



36' CLEAR HEIGHT

281 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 I 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 281 acre industrial park

TRUCK POSITIONS: Dock high: 42 (9' x 10')
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-25.2 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



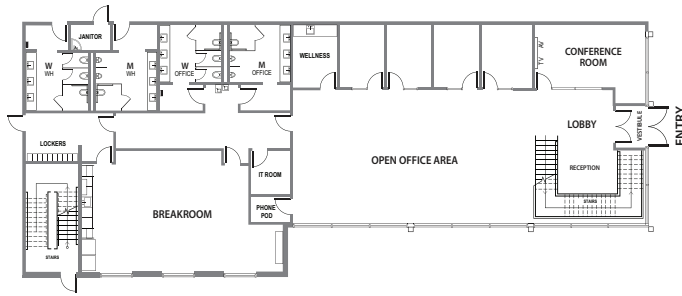
JW INDUSTRIAL PARK

ROUTE 329

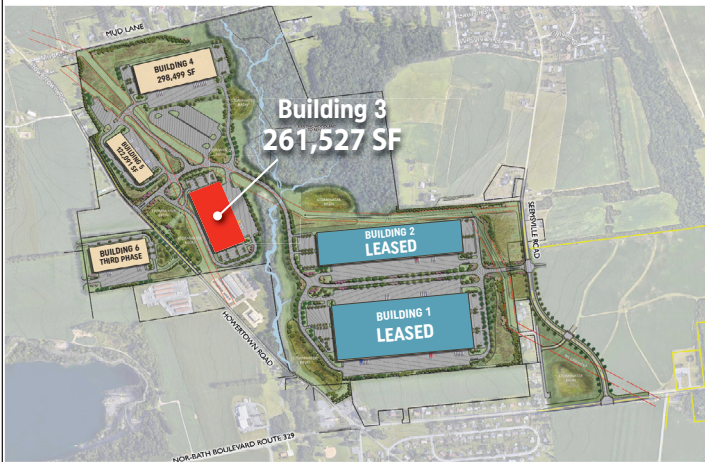
261,527 SF

AVAILABLE FOR LEASE

GROUND FLOOR OFFICE



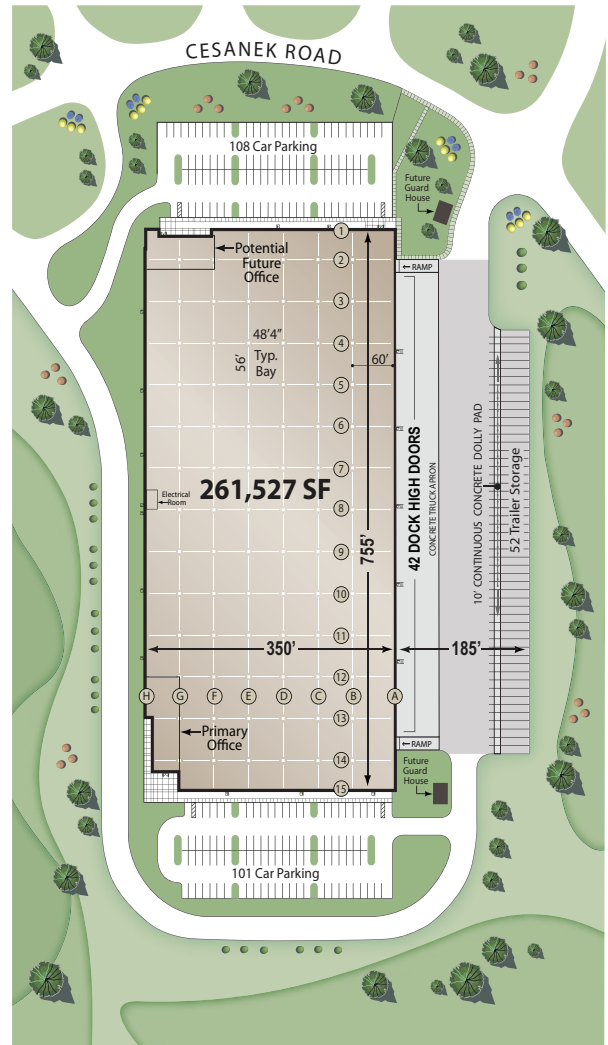
JW INDUSTRIAL PARK 329 SITE MAP



ONE DAY TRUCK DRIVE



SITE PLAN 651 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