

BUILDING H

1561 VAN BUREN ROAD

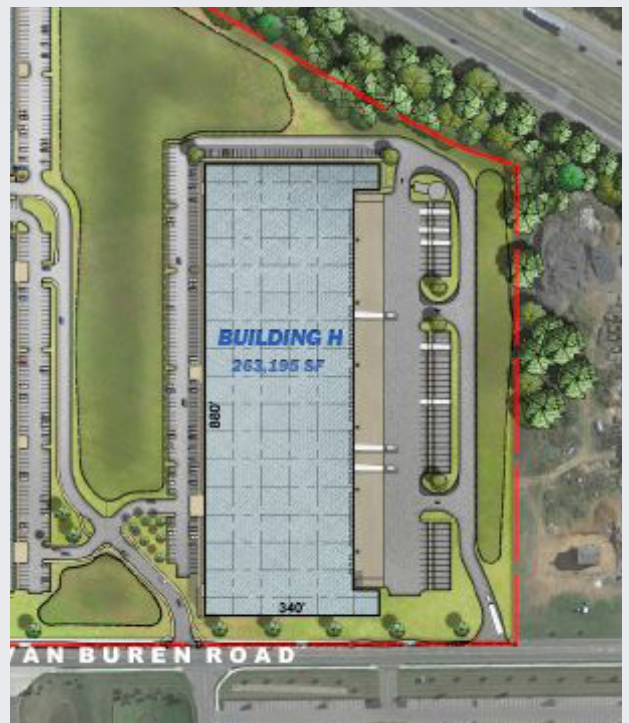
PALMER TOWNSHIP, PA



263,195 SF +/- TOTAL UNDER CONSTRUCTION

PROPERTY DESCRIPTION

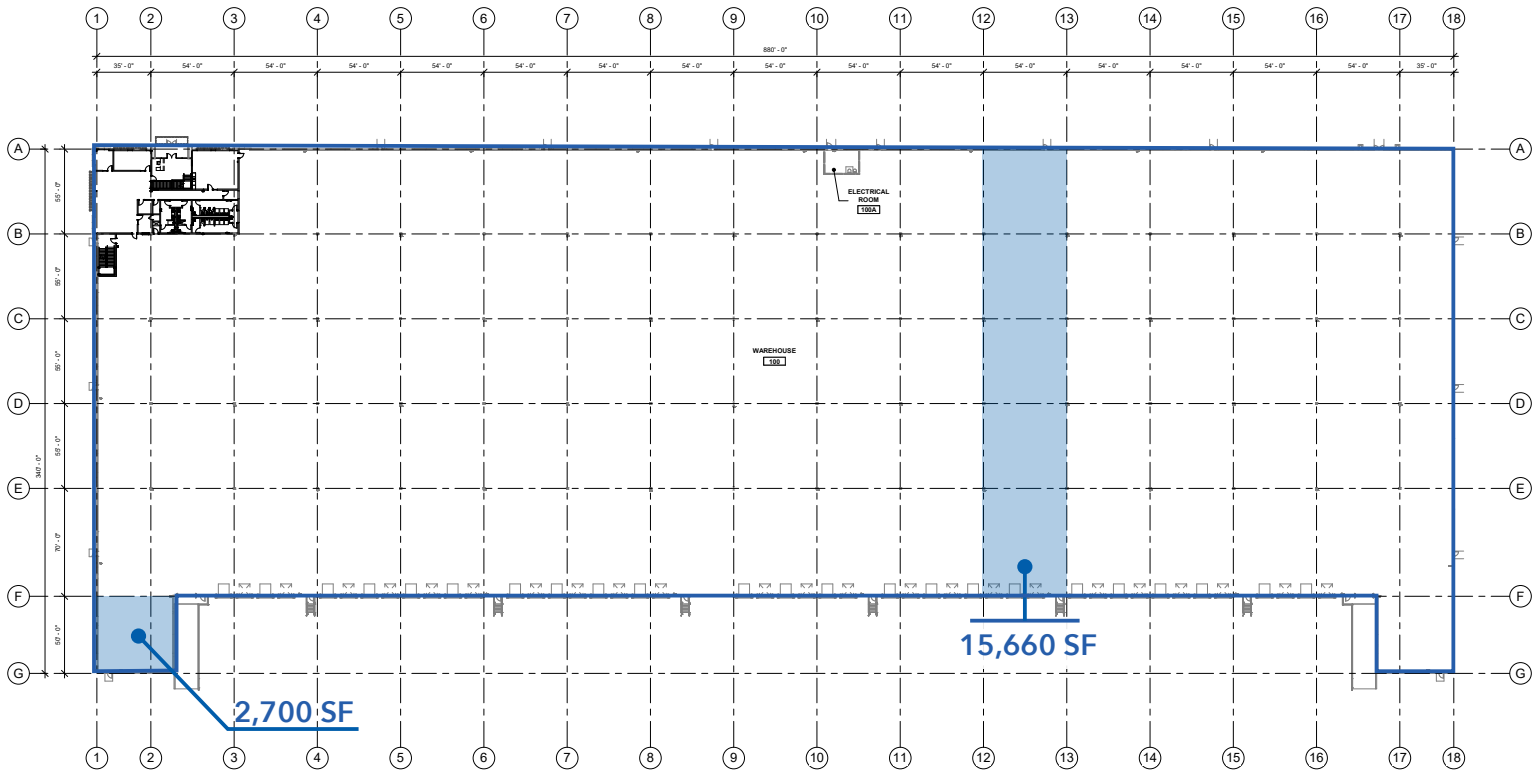
- 8,145 SF +/- Office (1st & 2nd Floor)
- 76.92 Acre +/- Site
- 40' Clear Height
- Single Loaded
- Standard Bay: 54' wide x 55' deep
- Speed Bay: 54' wide x 70' deep
- 196 Auto Parking & 46 Trailer Parking
- 46 Manually Operated Vertical Lift doors (9' x 10') with 3' Tracks, Vision Lites, and 50,000 Cycle Springs
- 23 Mechanical Dock Levelers (7' x 8') with 40,000# Capacity, Dock Bumpers, Standard Dock Seal, and Z-Guards



