



40' CLEAR HEIGHT 281 ACRE MASTER PLANNED CENTER

Building 1 | 175 Cesanek Road | Northampton, PA 18067

HIGHLIGHTS

Architectural two-story glass entry with abundant clerestory glass

Proximity to large metro cities: New York, Philadelphia, Washington D.C. and Baltimore

Port of New York and New Jersey within 85 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: 5,920 SF ground floor office, 3,000 SF mezzanine (*mezzanine not included in building SF*) 1,000 SF shipping/receiving office with two restrooms

LAND SIZE: Within 280 acre industrial park

TRUCK POSITIONS: dock high: 172 (9' x 10') drive-in doors with ramp: 2 (12' x 16')

Dock packages: 96 (40,000 lb mechanical levelers, seals and lights)

Drive-in doors with ramp: 2 (12' x 16')

Cross-dock loading

BAY SPACING: 53' x 56' (typical) with 60' speed bay

TRAILER STORAGE: 250 dedicated spaces (10' wide continuous concrete dolly pad)

TRUCK COURT DEPTH: 185' with 60' concrete truck apron. Fully fenced and secured with guard house. 33 common area overnight parking spaces for trucks/trailers available within the park.

MINIMUM CLEARANCE: 40' (at first bay)

FLOOR SLABS: 7" thick, 4,000 psi synthetic reinforced concrete and caulked floor joints

POTENTIAL POWER CAPACITY: 4,000 amps, 277/480 volts, 3 phase, 4 wire

SPRINKLER SYSTEM: ESFR (K-25.2 heads)

WAREHOUSE LIGHTING: LED with motion sensors

PARKING SPACES: 468



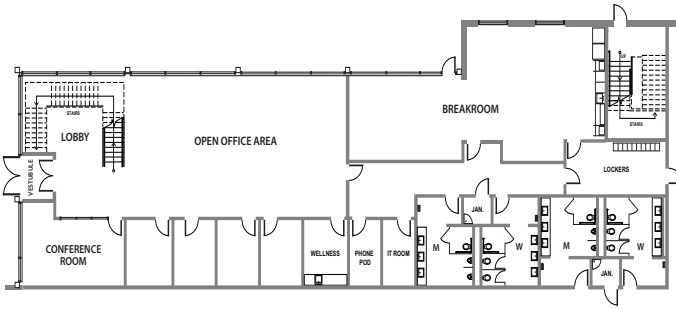
JW INDUSTRIAL PARK

ROUTE 329

953,336 SF

AVAILABLE FOR LEASE

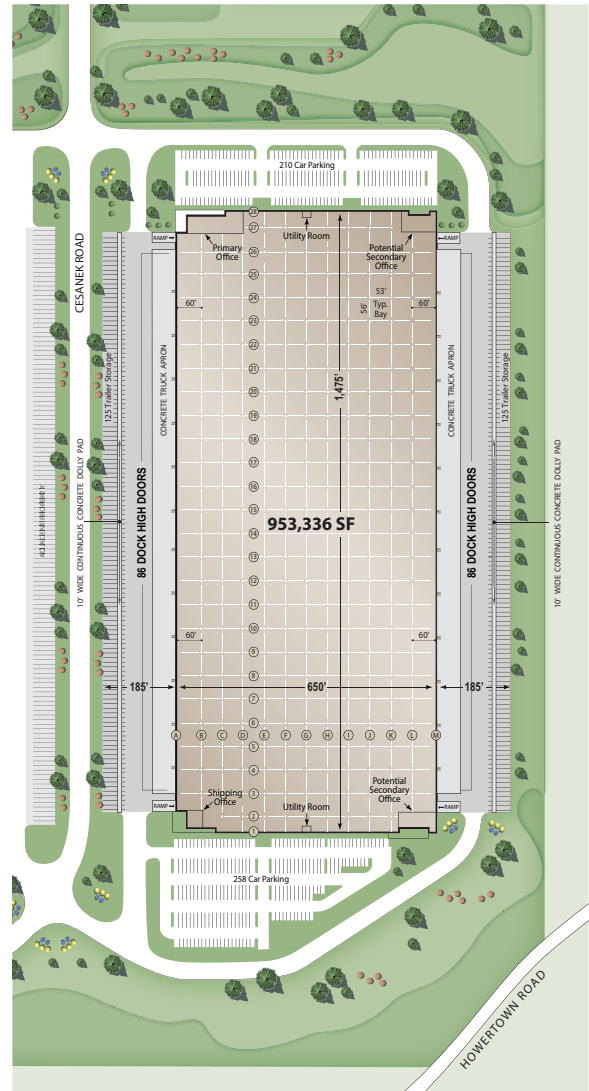
GROUND FLOOR OFFICE 5,400 SF



JW INDUSTRIAL PARK 329 SITE MAP

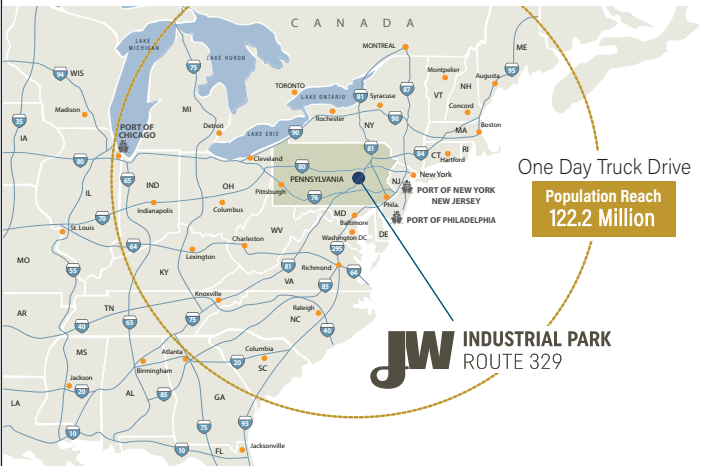


BUILDING 1 SITE PLAN 175 Cesanek Road | Northampton, PA



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 in-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.

ONE DAY TRUCK DRIVE



www.cbre.com/philadelphiasub

Vincent Ranalli
Executive Vice President
610.251.5194
Vincent.Ranalli@cbre.com

Ryan Barros
Senior Vice President
610.251.5131
Ryan.Barros@cbre.com

Tom Monahan
Vice Chairman
201.712.5610
Thomas.Monahan@cbre.com

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