

4-STAR INDUSTRIAL SPACE FOR LEASE



2345 NEWLINS MILL ROAD, PALMER TOWNSHIP, PA

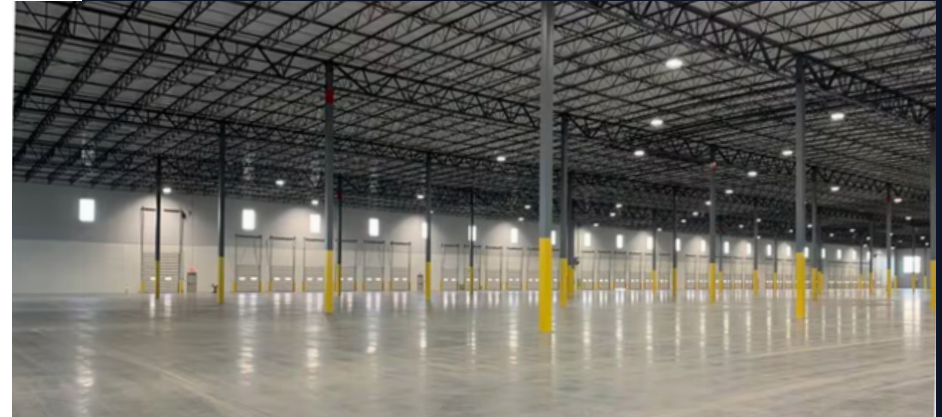


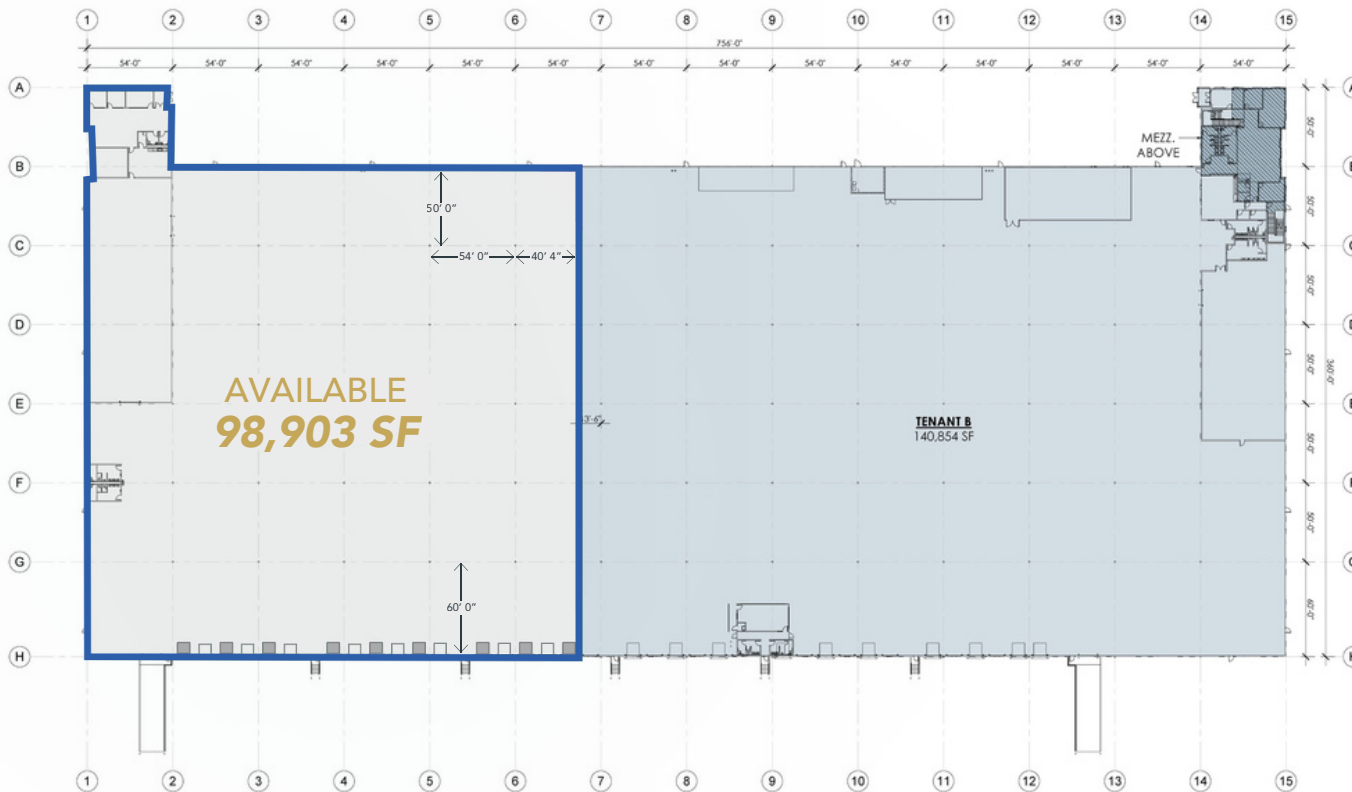
98,903 SF
PALMER TOWNSHIP, PA

PROPERTY FACTS

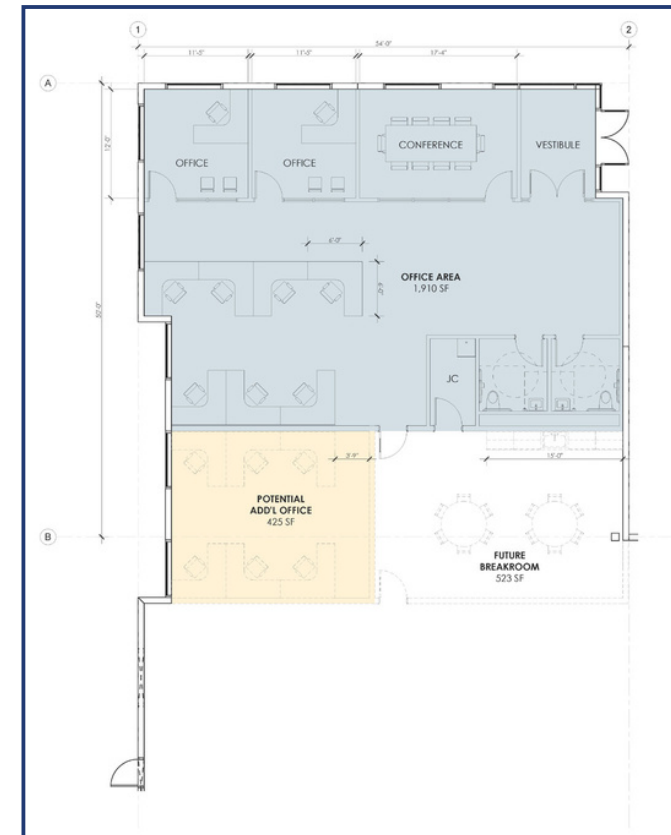
Available:	98,903 SF
Fully Racked:	Yes
Main Office:	1,910 SF
Clear Height:	36'
Power:	2,000 amps (Expandable 4000 amps)
Column Spacing:	54' x 50' (60' Speedbays)
Dock Doors:	17 (9 Fully Equipped)
Drive-ins:	1
Truck Court:	190'
Auto Parks:	116
Trailer Parks:	19
Lighting:	LED
Sprinkler:	ESFR
Zoned:	Planned Office/Industrial Park

