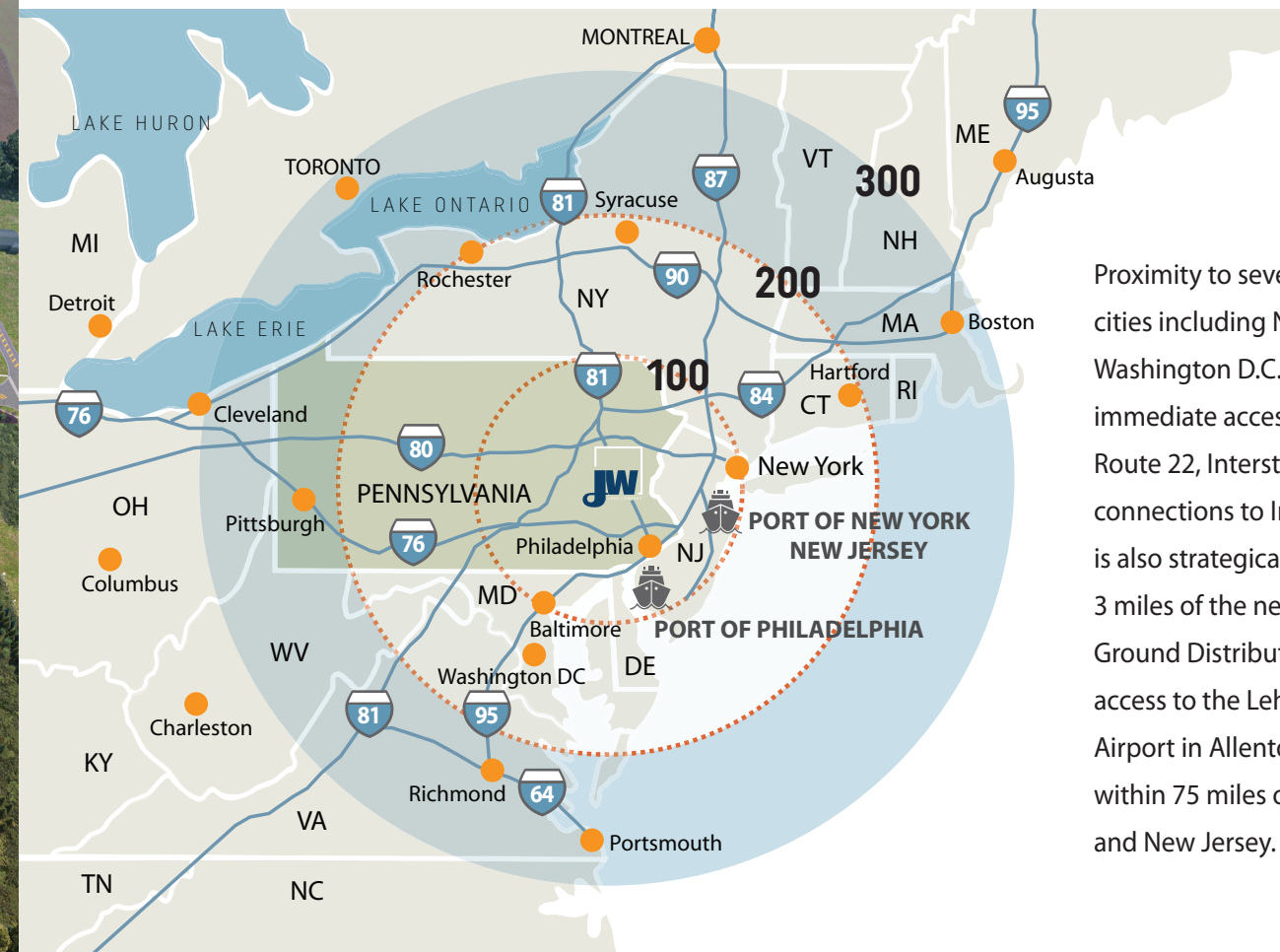


A NEW 275 ACRE INDUSTRIAL PARK NORTHAMPTON, PA

10 MIN FEDEX / AIRPORT 1HR 30MIN NY / NJ PORTS 1HR 30MIN PHILADELPHIA



LOCATED WITHIN 3 MILES OF THE NEW 850,000 SF FEDEX GROUND DISTRIBUTION HUB



Proximity to several large metropolitan cities including New York, Philadelphia, Washington D.C. and Baltimore, with immediate access to Route 329 then Route 22, Interstate 46, and quick connections to Interstate 476. The site is also strategically located within 3 miles of the new 850,000 SF FedEx Ground Distribution Hub with easy access to the Lehigh Valley International Airport in Allentown, Pennsylvania, and within 75 miles of the port of New York and New Jersey.

