

LEHIGH VALLEY TRADE CENTER

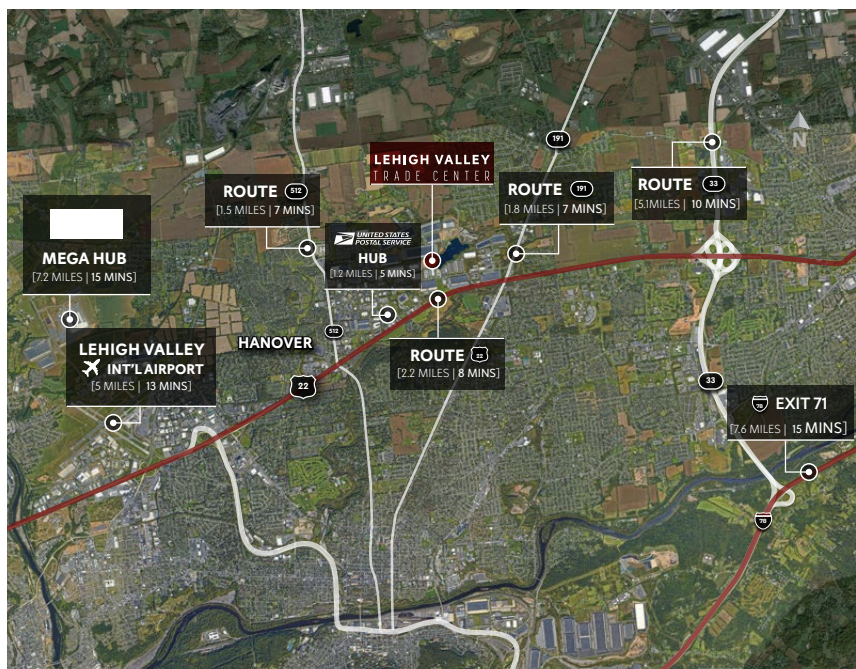
Building D
4711 Hanoverville Road
Bethlehem, PA

288,576 SF Available



ACCESS POINTS

USPS HUB	1.2 MILES 5 MINS
ROUTE 512	1.5 MILES 7 MINS
ROUTE 191	1.8 MILES 7 MINS
ROUTE 22	2.2 MILES 8 MINS
LEHIGH VALLEY INT'L AIRPORT	5 MILES 13 MINS
ROUTE 33	5.1 MILES 10 MINS
FEDEX MEGA HUB	7.2 MILES 15 MINS
I-78 [EXIT 71]	7.6 MILES 15 MINS





CLARION PARTNERS

Lehigh Valley Trade Center

CAMPUS PLAN



OVERVIEW

- Located in the heart of the Northeast US
- Premier park in third phase of construction
- Features modern amenities
- Close proximity to regional highways and parcel service facilities
- 36' clear ceiling heights, high dock ratio and generous car and trailer parking with leveler and seals

