



**36'** CLEAR HEIGHT

281 ACRE MASTERPLANNED CENTER

740 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:** ± 4,184 SF ground floor office  
± 1,874 SF mezzanine  
(unimproved mezzanine, not included in building SF)

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

**TRUCK POSITIONS:** Dock high: **34** (9' x 10')  
Drive-in doors with ramp: **2** (12' x 16')

**BAY SPACING:** 46' 8" x 56' (typical) with  
60' speed bay

**TRAILER STORAGE:** 36

**TRUCK COURT DEPTH:** 135'

**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:** 87

## 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



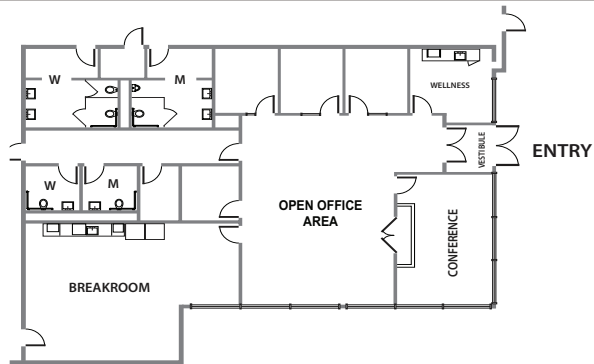
# JW INDUSTRIAL PARK

## ROUTE 329

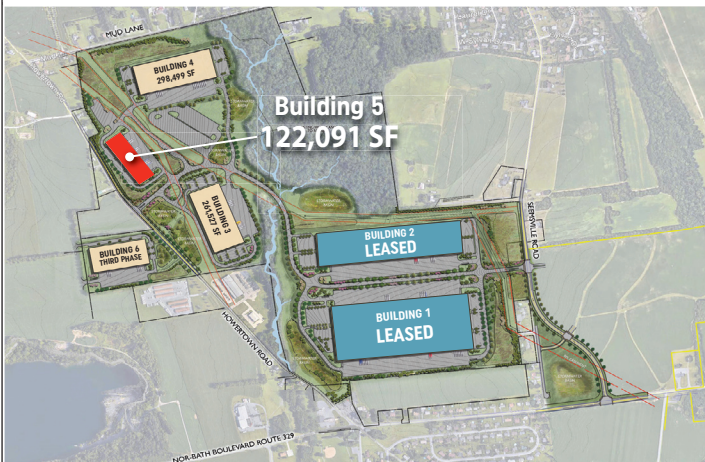
# 122,091 SF

## AVAILABLE FOR LEASE

### GROUND FLOOR OFFICE



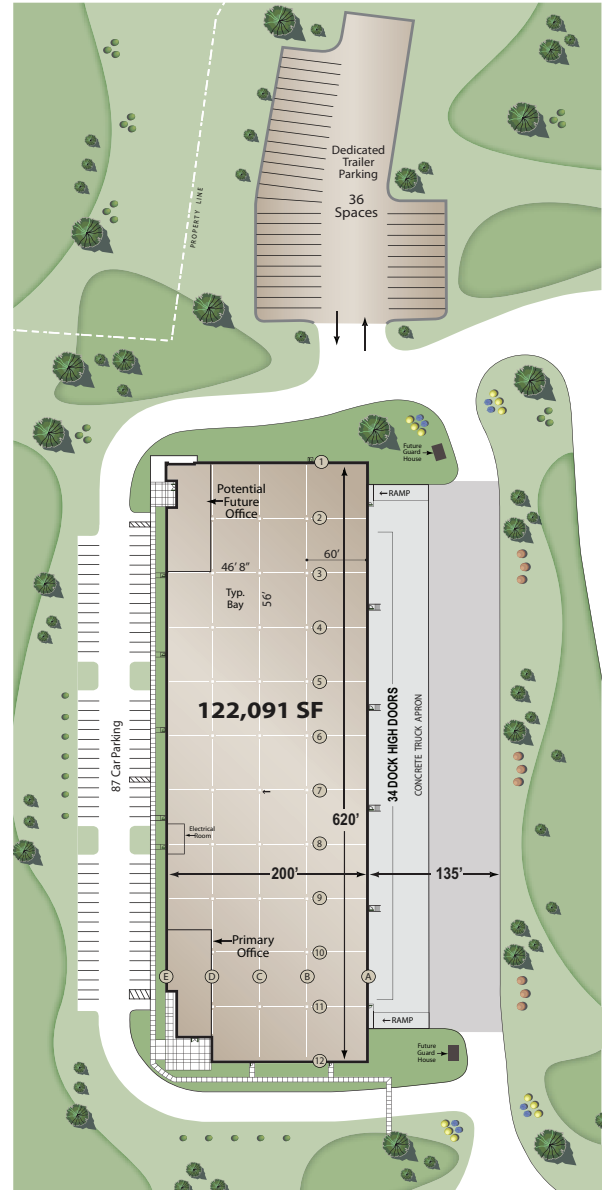
### JW INDUSTRIAL PARK 329 SITE MAP



### ONE DAY TRUCK DRIVE



### SITE PLAN 740 Cesanek Road | Northampton, PA



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