



CORE5 LOGISTICS CENTER AT PARK 31

Building A | 505 Wambold Road, Souderton, PA 18964

<https://www.core5lc.com/>



LEASING AGENT

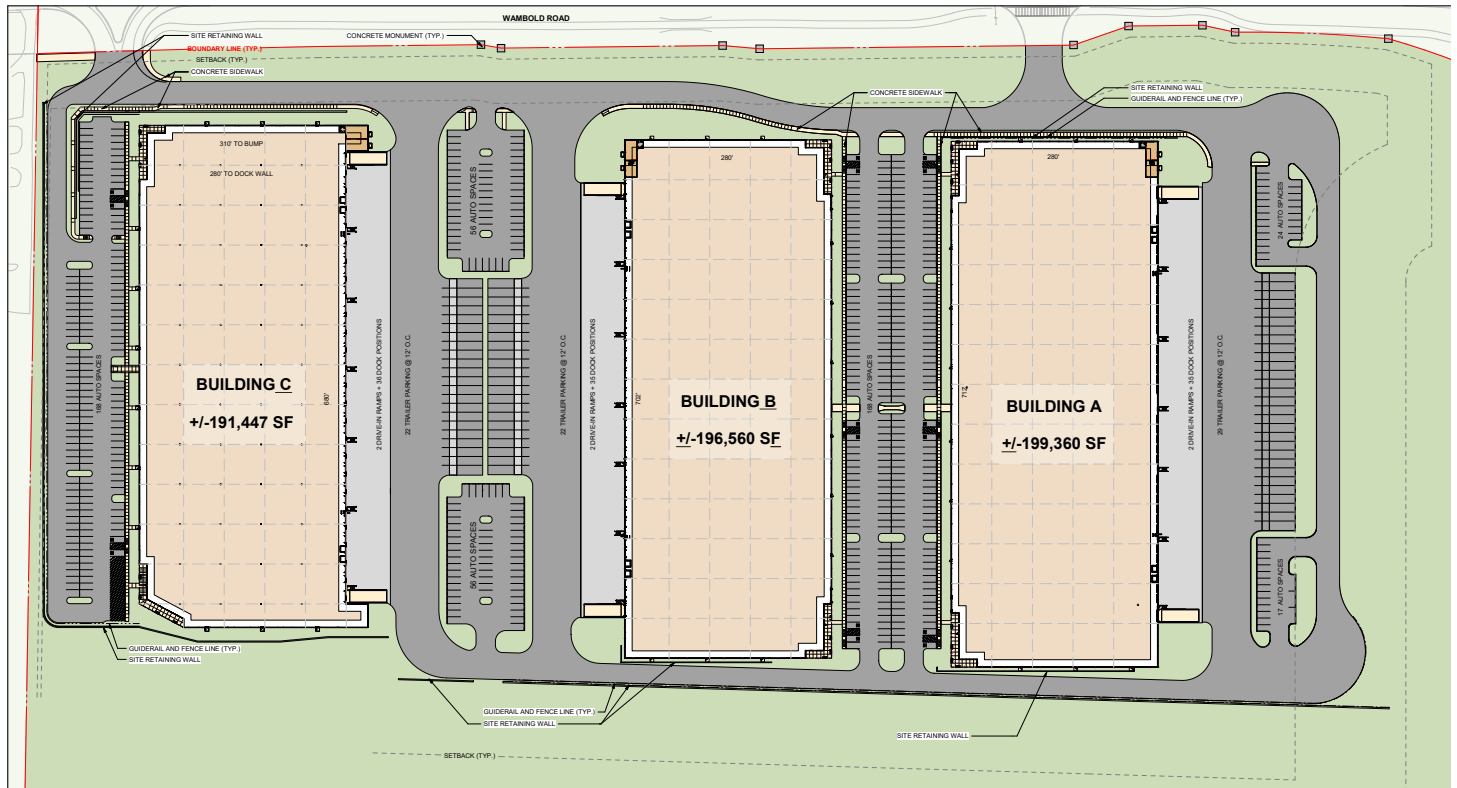


DEVELOPER

CORE5 LOGISTICS CENTER AT PARK 31

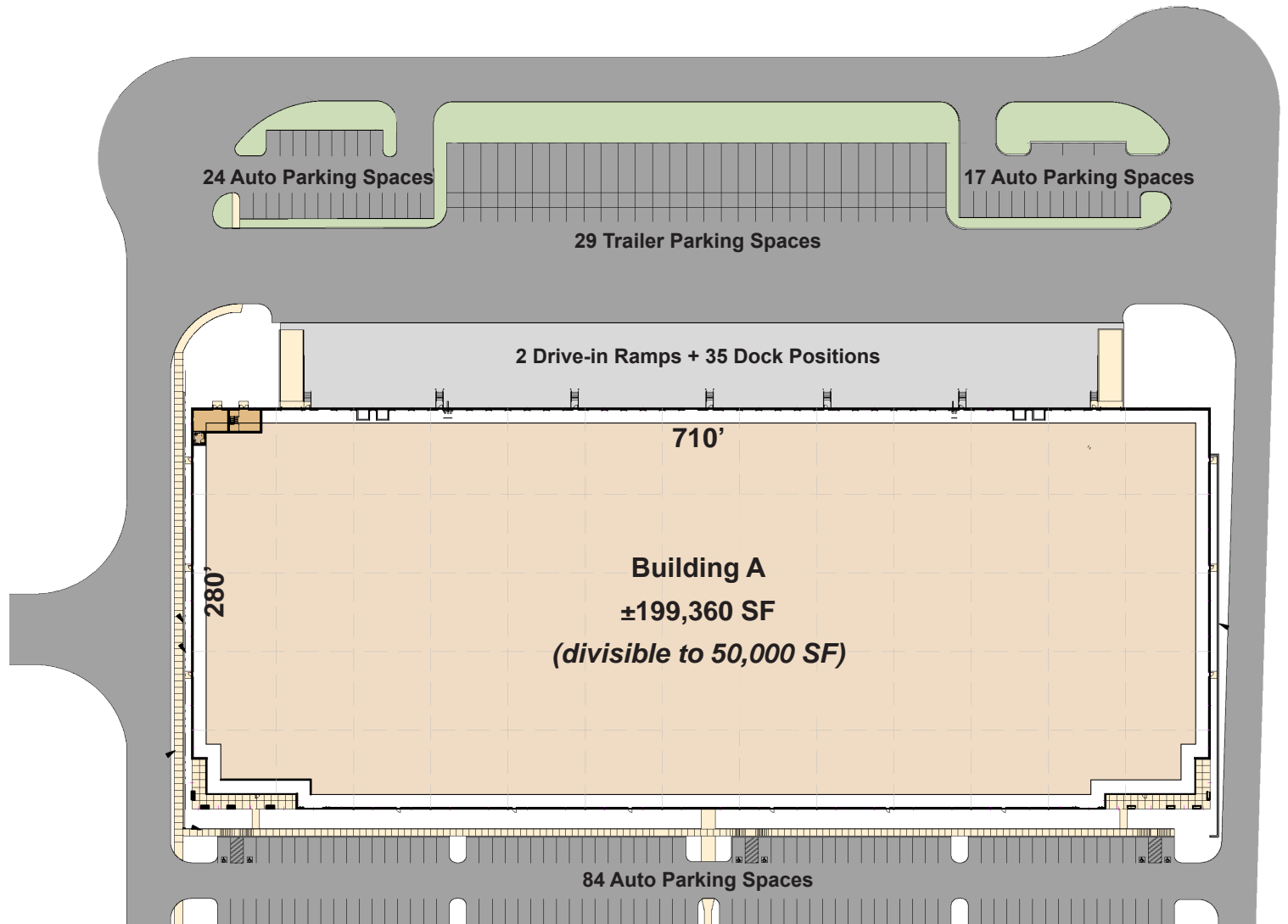
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On behalf of Core5 Industrial Partners, Colliers is pleased to present the Core5 Logistics Center at Park 31. This planned development totals ±587,360 SF of industrial space. Building A (±199,360 SF) and Building B (±196,560 SF) are ready for tenant improvements. With almost immediate access to the Northeast Extension (I-476) via the newly improved Lansdale Interchange, this development is ideally positioned to service Eastern Pennsylvania and the Greater Northeast.



