



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



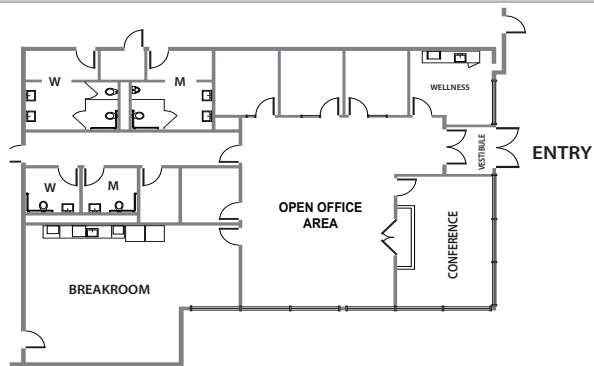
JW INDUSTRIAL PARK

ROUTE 329

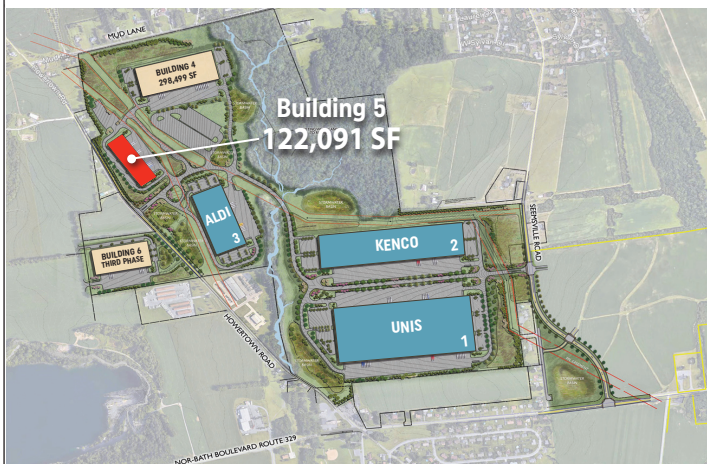
122,091 SF

AVAILABLE FOR LEASE

GROUND FLOOR OFFICE



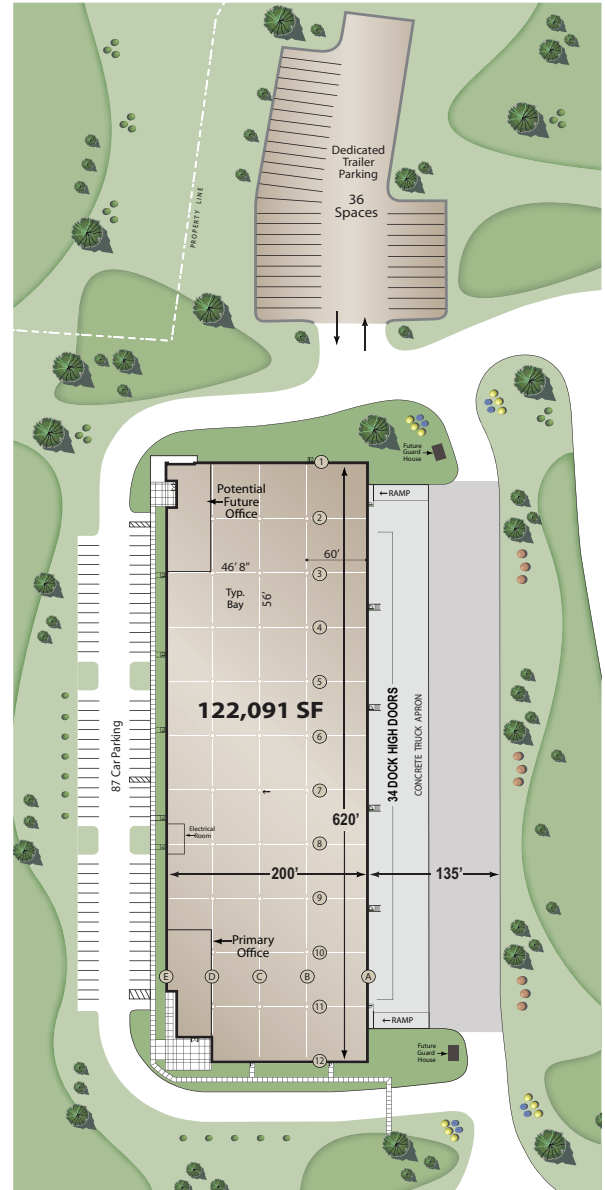
JW INDUSTRIAL PARK 329 SITE MAP



ONE DAY TRUCK DRIVE



SITE PLAN 740 Cesanek Road | Northampton, PA



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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
201.712.5610
Thomas.Monahan@cbre.com

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