

# 1000 CARSON COURT

PALMER TOWNSHIP, PA 18045



## +340,695 SF INDUSTRIAL SUBLET

### PROPERTY DESCRIPTION

|                  |                                   |
|------------------|-----------------------------------|
| Building Size    | 340,695 SF ±                      |
| Office Area      | 8,398 SF ±                        |
| Clear Height     | 36'                               |
| Column Spacing   | 54' x 50' w. 60' speed bay        |
| Charging Station | (43) Forklift Connectors          |
| Power            | 2,000 amps, expandable to 4,000 ± |
| Loading Docks    | 64                                |
| Drive-Ins        | 2                                 |

|                 |                                 |
|-----------------|---------------------------------|
| Car Parking     | 318 spaces                      |
| Guard Shed      | w/ AC + Restroom                |
| Trailer Parking | 78 Spaces                       |
| Lighting        | LED                             |
| Sprinkler       | ESFR fire suppression system    |
| Zoning          | Zoning: PI - Planned Industrial |
| Fencing         | 100% Secured Truck Court        |

*Additional features include double drive-in door setup on the north end and a single setup on the south end (truck court side) of the building.*



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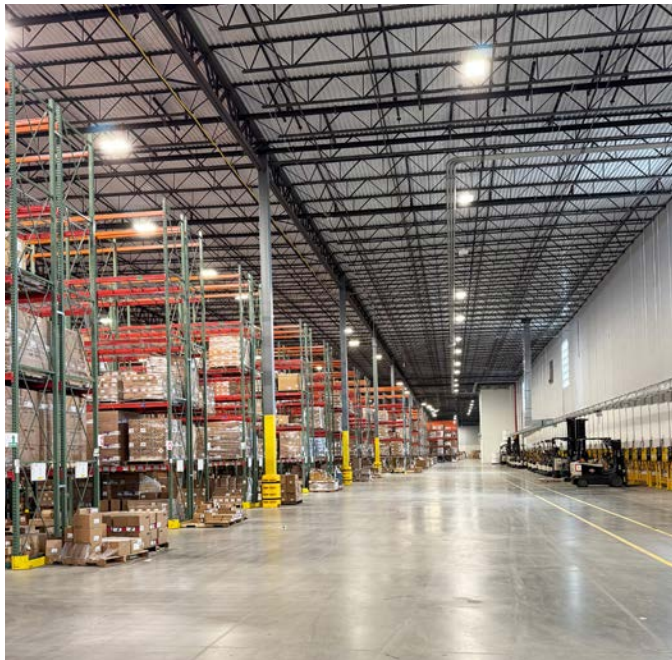
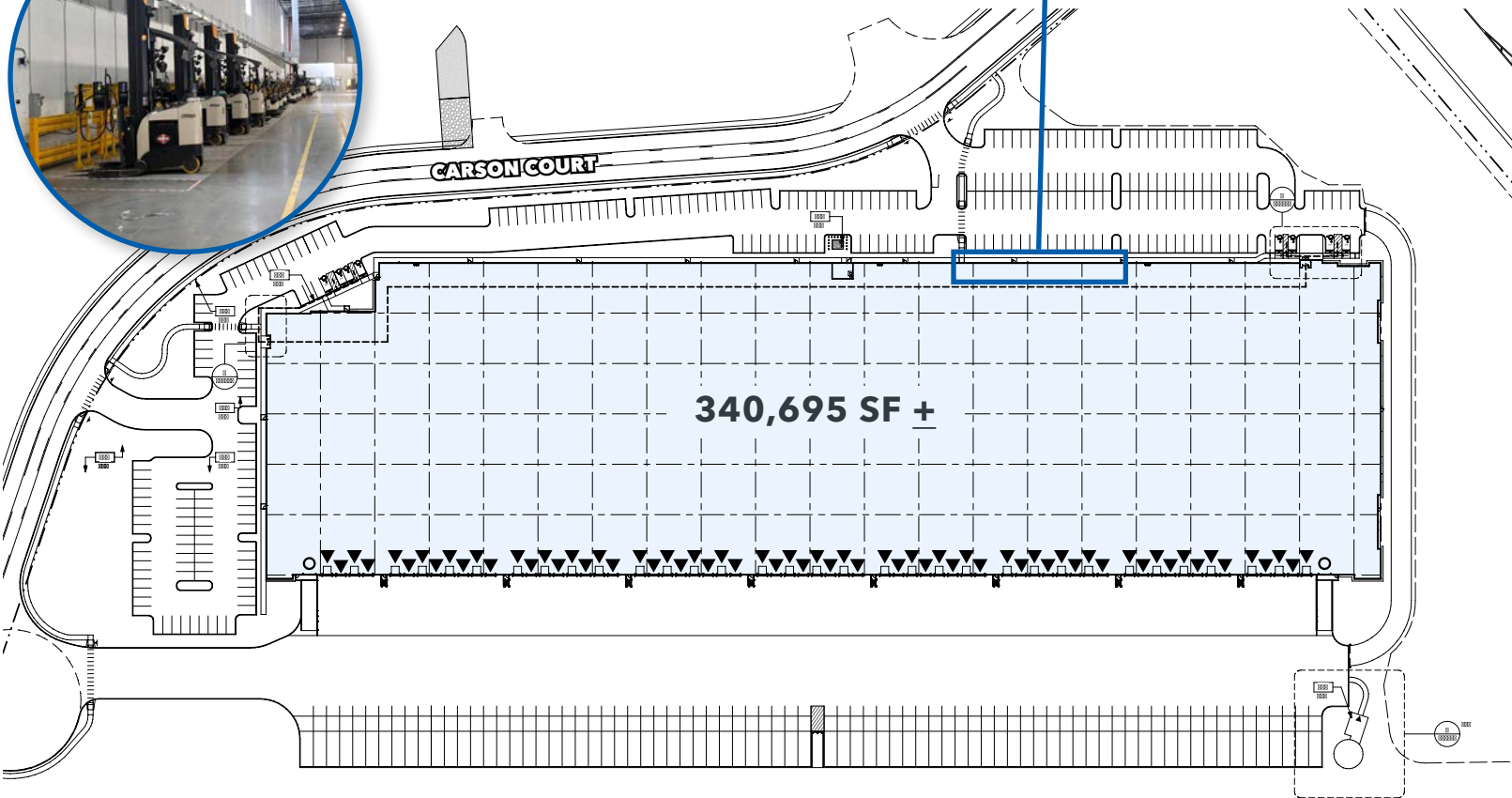
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CARSON33