JW INDUSTRIAL PARK
ROUTE 329



SECOND QUARTER | 2022

BUILDING 1	953,336 SF
BUILDING 2 <i>LEASED</i>	601,836 SF
BUILDING 3	+/- 261,527 SF
BUILDING 4	+/- 298,499 SF
BUILDING 5	+/- 122,019 SF
BUILDING 6	+/- 186,000 SF

TOTAL +/- 2,423,217 SF



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A JW Land Company Development in partnership with Watson Land Company | Corporate Office : 3150 Coffeetown Rd., Orefield, PA 18069



40'
CLEAR HEIGHT

275 ACRE INDUSTRIAL PARK | NORTHAMPTON, PA

JW INDUSTRIAL PARK ROUTE 329



JW Land Company is proud to present JW Industrial Park Route 329. The park offers 2.4 million square feet of highly functional warehouse and distribution space and is strategically located in Northampton, Pennsylvania. Jandl Land Company and Watson Land Company have joined together to develop this state-of-the-art industrial park. Watson Land Company is one of the largest developers of masterplanned industrial centers in Southern California and among the largest in the nation. Watson has developed and presently owns, leases and manages approximately 22 million square feet. The Jandl family began developing land in the 1960's and over the years has entitled or developed land that accommodates over 18 million square feet of industrial space.



LEASED | KENCO

JW INDUSTRIAL PARK ROUTE 329
BLDG 2 601,836 SF

150 Cesanek Road, Northampton, PA 18067

Minimum Clearance 40' (at first bay) **Truck Court Depth** 185'

Office 5,334 SF **Trailer Storage** 125 spaces with 10' wide continuous concrete dolly pad

Office Mezzanine 3,000 SF (not included in bldg. SF) **Sprinkler System** ESFR (K-22 heads)

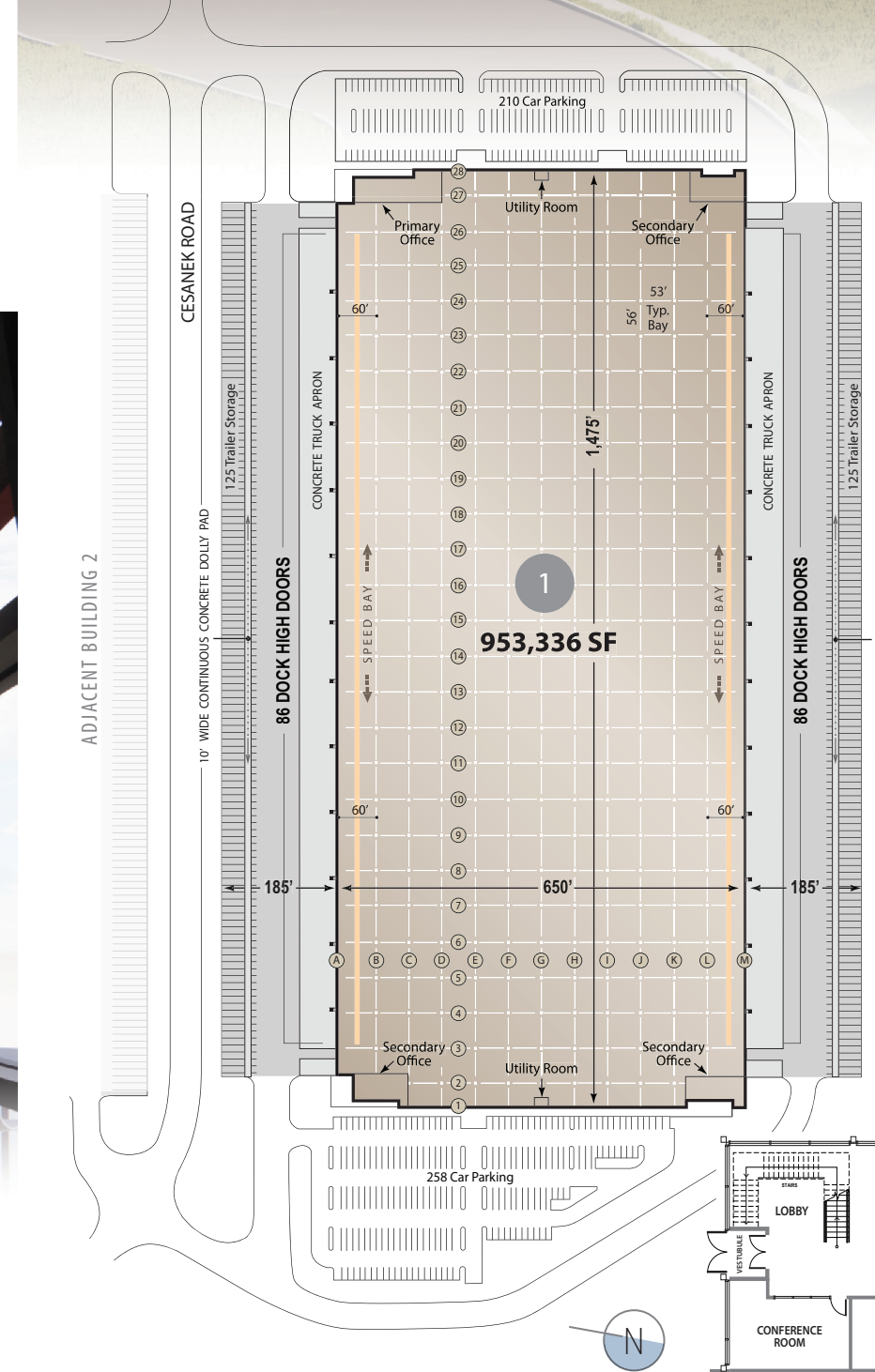
Truck Positions Dock high doors: 92 (9' x 10') **Power** 4,000 amps, 277/480 volts, 3 phase, 4 wire