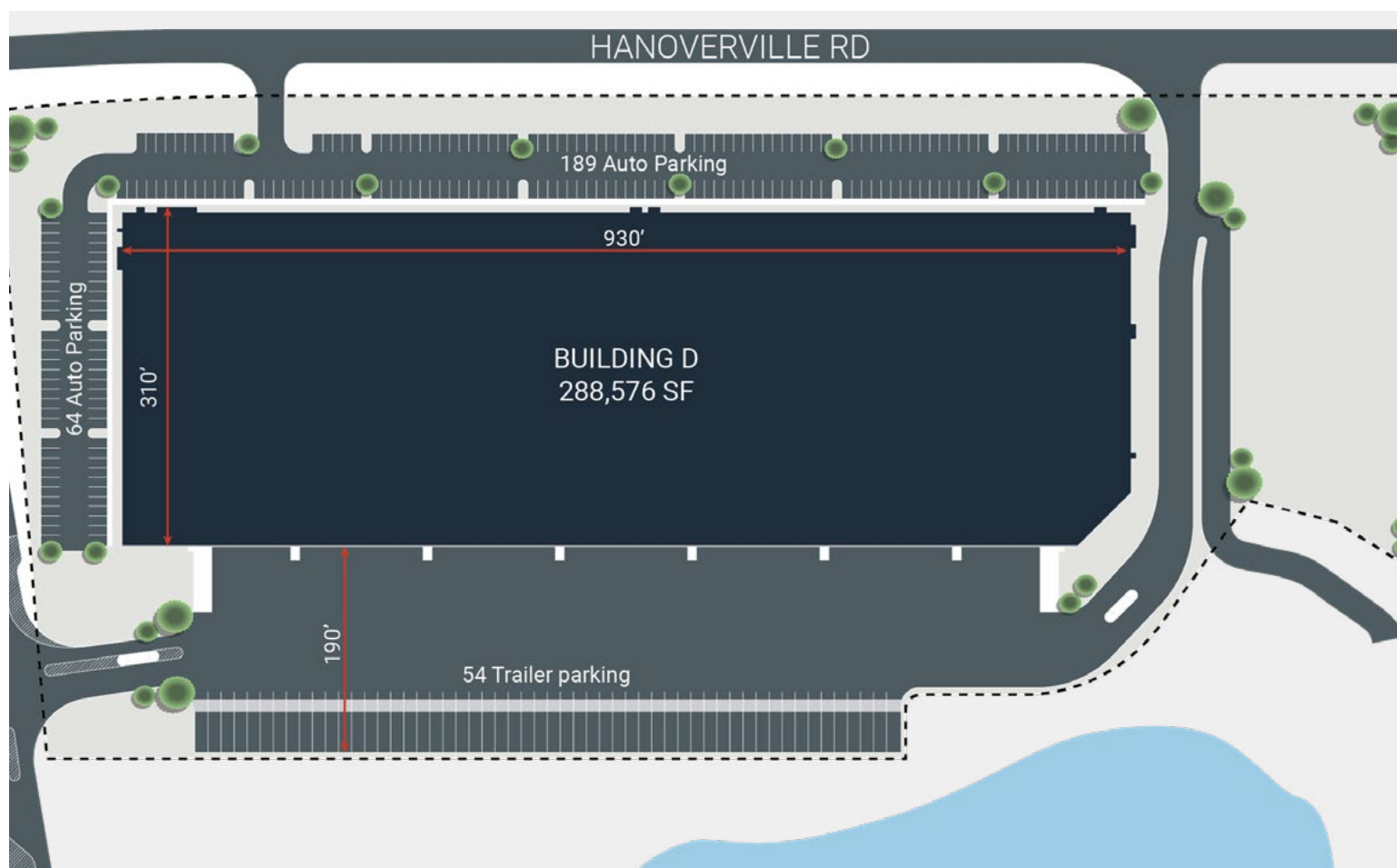
HIGHLIGHTS

- New construction
- 288,576 SF available
- +3,350 SF office space
- 36' clear height
- 190' Truck Court
- ESFR sprinkler system
- 50 fully equipped loading docks with leveler and seals
- 2 drive in doors
- LED with 30 FC Lighting
- State-of-the-Art distribution and fulfillment center



