

# 261,527 SF

## **AVAILABLE FOR LEASE**



651 Cesanek Road | Northampton, PA 18067

#### HIGHLIGHTS

Proximity to large metro cities: New York, Philadelphia, Washington D.C. and Baltimore

Port of New York and New Jersey within 75 miles

Easy access to Interstate Highways

Convenient to Lehigh Valley International Airport in Allentown, Pennsylvania

Within 3 miles of new FedEx Ground distribution hub

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

### **SPECIFICATIONS**

**OFFICE SIZE:** ± 5,217 SF ground floor office

± 3,000 SF mezzanine

(unimproved mezzanine, not included in building SF)

LAND SIZE: Within 280 acre industrial park

TRUCK POSITIONS: Dock high: 42 (9' x 10')

Dock packages: **28** (40,000 lb mechanical

levelers, seals and lights)

Drive-in doors with ramp: 2 (12'x 16')

BAY SPACING: 48'4" x 56' (typical) with

60' speed bay

TRAILER STORAGE: 52 spaces

(10' wide continuous concrete dolly pad)

TRUCK COURT DEPTH: 185'

**MINIMUM CLEARANCE: 36'** 

SPRINKLER SYSTEM: ESFR (K-22 heads)

POWER: 3,000 amps, 277/480 volts,

3 phase, 4 wire

WAREHOUSE LIGHTING: LED with motion

sensors

**PARKING SPACES: 209** 

### **FEATURES**

Architectural two-story glass entry

Abundant clerestory glass

Floor slabs 7" thick, 4,000 psi synthetic

fiber reinforced concrete

60' speed bay

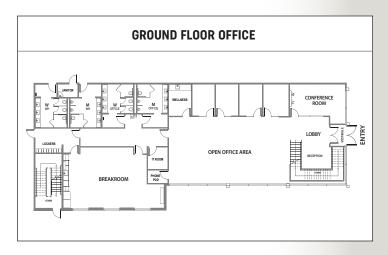
60' concrete truck aprons



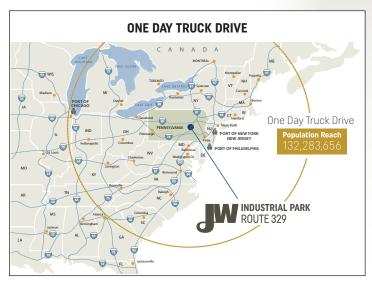


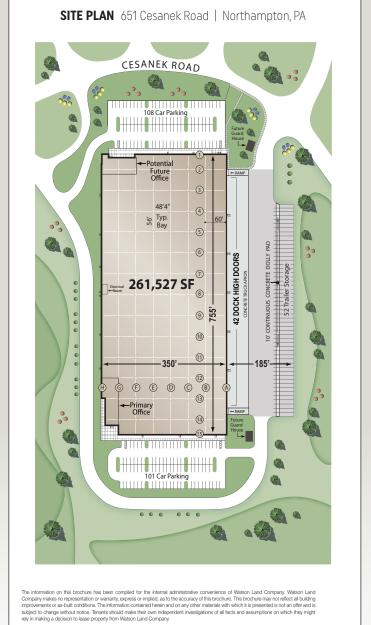
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