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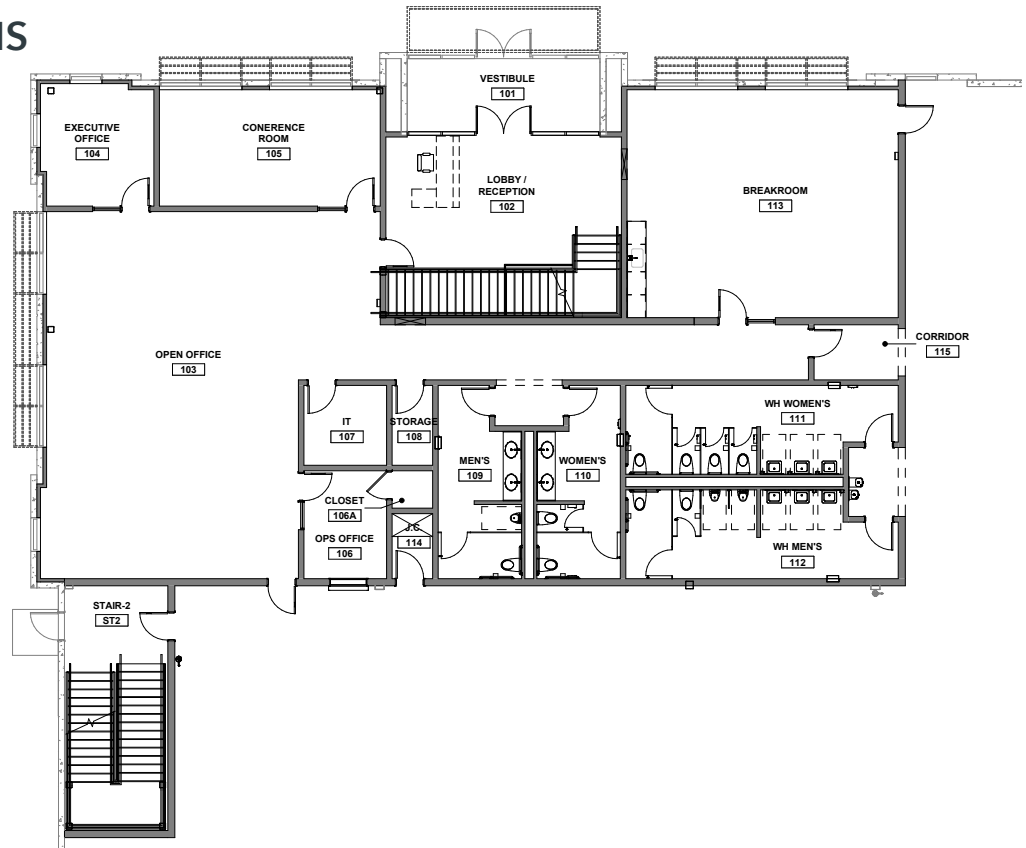
FLOOR PLAN



