

# WATSON

WEST HILLS BUSINESS CENTER

## 435,218 SF

Available For Lease



## WEST HILLS Business Center

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

9658 West Hills Court, Kutztown, Pennsylvania

### 32' Clear Height

#### HIGHLIGHTS

The Lehigh Valley location provides immediate access to the New York City metro population of 19.8 million

Ports of New York and New Jersey within 90 miles

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

#### 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 industrial park

**TRUCK POSITIONS:** Dock High: 85 (9'x 10')  
Ground Level Ramp: 2 (12'x 14')

**TRUCK TURNING RADIUS:** Up to 190'

**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

85 dock-high doors

40 docks doors equipped with:

- 30,000 lb levelers
- seals
- bumpers
- dock lights

6 HVLS fans

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

40 battery charging stations

18" painted rodent stripe



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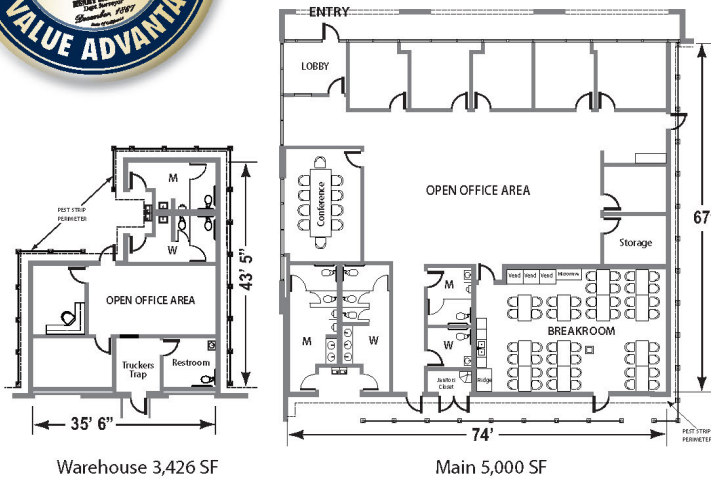
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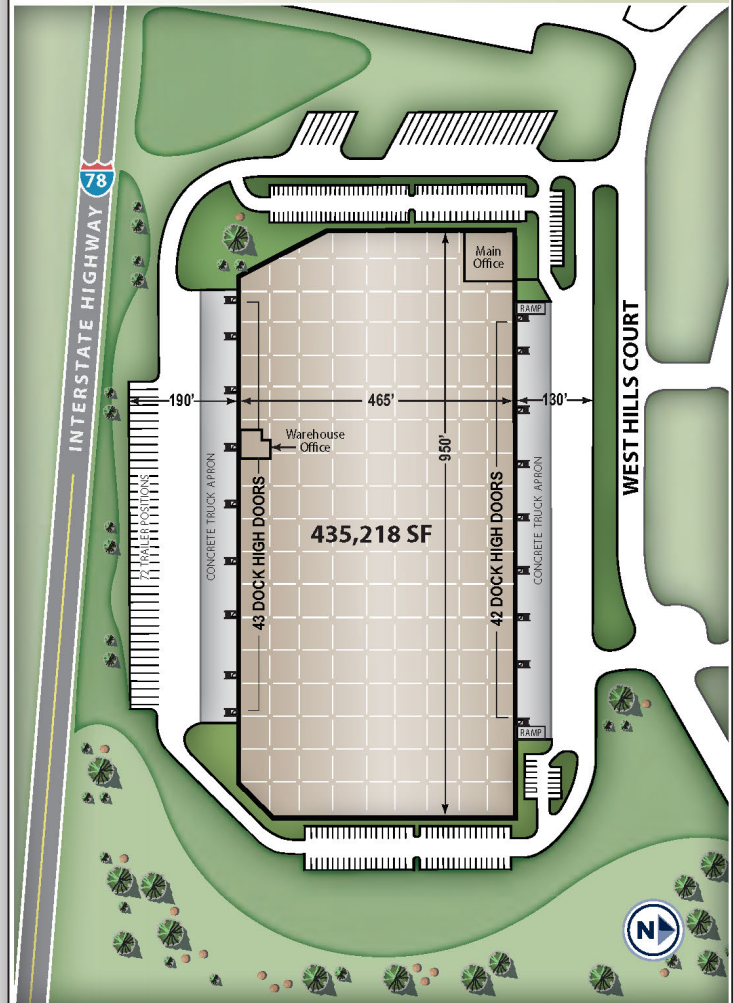
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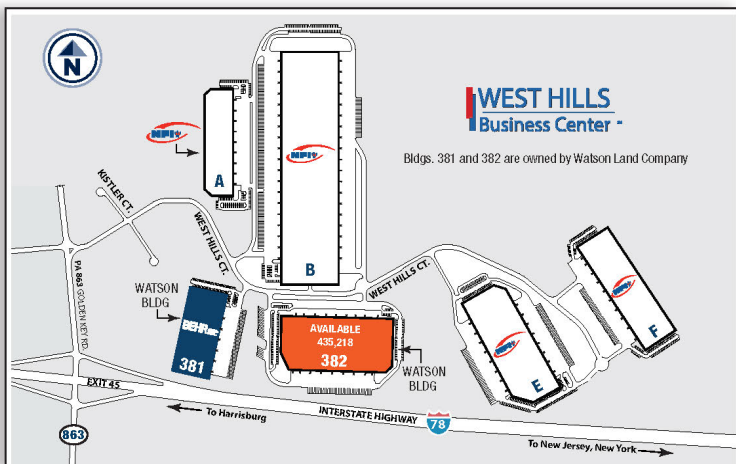
## OFFICE PLANS



## BUILDING SITE PLAN



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