## SITE PLAN

### CHARGING STATIONS



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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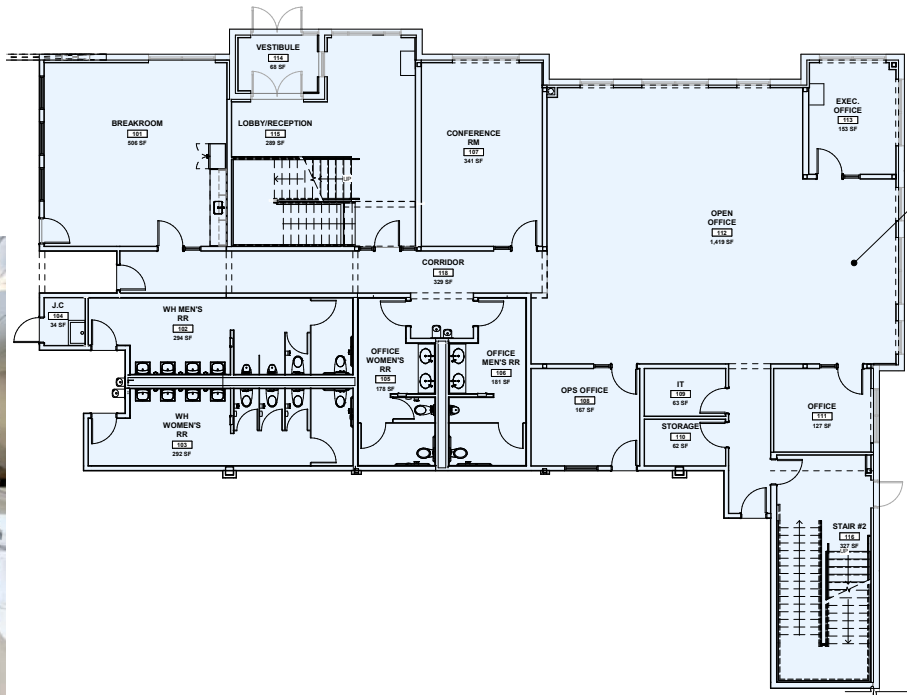