CLARION PARTNERS

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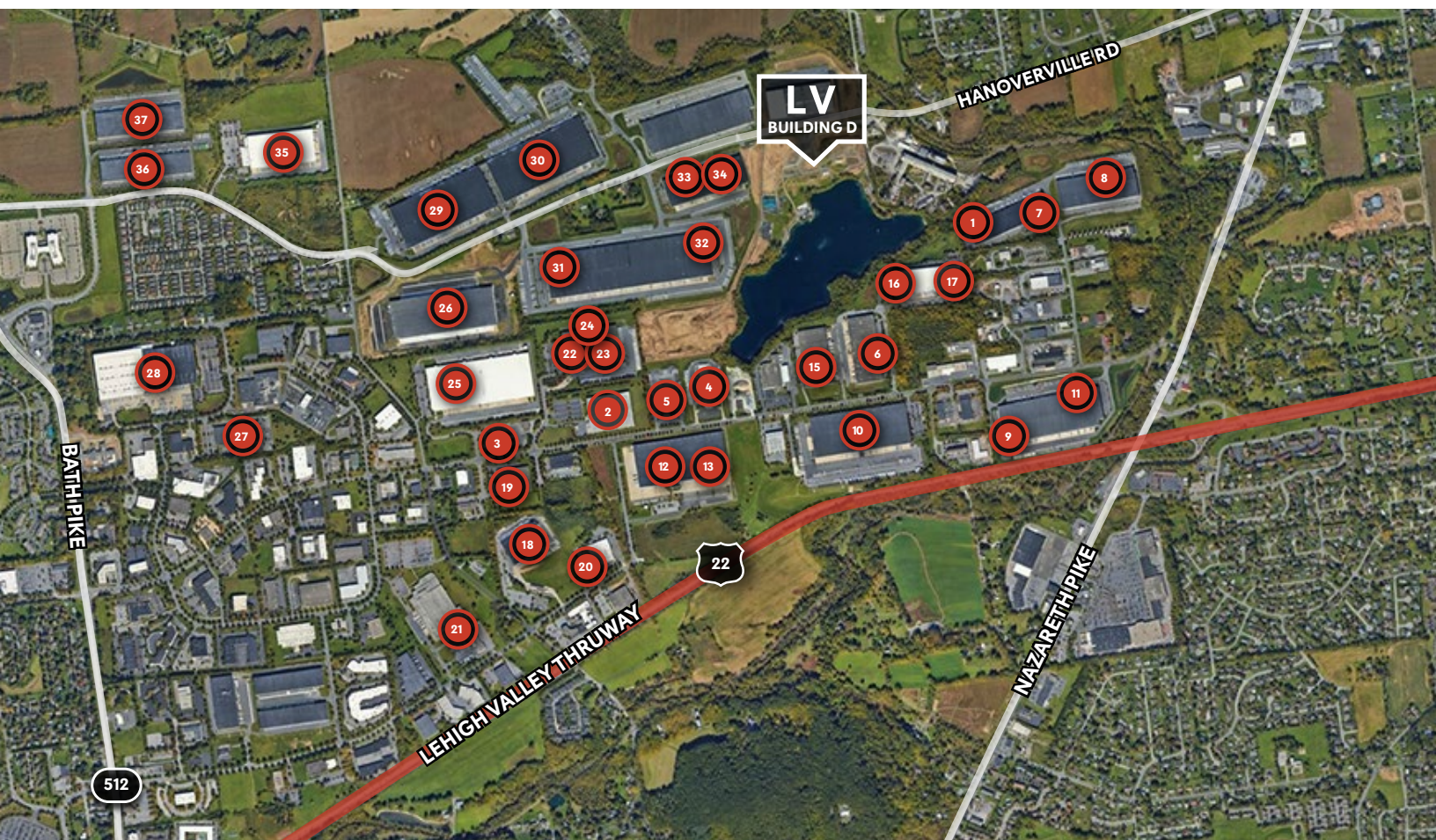


BUILDING D SITE PLAN + SPECIFICATIONS

SIZE	288,576 SF (Divisible)
DIMENSIONS	310' x 930'
OFFICE SPACE	±3,350 SF (Speculative)
CEILING HEIGHT	36' (clear after first Bay)
LOADING DOCKS	50 (fully equipped, with leveler and seals)
DRIVE-IN DOORS	2
COLUMN SPACING	50' x 54'

