

# 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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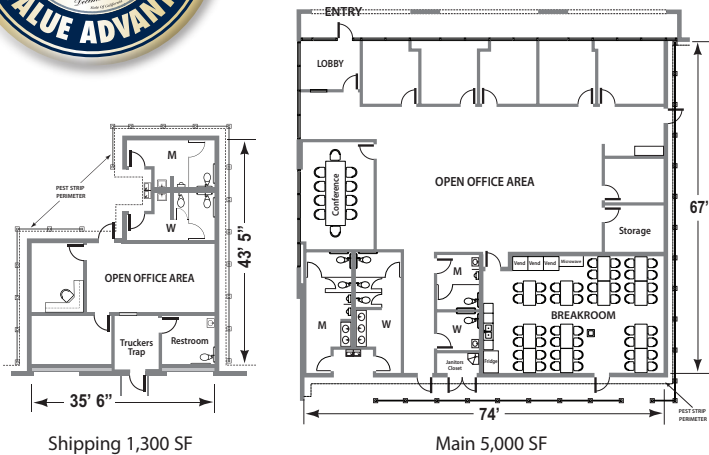
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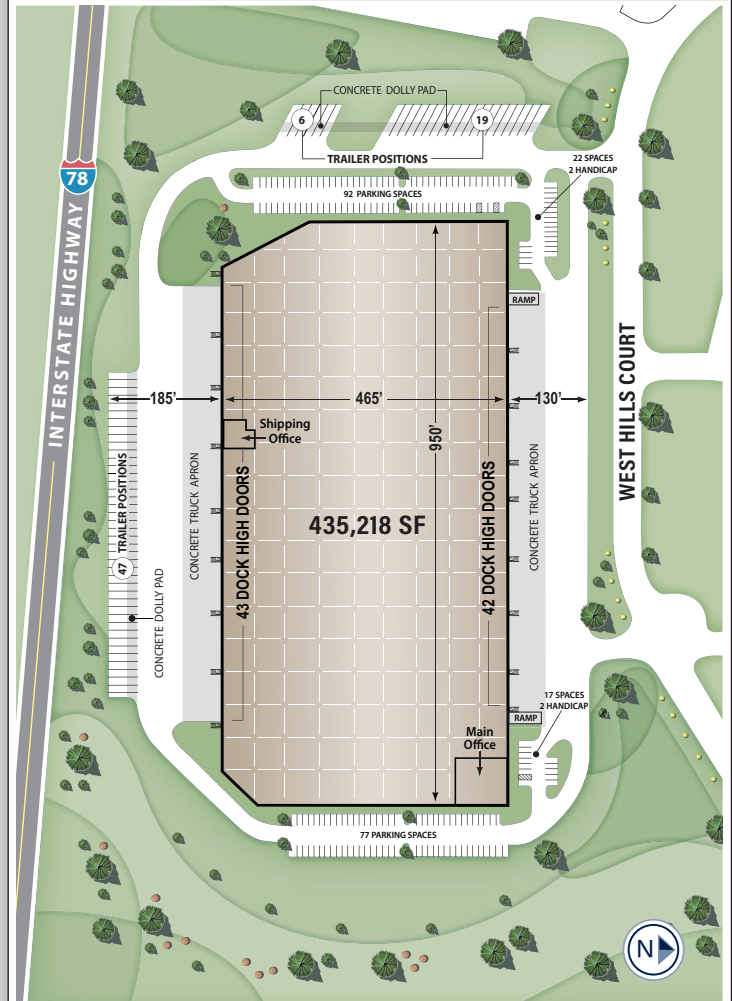
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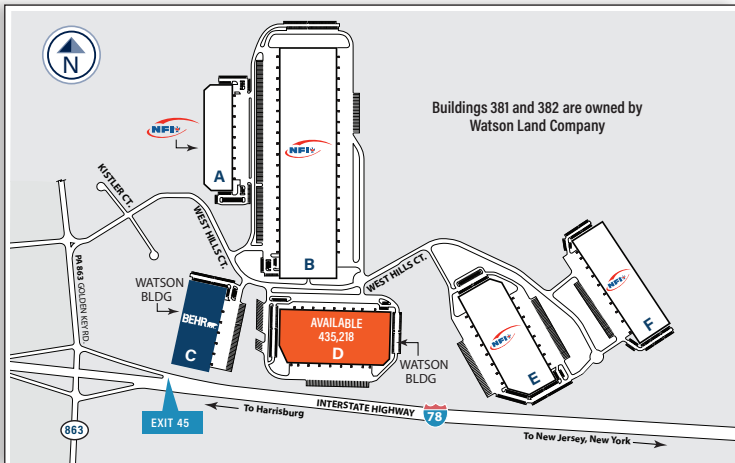
## OFFICE PLANS



## BUILDING SITE PLAN



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