OFFICE FLOOR PLANS

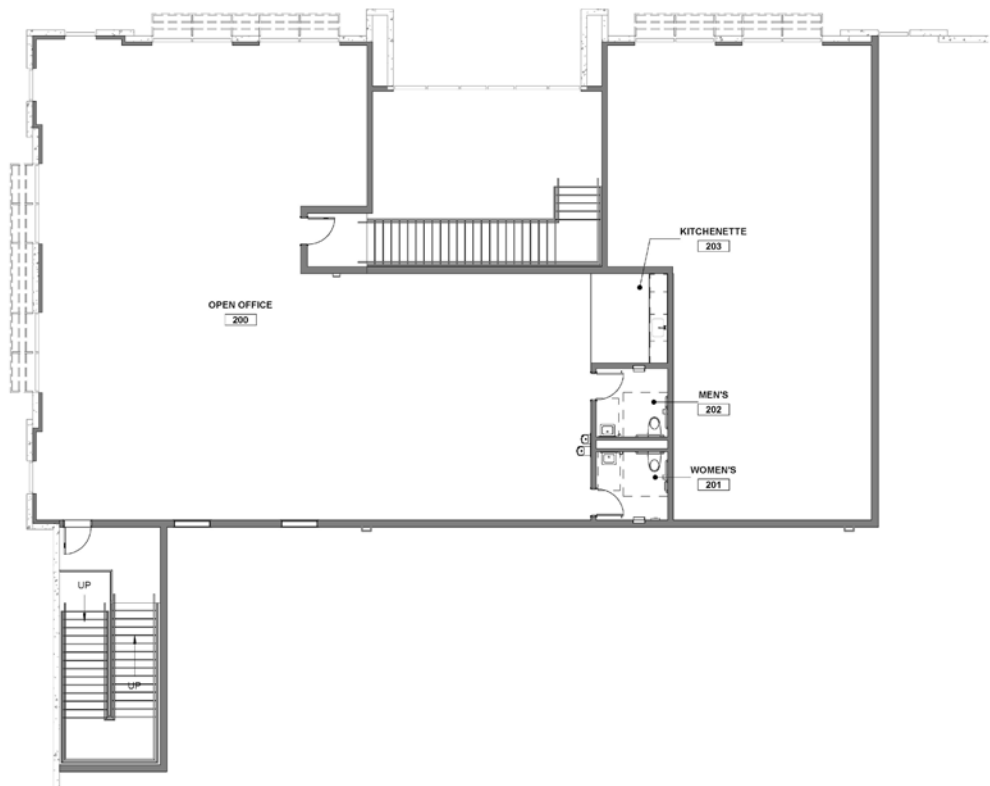
MAIN FLOOR 1st Floor

5,150 SF +/-



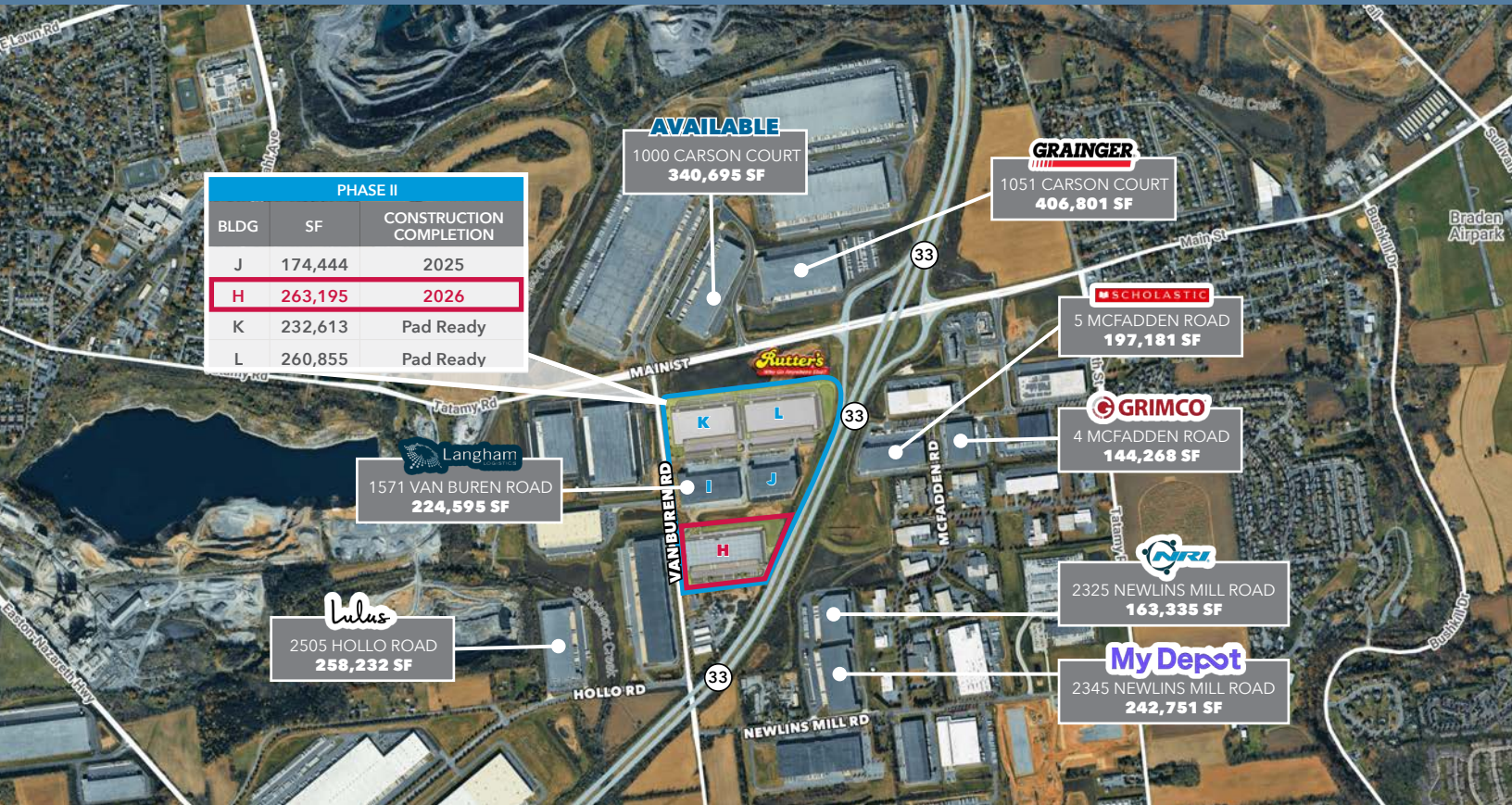
MEZZANINE 2nd Floor

2,995 SF +/-