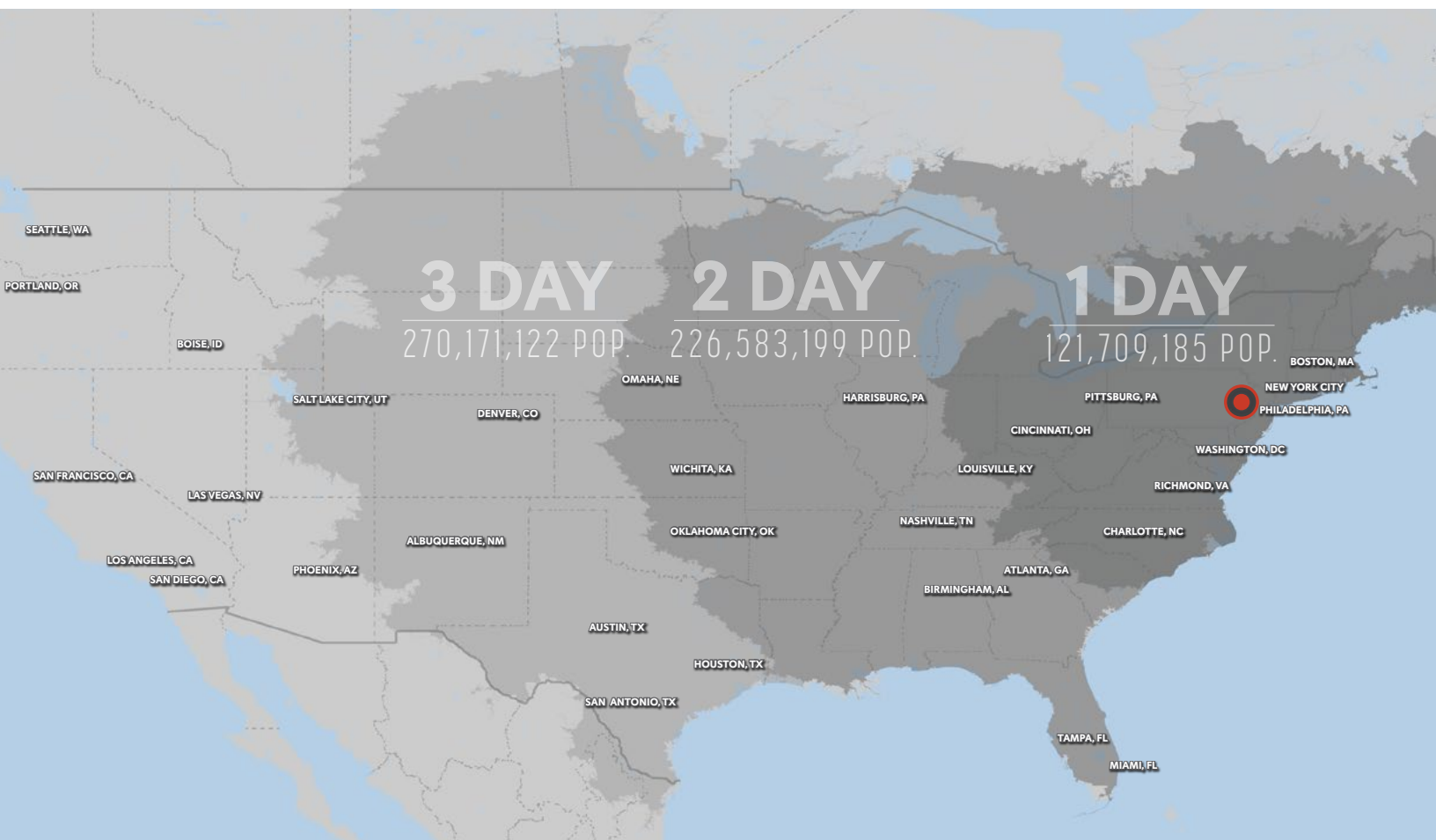
CAR PARKING	253
TRAILER STALLS	54
TRUCK COURT DEPTH	190'
SPRINKLER	ESFR
INTERIOR LIGHTING	LED with 30 FC
POWER	277/480 volt, 3 phase, with 3,000 amps





Corporate Neighbors

1 Abbott Nutrition	9 KGP Company	18 UPS	26 Nespresso/ ID Logistics	34 ShipBob
2 Crayola	10 CJ Logistics	19 Freshpet	27 FedEx	35 AmerisourceBergen
3 Bimbo Bakeries USA	11 CJ Logistics	20 AVIENT	28 ADUSA Supply Chain	36 Evasas
4 Amazon Logistics	12 Blue Triton	21 USPS	29 ADUSA Supply Chain	37 Ricoh
5 Old Dominion Freight Line	13 Just Born	22 Lineage Logistics	30 ADUSA Supply Chain	
6 Rexroth	15 Logical Logistics	23 US Cold Storage	31 Barry Callebaut	
7 Kuehne + Nagel Inc.	16 Food Source Inc.	24 Kraft Foods	32 PAC Worldwide Corporate	
8 Smart Warehouse	17 CH Robinson	25 GEODIS Logistics	33 Wasserstrom	



DISTRIBUTION REACH + DEMOGRAPHICS

WAREHOUSE WORKERS

DRIVE TIME	15 MIN	30 MIN	45 MIN
2022 RESIDENT WORKERS	5,972	24,121	34,447
% CHANGE IN RESIDENT WORKERS (2017-2022)	27%	48%	45%
2022 NET COMMUTERS	2,650	5,528	2,073

WAREHOUSE WORKERS
AVERAGE EARNINGS(HOURLY)
\$15.69

FORKLIFT DRIVERS









DRIVE TIME	15 MIN	30 MIN	45 MIN
2022 RESIDENT WORKERS	1,031	4,122	5,608
% CHANGE IN RESIDENT WORKERS (2017-2022)	45%	45%	44%
2022 NET COMMUTERS	654	1,529	1,064







