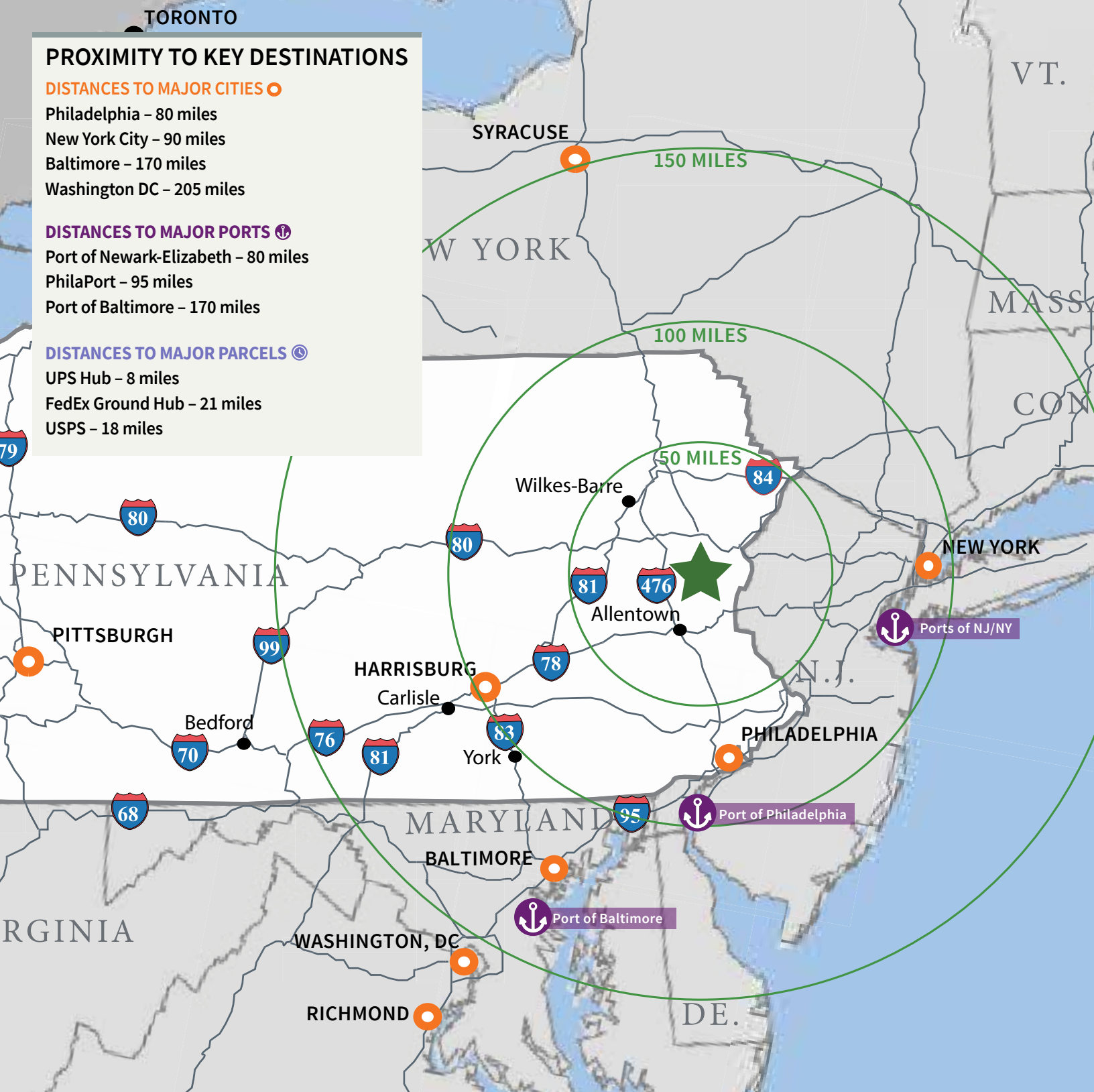
- Philadelphia – 80 miles
- New York City – 90 miles
- Baltimore – 170 miles
- Washington DC – 205 miles

DISTANCES TO MAJOR PORTS

- Port of Newark-Elizabeth – 80 miles
- PhilaPort – 95 miles
- Port of Baltimore – 170 miles

DISTANCES TO MAJOR PARCELS

- UPS Hub – 8 miles
- FedEx Ground Hub – 21 miles
- USPS – 18 miles



For more information, contact:

Ryan Barros
Associate Vice President
Direct: 610 249 2264
ryan.barros@am.jll.com

Jeff Lockard
Executive Vice President
Direct: 610 249 2279
jeff.lockard@am.jll.com

Jones Lang LaSalle
1235 Westlakes Dr
Suite 210
Berwyn, PA 19312



For more information, contact:

Scott Henderson
VP, Leasing/Development
Direct: 484 533 2655
scott.henderson@dukerealty.com

Caitlin English
Leasing Representative
Direct: 484 533 2642
caitlin.english@dukerealty.com