## OFFICE FLOOR PLANS

### MAIN FLOOR

1st Floor

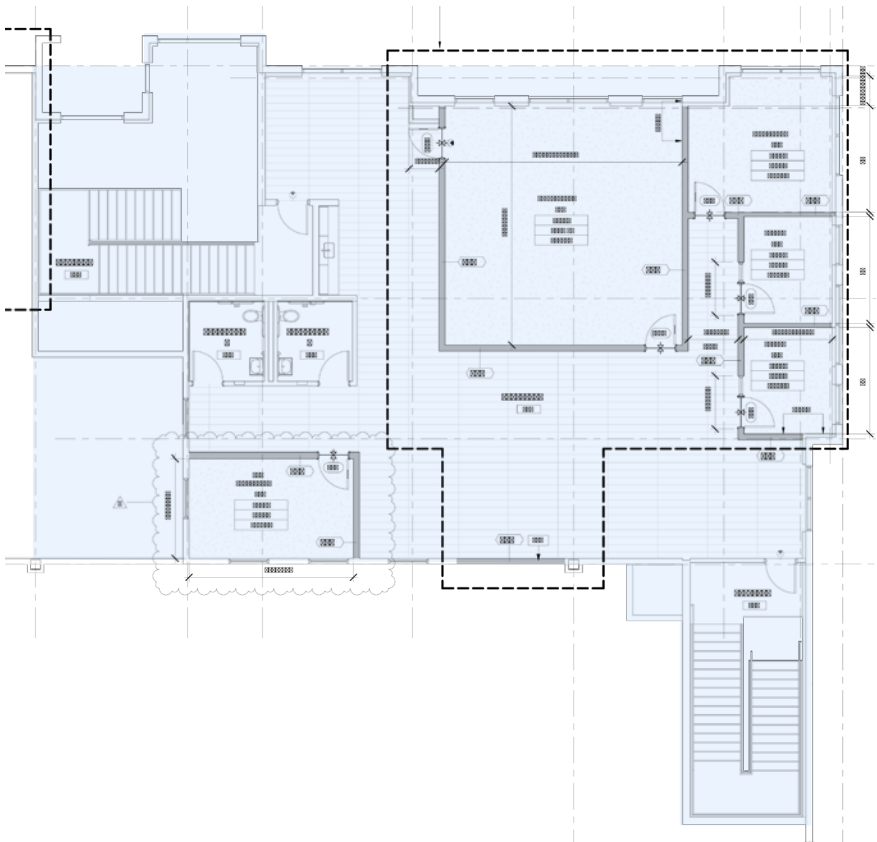
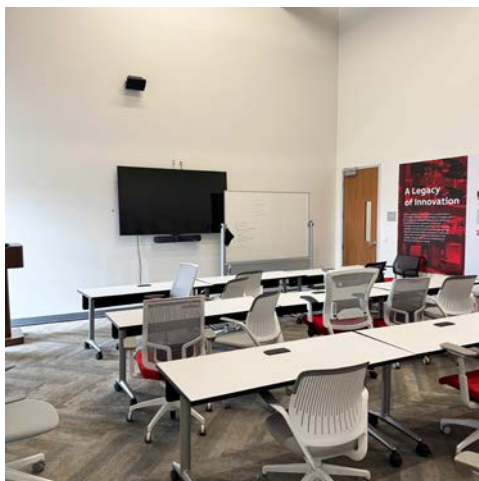
**5,347 SF**



### MEETING & OFFICE AREA

2nd Floor

**2,961 SF**



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## Superior Access & Labor Demographics

| PARCEL FACILITIES   | MILES | MINUTES |
|---------------------|-------|---------|
| UPS - Easton        | 0.5   | 3       |
| UPS - Bethlehem     | 10    | 16      |
| USPS - Bethlehem    | 13    | 18      |
| FedEx - Northampton | 14    | 20      |
| FedEx - Macungie    | 30    | 33      |

|            | POPULATION | WORKFORCE (+18) |
|------------|------------|-----------------|
| 20 Minutes | 280,164    | 223,848         |
| 20 Miles   | 657,187    | 520,362         |



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