

**40' CLEAR HEIGHT**

281 ACRE MASTERPLANNED CENTER

150 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:** ± 5,334 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: 92 (9' x 10')  
Drive-in doors with ramp: 2 (12' x 16')

**BAY SPACING:** 47' x 56' (typical) with 60'  
speed bay

**TRAILER STORAGE:** 125 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:** 332

## 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



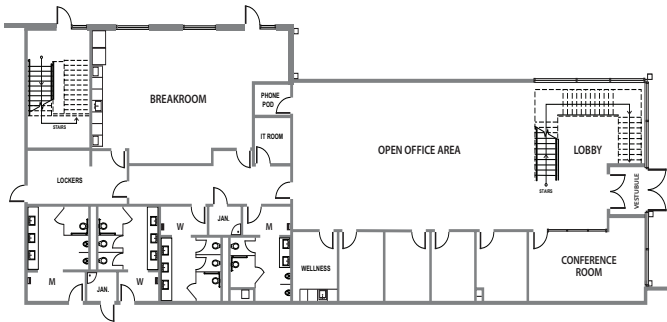
# JW INDUSTRIAL PARK

## ROUTE 329

# 601,836 SF

## LEASED TO KENCO

### FIRST FLOOR OFFICE PLAN



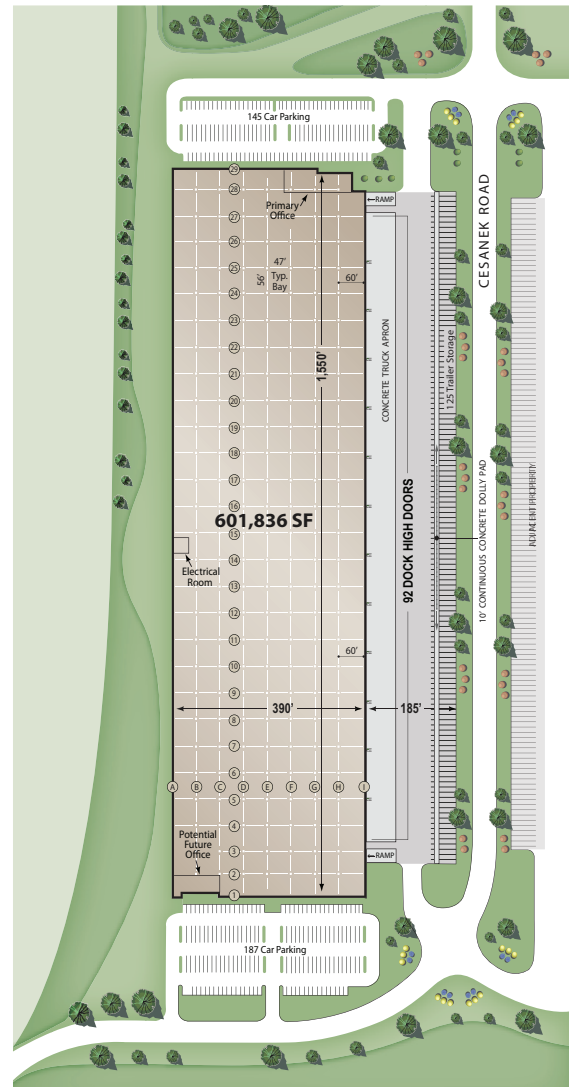
### JW INDUSTRIAL PARK 329 SITE MAP



### ONE DAY TRUCK DRIVE



### SITE PLAN 150 Cesanek Road | Northampton, PA



The information on this brochure has been compiled for the internal administrative convenience of Watson Land Company. Watson Land Company makes no representation or warranty, express or implied, as to the accuracy of this brochure. This brochure may not reflect all building improvements or as-built conditions. The information contained herein and on any other materials with which it is presented is not an offer and is subject to change without notice. Tenants should make their own independent investigations of all facts and assumptions on which they might rely in making a decision to lease property from Watson Land Company.



cbre.com/philadelphiasub

**Vincent Ranalli**  
Executive Vice President  
610.251.5194  
Vincent.Ranalli@cbre.com

**Jake Terkanian**  
Executive Vice President  
610.727.5906  
Jake.Terkanian@cbre.com

**Tom Monahan**  
Vice Chairman  
210.712.5610  
Thomas.Monahan@cbre.com

**Tony Gruenling**  
Vice President  
610.251.5108  
Tony.Gruenling@cbre.com