

WATSON

WEST HILLS BUSINESS CENTER

435,218 SF

Available For Lease



257-acre industrial park located in the I-78 distribution corridor

Cross Dock Loading

32' Clear Height

HIGHLIGHTS

The Lehigh Valley location provides immediate access to the New York City metro population of 19.8 million

Ports of New York and New Jersey within 90 miles

Interstate visibility with easy access to I-78 via Exit 45

Convenient to Lehigh Valley International Airport in Allentown, Pennsylvania

FedEx and UPS regional distribution hubs are close by

Two class I railroads (Norfolk Southern and Canadian Pacific) interchange at Bethlehem Intermodal Terminal nearby

9658 West Hills Court, Kutztown, Pennsylvania

SPECIFICATIONS

BUILDING SIZE: 435,218 SF

OFFICE SIZE: 5,000 SF main (recently refreshed), 3,426 warehouse, and 1,300 SF shipping receiving

LAND SIZE: Within 257 acre industrial park

TRUCK POSITIONS: Dock High: 85 (9' x 10')
Ground Level Ramp: 2 (12' x 14')

TRUCK COURT DEPTHS: 185' and 130'
(Cross Dock Loading)

MINIMUM CLEARANCE: 32'

SPRINKLER SYSTEM: ESFR with fire pump

TRAILER STORAGE SPACES: 72

POWER: 3,000 amps, 480 volts,
3 phase, 4 wire

WAREHOUSE LIGHTING: LED with motion sensors

PARKING SPACES: 212

FEATURES

Fenced and secured facility with motorized gates and guardhouse

40 docks doors equipped with:

- 30,000 lb levelers
- seals
- bumpers
- dock lights

6 HVLS fans

Roof mounted exhaust fans and wall louvers designed for 1 air exchange/ hour

40 battery charging stations

Food grade features: caulked floor joints, stoned perimeter and 18" painted rodent stripe



