

**+/- 1.3 MILLION SF
 ON SPEC**



**951 WILLOWBROOK ROAD: 2Q20
 250 RADAR DRIVE: AVAILABLE FOR
 IMMEDIATE OCCUPANCY**

**SPECULATIVE
 DELIVERY**



**THE INLAND EMPIRE
 OF THE EAST**

ROCKEFELLER
 GROUP

PCCP 



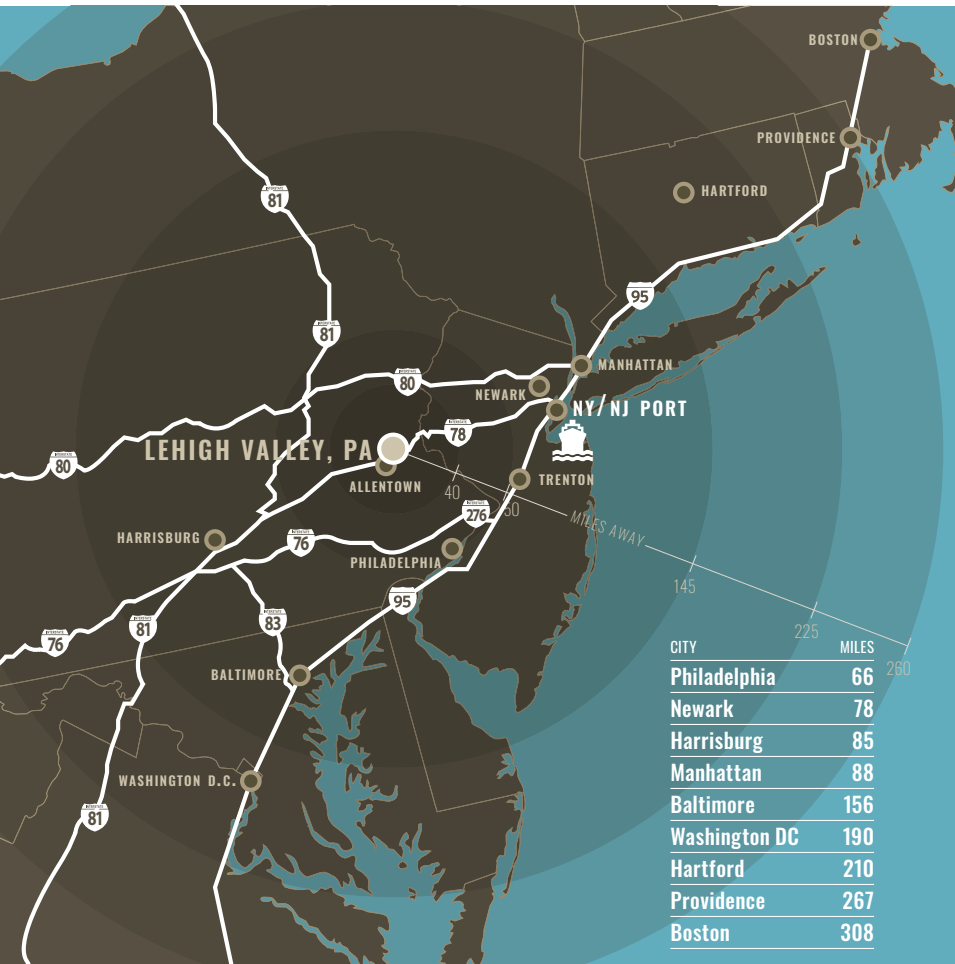
LOCATION:

- › 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 MILES TO PORT NEWARK/ELIZABETH AND NEWARK LIBERTY INTERNATIONAL AIRPORT

