



2834 SCHOENECK ROAD, MACUNGIE, PA 18062 USA

Prologis Lehigh Valley West

CBRE

 **PROLOGIS**[®]

Advantages & Amenities

- Located in the heart of the Lehigh Valley's industrial market
- Local amenities such as restaurants, hotels and retail are in close proximity to the site
- Strong labor market

Location





- Conveniently located five miles from I-78
- Close proximity to Routes 100, 222 & I-476

Building Specifications









- 270,000 square feet available
- 20,440 square foot main office space
- 31' 10" clear height
- 42' x 42' column spacing
- (31) dock-high doors
- (11) knock out panels
- (1) drive-in door
- (265) car parking spaces
- (14) trailer parking spaces
- ESFR sprinkler system , K-16.8 heads
- LED lighting fixtures with motion sensors
- 1,600 amp power service
- (4) HVLS fans

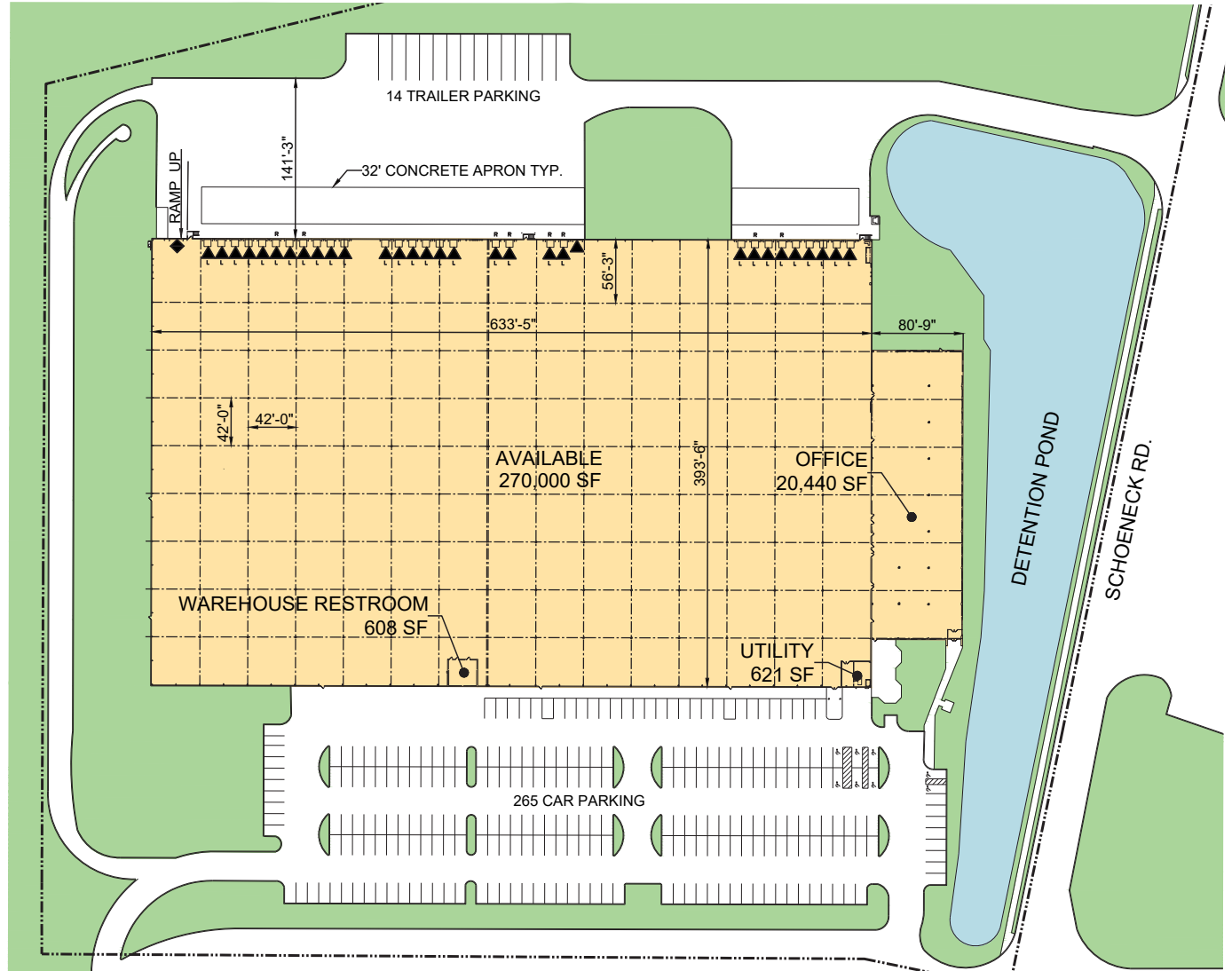


SITE PLAN

	
DOCK DOORS	DRIVE-IN DOORS
31	1
	
CAR PARKING	TRAILER PARKING
265	14

LEGEND:

-  Dock position
-  Dock position w/ leveler
-  Drive-in door
-  Truck Restraints
-  Available
-  Leased
-  Land
-  Water



Demographics



Total Population



Labor Force



Blue Collar

30 MINUTES »

515,573

275,672

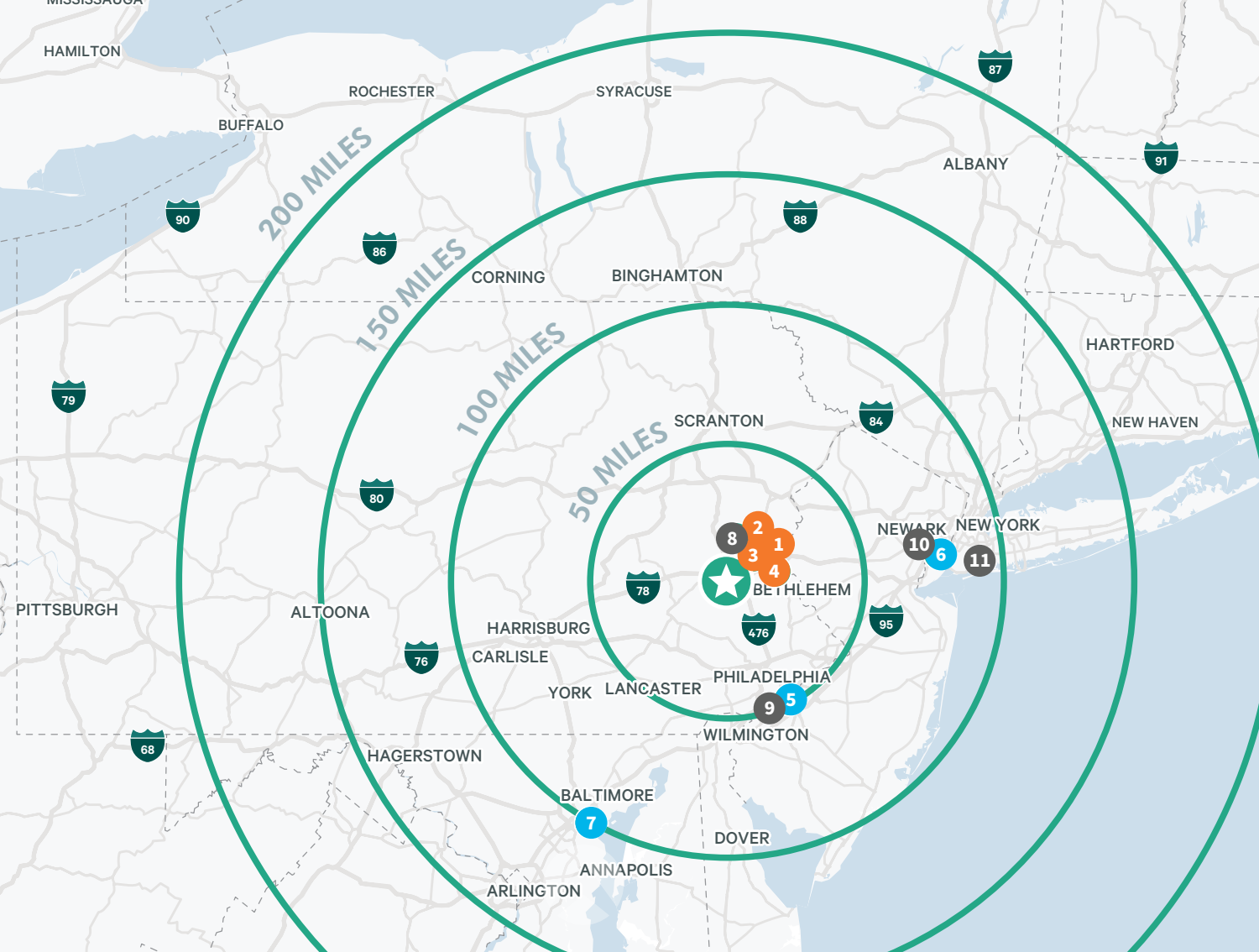
68,778

45 MINUTES »

1,390,204

746,090

176,644



Legend



HIGHWAYS

±5 Miles

±8 Miles



LOGISTICS

UPS - ±19 miles

FedEx - ±19 miles

USPS - ±17 miles

NS Bethlehem Intermodal - ±21 miles



SHIPPING PORTS

Port of Philadelphia - ±71 miles

Port of NY/NJ - ±95 miles

Port of Baltimore - ±152 miles



AIRPORTS

ABE - ±17 miles

PHL - ±72 miles

EWR - ±91 miles

JFK - ±125 miles

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