



36' CLEAR HEIGHT

281 ACRE MASTERPLANNED CENTER

Building 6 | 2400 Liberty Drive | 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: ±5,400 SF ground floor office, ±2,200 SF mezzanine
(mezzanine not included in building SF)

LAND SIZE: 19.7 acres

TRUCK POSITIONS: dock high: 46 (9' x 10') drive-in doors with ramp: 2 (12' x 16')

BAY SPACING: 49' x 56' (typical) with 60' speed bay

TRAILER STORAGE: 72 spaces (10' wide continuous concrete dolly pad)

TRUCK COURT DEPTH: up to 240' with 60' concrete truck apron

MINIMUM CLEARANCE: 36' (at first bay)

FLOOR SLABS: 7" thick, 4,000 psi synthetic reinforced concrete

SPRINKLER SYSTEM: ESFR (K-25.2 heads)

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

WAREHOUSE LIGHTING: LED with motion sensors

PARKING SPACES: 129



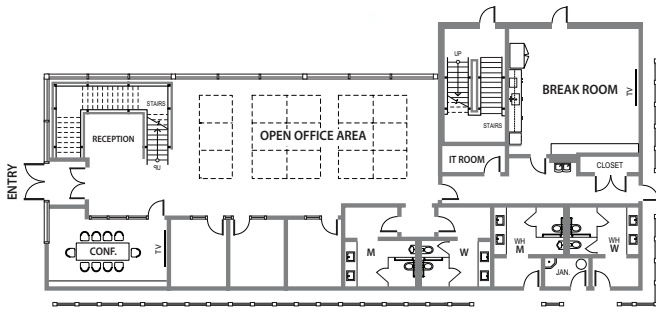
JW INDUSTRIAL PARK

ROUTE 329

293,834 SF

AVAILABLE FOR LEASE

GROUND FLOOR OFFICE ±5,400 SF



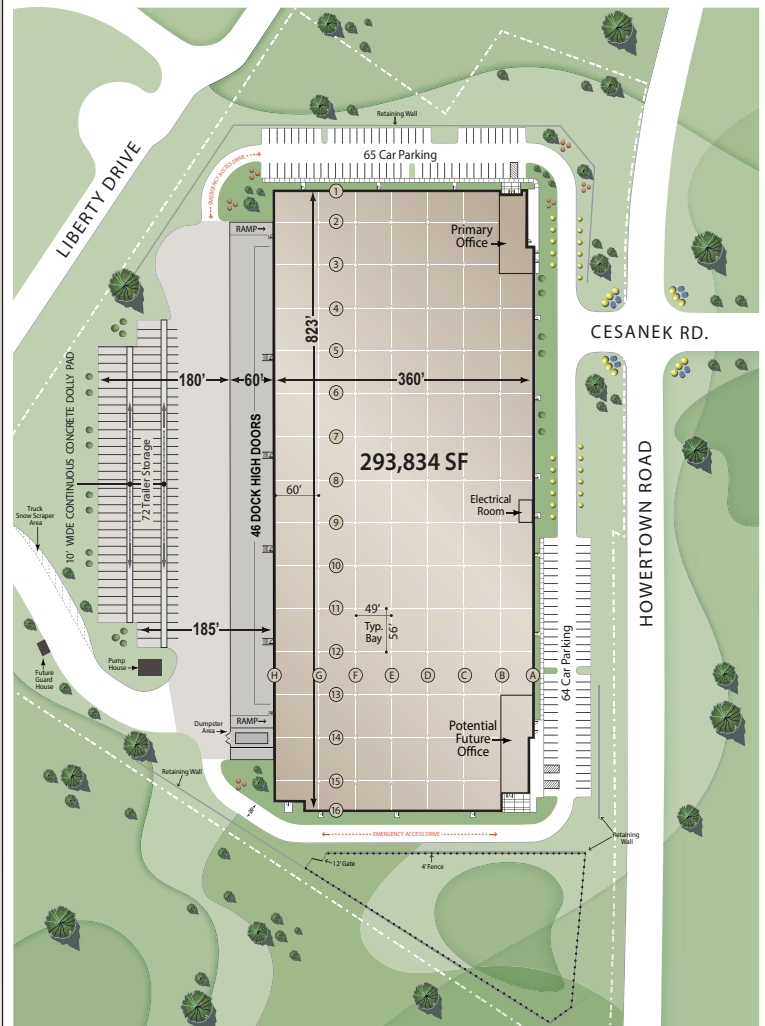
JW INDUSTRIAL PARK 329 SITE MAP



ONE DAY TRUCK DRIVE



BUILDING 6 SITE PLAN 2400 Liberty Drive | Northampton, PA



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