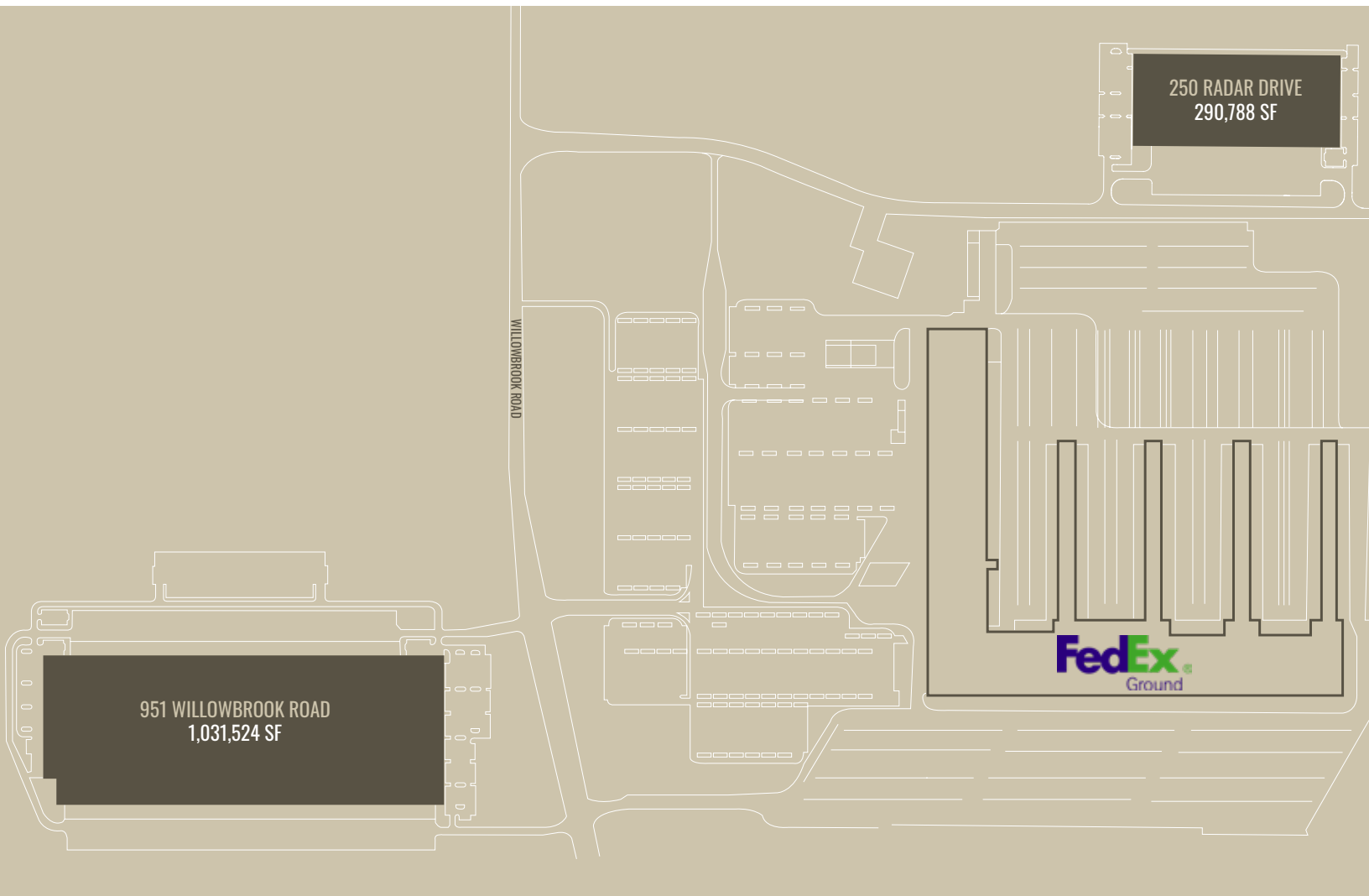


LEHIGH VALLEY INTERNATIONAL AIRPORT:

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.