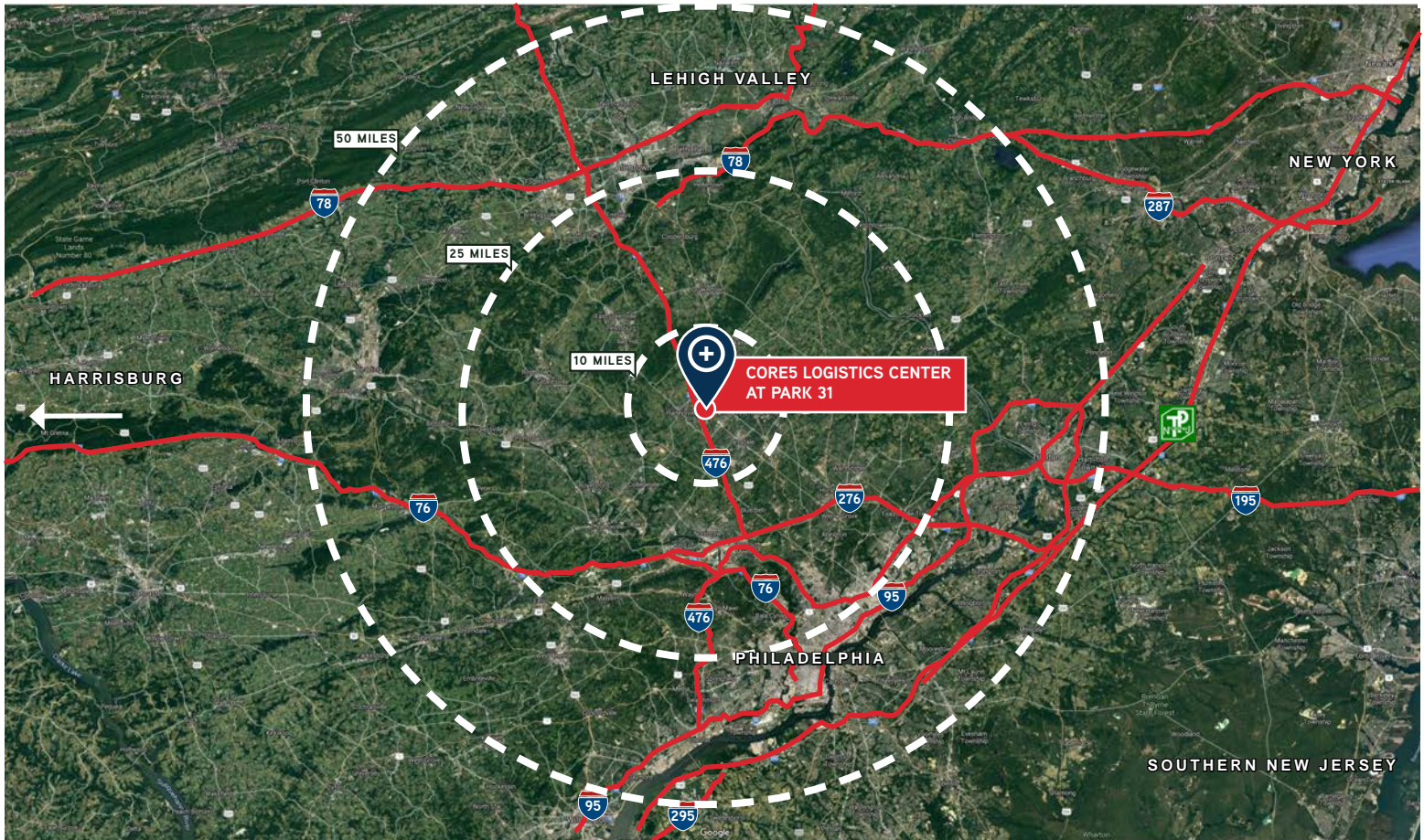
CORPORATE NEIGHBORS





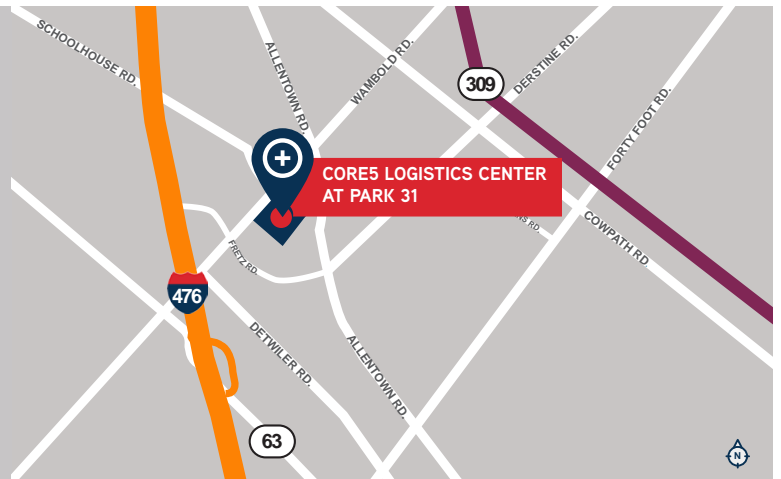
BUILDING A SPECIFICATIONS

Square Footage	199,360 SF (<i>divisible</i>)	Column Spacing	55' x 54' with 60' speed bay
Dimensions	±712' x ±280'	Clear Height	36' clear at first column line
Office Area	Build to Suit	Floors	7", 4,000 PSI
Auto Parking	±125 Stalls	Construction	Concrete tilt-up
Trailer Parking	±29 Stalls	Power	3,000 amp, 277/480V
Dock-High Loading	±35 dock doors (9'x10')	Sprinklers	ESFR
Drive-In Loading	±2 drive-in doors (12'x14')	Lighting	LED @ 35 Foot Candles
Truck Court	±135', ±185' overall	Availability	Ready for Tenant fit-out



Distances

I-476	1.4 Miles
I-78	30 Miles
I-276	13 Miles
I-95/295	35.8 Miles
Port of Philadelphia	48.2 Miles
Port of Wilmington	50 miles
Port of New York & New Jersey	110 miles
CSX Intermodal (Philadelphia)	46.2 miles
NS Intermodal (Bethlehem)	47.6 Miles



Michael Golarz
Executive Vice President

O 215.928.7569
C 215.275.0188

michael.golarz@colliers.com

Tom Golarz, SIOR
Senior Vice President

O 215.928.7577
C 215 388 7462

tom.golarz@colliers.com



Paul Pontius
Vice President Investments

O 717.230.1839
C 267.997.6851

ppontius@c5ip.com