Dock packages: 56 (40,000 lb mechanical levelers, seals and lights) **Warehouse Lighting** LED with motion sensors

Drive-in doors w/ramps: 2 (12' x 16') **Auto Parking** 332 spaces



BLDG2 west side



JW INDUSTRIAL PARK ROUTE 329
BLDG 1 953,336 SF

175 Cesanek Road, Northampton, PA 18067

Minimum Clearance 40' (at first bay) **Truck Court Depth** 185'

Office 5,920 SF **Trailer Storage** 125 spaces with 10' wide continuous concrete dolly pad

Office Mezzanine 3,000 SF (not included in bldg. SF) **Sprinkler System** ESFR (K-22 heads)

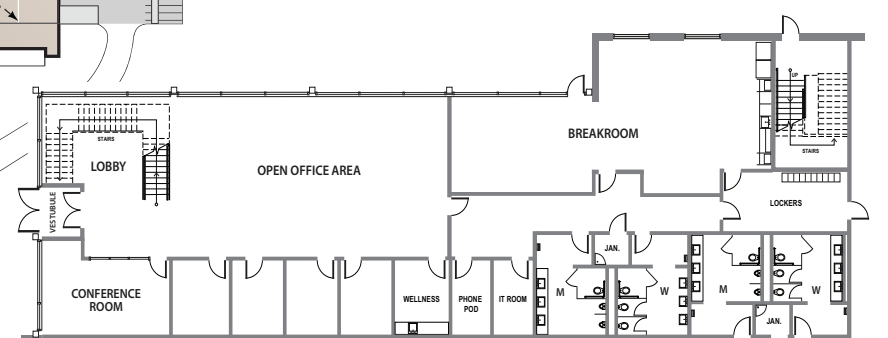
Truck Positions Dock high doors: 172 (9' x 10') **Power** 4,000 amps, 277/480 volts, 3 phase, 4 wire

Dock packages: 96 (40,000 lb mechanical levelers, seals and lights) **Warehouse Lighting** LED with motion sensors

Drive-in doors w/ramps: 4 (12' x 16') **Auto Parking** 468 spaces



BLDG1 west side



FIRST PHASE

Vertical construction began spring 2021 with 2 buildings and a total of 1.55 million SF. Building 1 offers 953,336 SF, Building 2 offers 601,836 SF. Both include a first bay 40' clear height.

The 275-acre industrial park boasts abundant trailer storage and a wide range of services including restaurants, hotels, and shopping centers that are conveniently located nearby.



STATE-OF-THE-ART class A design features

- 7" thick 4,000 psi synthetic fiber reinforced concrete floor slabs
- 60' truck aprons with 8" thick reinforced concrete
- 60' wide speed bay (first bay from loading doors)
- Architectural two-story glass entries
- Abundant clerestory glass