**2345 NEWLINS MILL ROAD
PALMER TOWNSHIP, PA**





- FULLY EQUIPPED DOCK DOOR
- DOCK DOOR

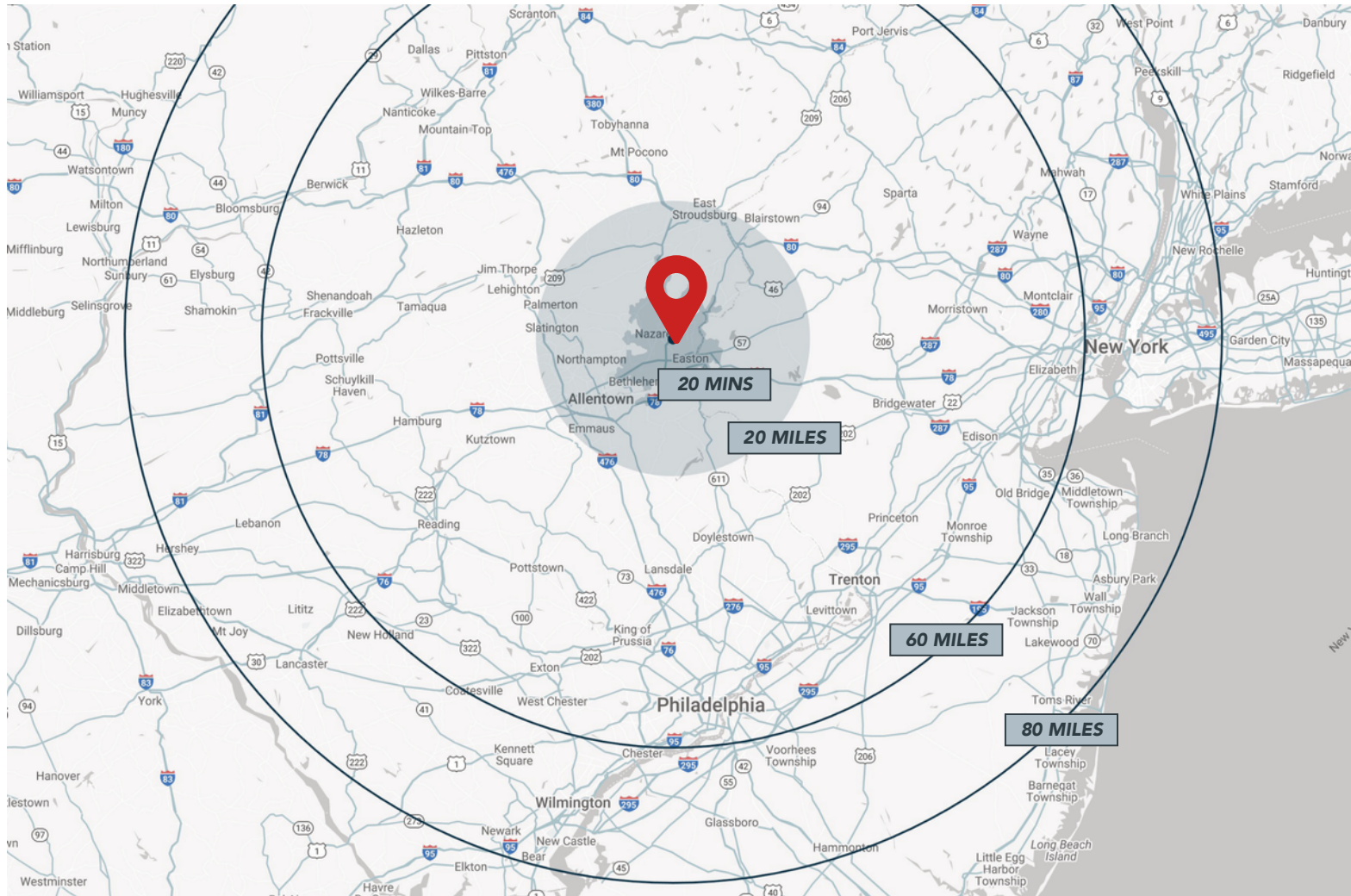


PROPOSED **OFFICE PLAN**

CORPORATE NEIGHBORS



DEMOGRAPHICS



60+ Miles



7 Miles
to I-78



8 Miles
to Norfolk Southern Intermodal



1.5 miles
to UPS and FedEx parcel hubs



20 min 225,963

60 mi 11,837,957

POPULATION **20 mi** 856,679

80 mi 26,188,976



20 min 169,546

60 mi 8,544,120

WORKFORCE **20 mi** 598,961

80 mi 18,784,310

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4-STAR INDUSTRIAL SPACE AVAILABLE FOR LEASE

2345 NEWLINS MILL ROAD, PALMER TOWNSHIP, PA

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