REACH 1/3 OF US WITHIN A DAY





CONSTRUCTION HIGHLIGHTS

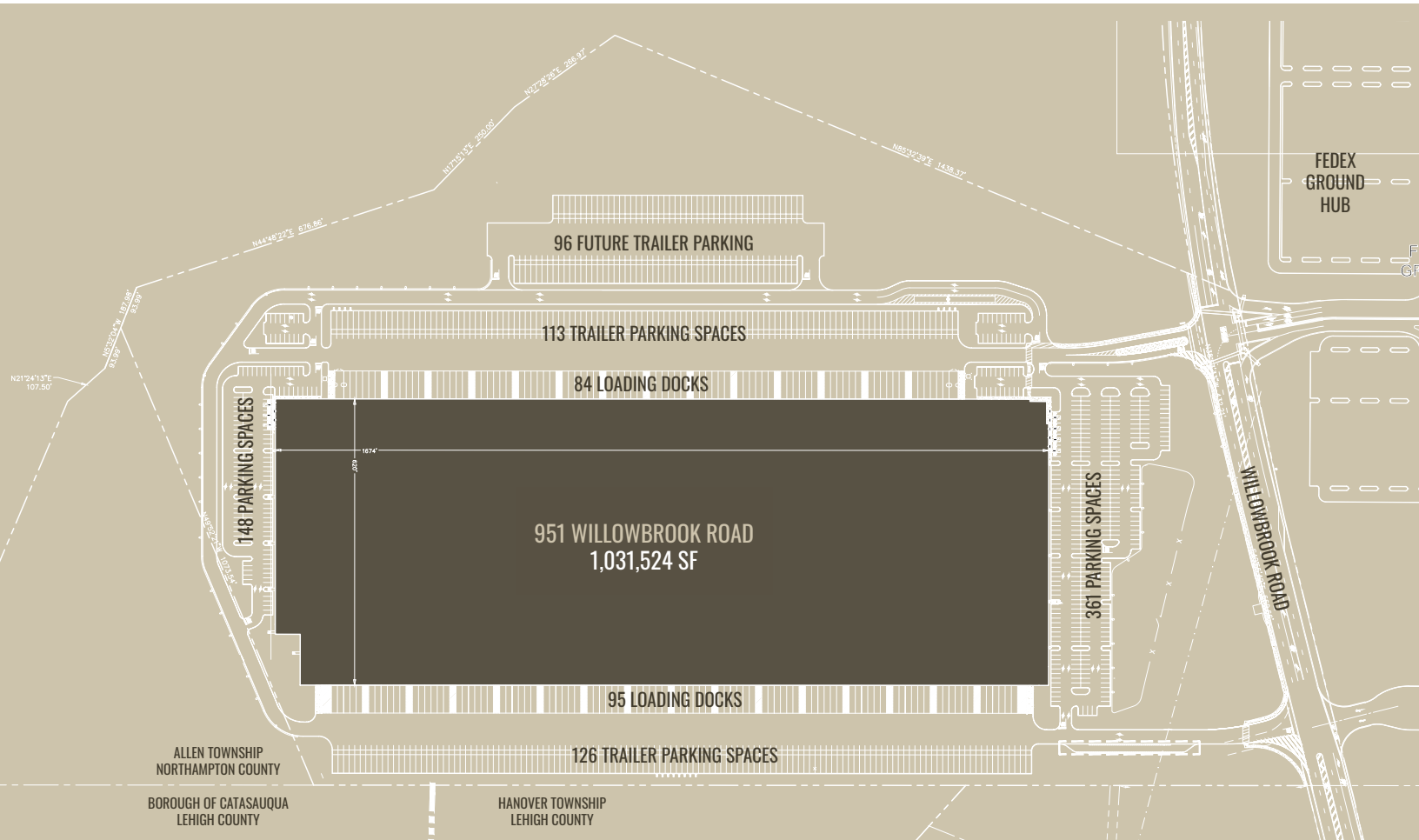
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|---|--|---|
| <ul style="list-style-type: none"> › Exterior Wall Construction › Slab Design › Structural Design › Roof Systems › Dock Pavement | <p>Painted smooth concrete-wall panels with aluminum glass storefront office entrance</p> <p>7" thick concrete slab with sealer</p> <p>Structural system with bar joist girders, steel decking, factory finish</p> <p>60 mil EPDM fully adhered roof system</p> <p>60" concrete apron - 7" reinforced concrete, dolly strip for off-building trailer storage</p> | <ul style="list-style-type: none"> › Glass & Glazing › Fire Protection › HVAC <p>Glazing 1" insulated, tinted; 8'x4' clerestory windows at one per bay</p> <p>ESFR Fire Sprinkler System</p> <p>Gas-fired rooftop units coupled with roof mounted exhaust fans and interlocked wall louvers to provide ½ an air change per hour to the space</p> |
|---|--|---|



