



**36'** CLEAR HEIGHT

280 ACRE MASTERPLANNED CENTER

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





## AVAILABLE FOR LEASE

One Day Truck Drive

Population Reach  
132,283,656

**JW INDUSTRIAL PARK**  
ROUTE 329

**CESANEK ROAD**

108 Car Parking

Potential Future Office

48'4" Typ. Bay

56'

60'

← RAMP

← RAMP

Future Guard House

**261,527 SF**

Electrical Room

755'

42 DOCK HIGH DOORS

CONCRETE TRUCK LANE

10' CONTINUOUS CONCRETE DOLLY PAD

52 Trailer Storage

185'

350'

Primary Office

101 Car Parking

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