



**40' CLEAR HEIGHT**

281 ACRE MASTERPLANNED CENTER

175 Cesanek Road | Northampton, PA

## 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 I railroads (Norfolk  
Southern and Canadian Pacific)  
interchange at Bethlehem  
Intermodal Terminal nearby

## SPECIFICATIONS

**OFFICE SIZE:** ± 5,920 SF ground floor office  
± 3,000 SF mezzanine  
*(unimproved mezzanine, not included in building SF)*

**LAND SIZE:** Within 281 acre industrial park

**TRUCK POSITIONS:** Dock high: 172 (9' x 10')  
Drive-in doors with ramp: 4 (12' x 16')  
Cross-dock loading

**BAY SPACING:** 53' x 56' (typical) with 60'  
speed bay

**TRAILER STORAGE:** 250 spaces  
(10' wide continuous concrete dolly pad)

**TRUCK COURT DEPTH:** 185'

**MINIMUM CLEARANCE:** 40' (at first bay)

**SPRINKLER SYSTEM:** ESFR (K-25.2 heads)

**POWER:** 4,000 amps, 277/480 volts,  
3 phase, 4 wire

**WAREHOUSE LIGHTING:** LED with motion  
sensors

**PARKING SPACES:** 468

## 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



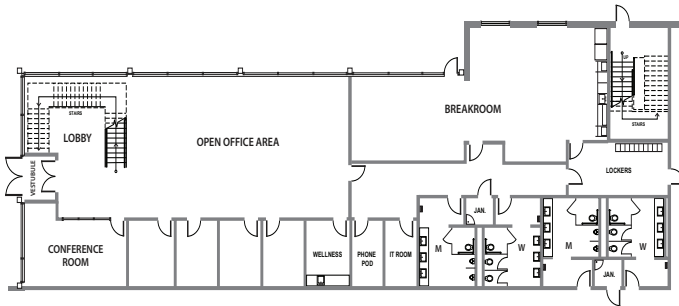
# JW INDUSTRIAL PARK

## ROUTE 329

# 953,336 SF

## LEASED TO UNIS

### FIRST FLOOR OFFICE PLAN



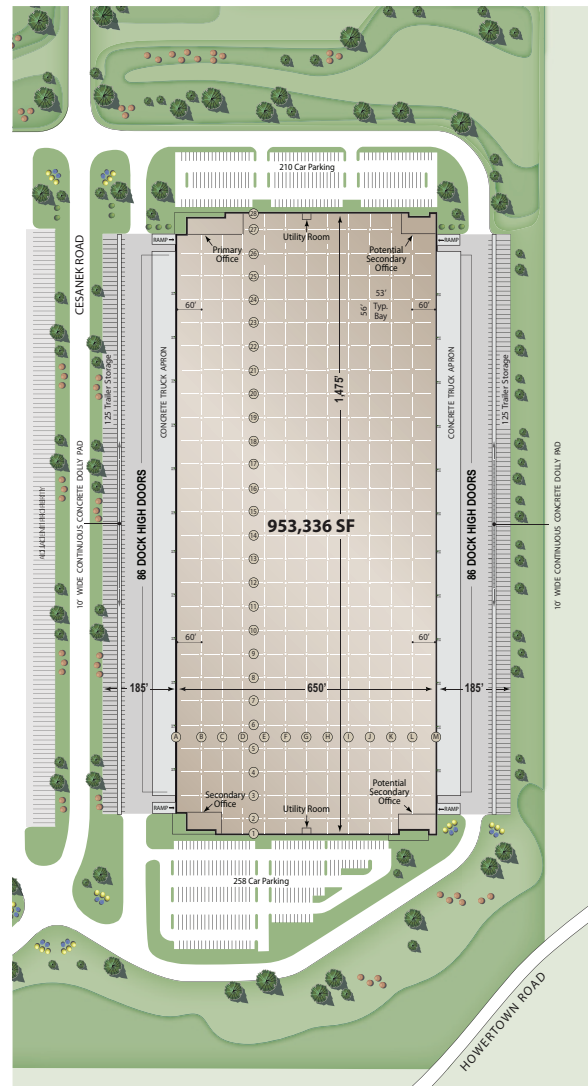
### JW INDUSTRIAL PARK 329 SITE MAP



### ONE DAY TRUCK DRIVE



### SITE PLAN 175 Cesanek Road | Northampton, PA



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