STATE-OF-THE-ART FULFILLMENT CENTERS



EAST COAST'S FASTEST GROWING DISTRIBUTION MARKET

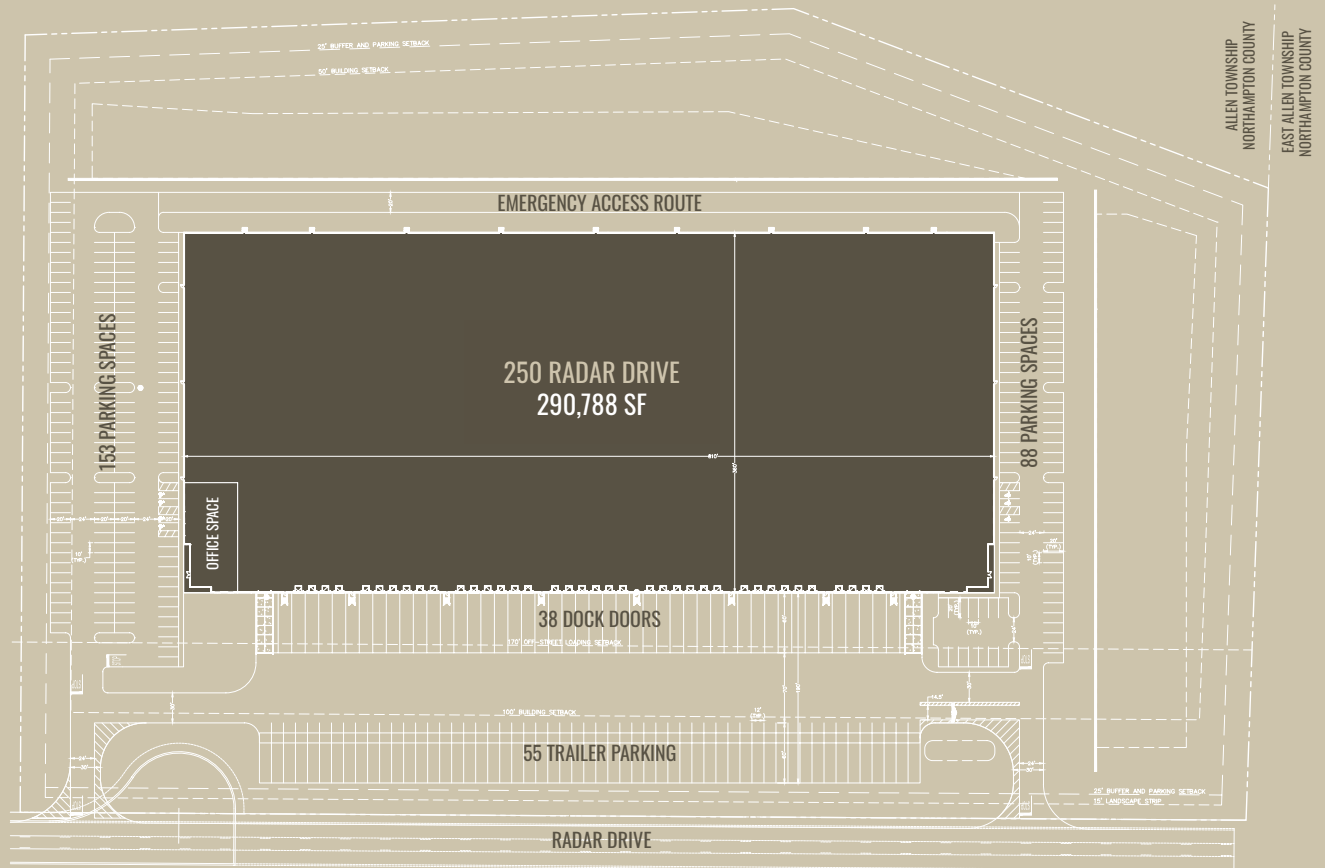


951 WILLOWBROOK ROAD

- › **Building Size:** 1,031,524 SF
- › **Main Office Size:** 3,677 SF
- › **Lot Size:** 69.548 acres
- › **Dimensions:** 620' x 1,674'
- › **Zoning:** Industrial/Airport (I/A)
- › **Building Clear Height:** 40'0" minimum
- › **Column Spacing:** 50'd x 54'w typical; 60'd loading bays
- › **Car Parking:** 509 spaces
- › **Loading Format:** Cross-dock
- › **Dock Doors:** 179 doors (1 per 5,751 SF)
90 doors equipped with 35,000 lb. levelers, seals & bumpers
- › **Trailer Parking:** 239 spaces (potential to expand to 335)
- › **Lighting:** LED fixtures providing 20-25 FC average
- › **Power:** 4,000 AMP, 480 volt service



2Q20 DELIVERY



ALLEN TOWNSHIP
NORTHAMPTON COUNTY
EAST ALLEN TOWNSHIP
NORTHAMPTON COUNTY

250 RADAR DRIVE

- › **Building Size:** 290,788 SF
- › **Main Office Size:** 3,477 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:** 241 spaces
- › **Loading Format:** Single-load
- › **Dock Doors:** 38 doors (1 per 7,674 SF) equipped with 35,000 lb. levelers, seals & bumpers
- › **Trailer Parking:** 55 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.



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