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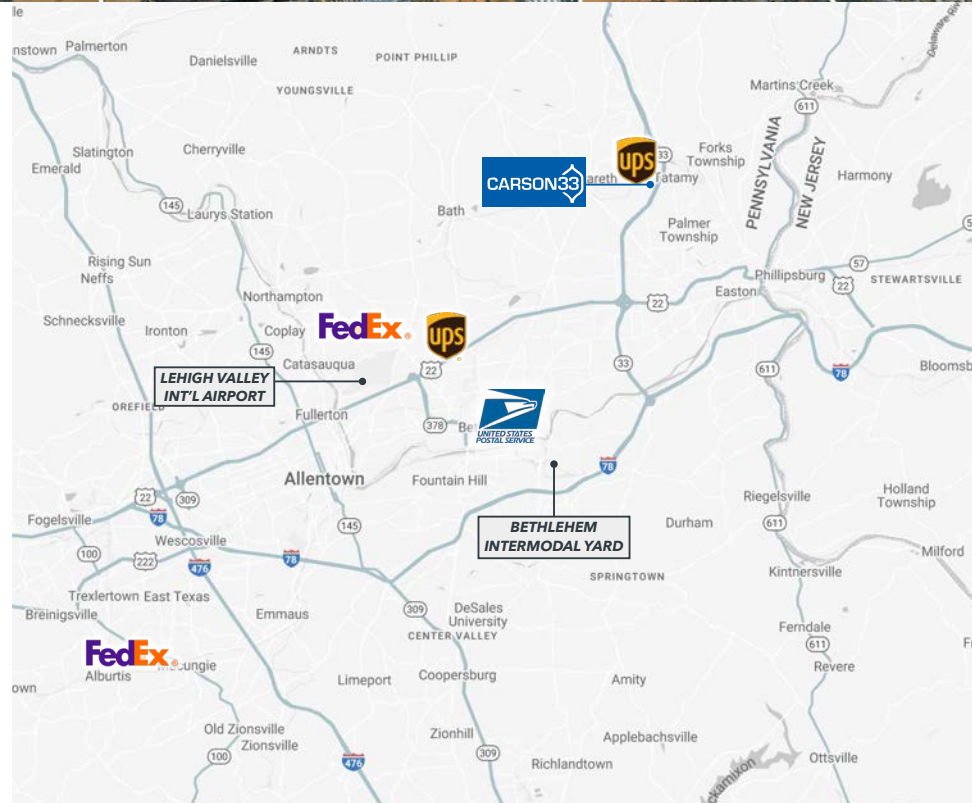
PALMER TOWNSHIP, PA



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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