



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



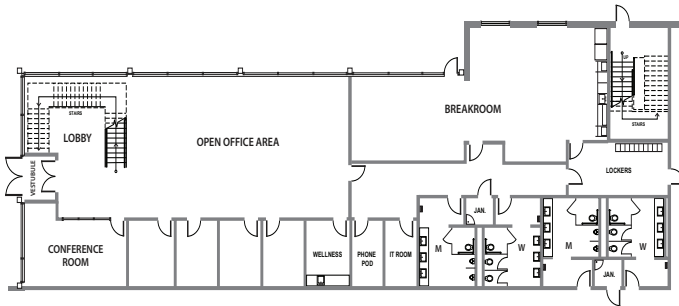
JW INDUSTRIAL PARK

ROUTE 329

953,336 SF

LEASED TO UNIS

FIRST FLOOR OFFICE PLAN



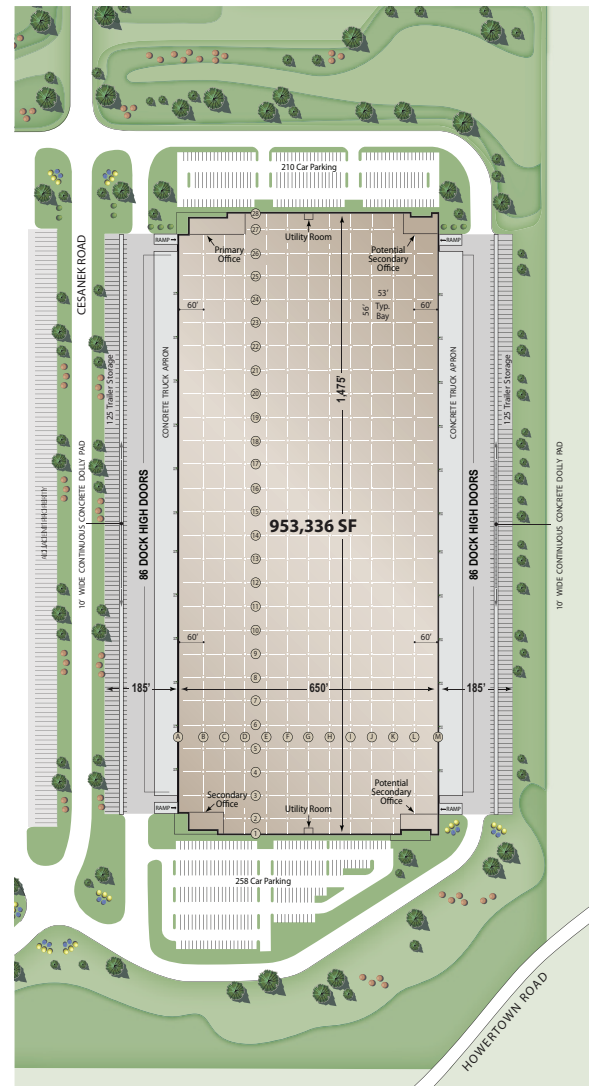
JW INDUSTRIAL PARK 329 SITE MAP



ONE DAY TRUCK DRIVE



SITE PLAN 175 Cesanek Road | Northampton, PA



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