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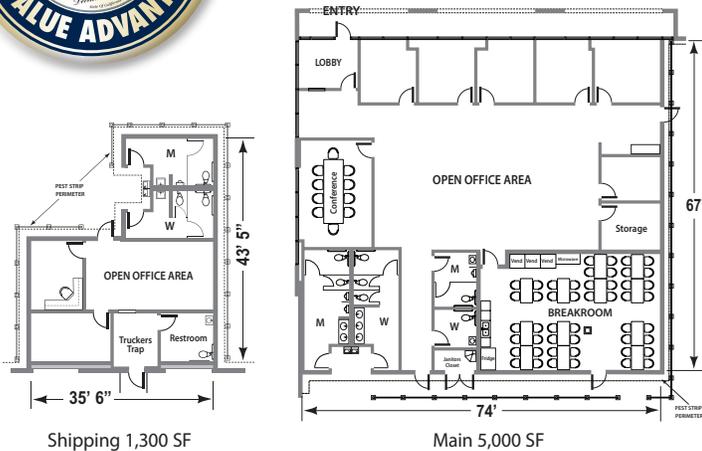
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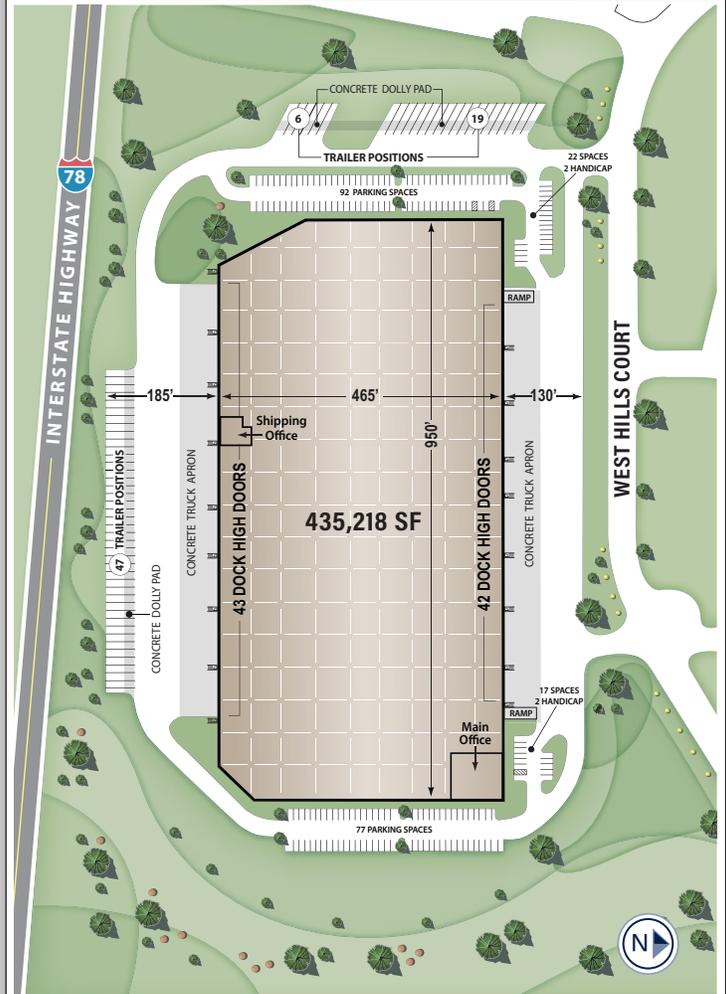
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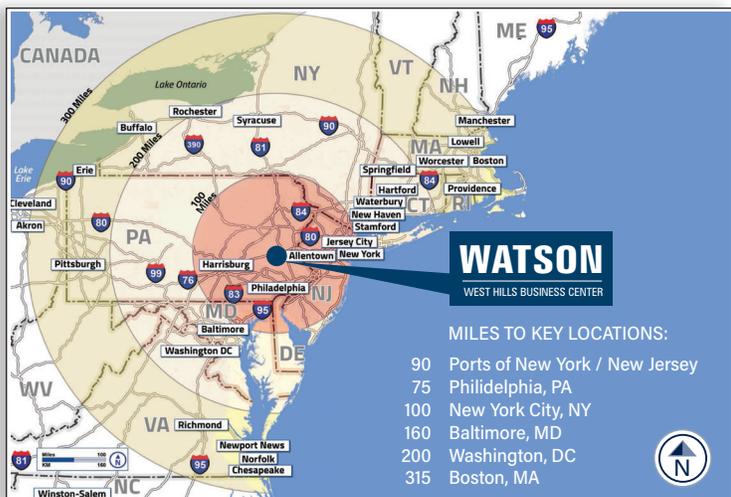
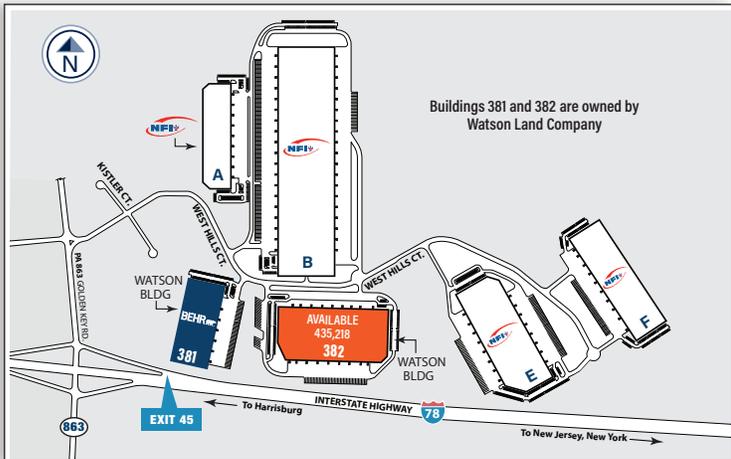
OFFICE PLANS



BUILDING SITE PLAN



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