

WATSON

WEST HILLS BUSINESS CENTER-BUILDING D

435,218 SF

Available For Lease



WEST HILLS Business Center

257-acre industrial park located in the prime I-78 distribution corridor

32' Clear Height

HIGHLIGHTS

The Lehigh Valley location affords unrivaled access to the New York City metropolitan population of 19.8 million

90 miles from the ports of New York and New Jersey

→ Easy Access to Interstate Freeways

Convenient to Lehigh Valley International Airport in Allentown, Pennsylvania

Fedex and UPS regional distribution hubs are closeby

Two class 1 railroads (Norfolk Southern and Canadian Pacific) interchange at Bethlehem Intermodal Terminal nearby

Building D

9658 West Hills Court, Lehigh Valley, Pennsylvania

Kuntz town

SPECIFICATIONS

BUILDING SIZE: 435,218 SF

OFFICE SIZE: 5,000 SF main, 3,426 warehouse, and 1,300 SF shipping receiving

LAND SIZE: within 257 acre ^{Sp} industrail park

TRUCK POSITIONS: Dock high: 85 (9' x 10')
Ground level ramp: 2 (12' x 14')

TRUCK TURNING RADIUS: 190'
Cross-dock loading

MINIMUM CLEARANCE: 32'

SPRINKLER SYSTEM: ESFR with fire pump

TRAILER STORAGE SPACES: 72

POWER: 2,000 amps, 480 volts,
3 phase, 4 wire

WAREHOUSE LIGHTING: T5 with motion sensors

PARKING SPACES: 192

FEATURES

Cross Dock Loading :

40 docks fully equipped with 30,000 lb levelers, seals, bumpers and dock lights

6 HVLS fans

Roof mounted exhaust fans and wall louvers designed for 1 air exchange per hour

Battery charging area #

18" painted rodent stripe

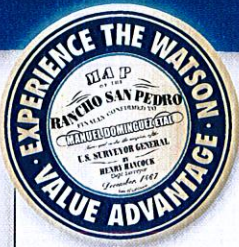


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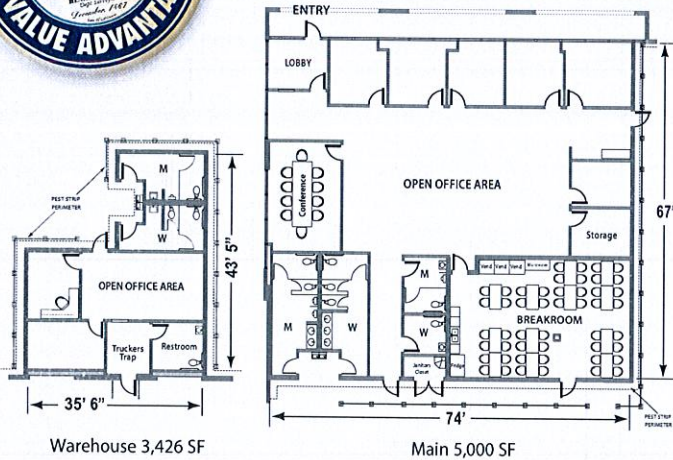
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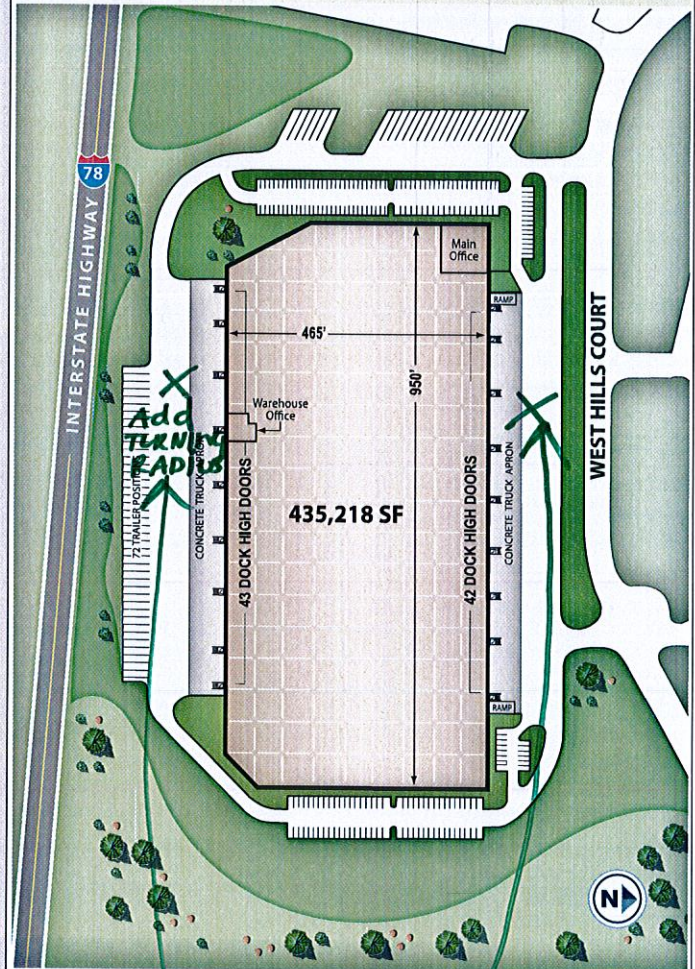
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OFFICE PLANS



WEST HILLS BUSINESS CENTER - BUILDING D SITE PLAN



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ADD
TURNING
RADIUS

CBRE
CB RICHARD ELLIS

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