FORKLIFT DRIVERS
AVERAGE EARNINGS(HOURLY)
\$18.08

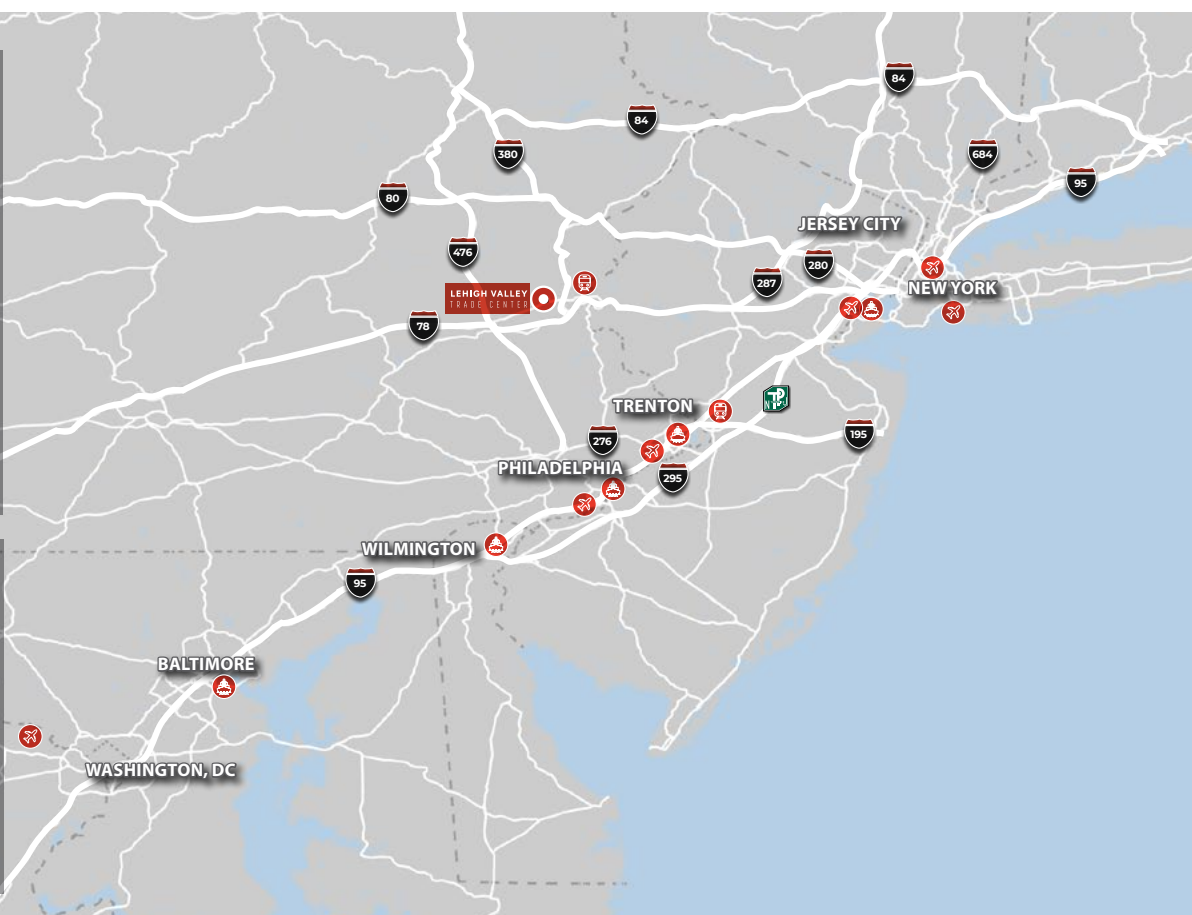
MANUFACTURES AND ASSEMBLERS

DRIVE TIME	15 MIN	30 MIN	45 MIN
2022 RESIDENT WORKERS	815	3,524	5,355
% CHANGE IN RESIDENT WORKERS (2017-2022)	31%	31%	30%
2022 NET COMMUTERS	254	183	250

MANUFACTURES AND ASSEMBLERS
AVERAGE EARNINGS(HOURLY)
\$18.08

	Lehigh Valley Int'l Airport	5 Miles
	NS Intermodal Bethlehem	8.2 Miles
	Port Newark Elizabeth	72.4 Miles
	PhilaPort	75 Miles
	Philadelphia Int'l Airport	76.1 Miles
	Port of Wilmington, DE	88 Miles
	JFK Int'l Airport	108 Mile
	Port of Baltimore	160 Miles

	Philadelphia, PA	70 Miles
	New York, NY	76 Miles
	Harrisburg, PA	90 Miles
	Baltimore, MD	156 Miles
	Washington, D.C.	195 Miles
	Boston, MA	308 Miles



Lehigh Valley Trade Center is located in the heart of the North East US and offers excellent access to the New York Metropolitan Area via I-78. The location is within less than a single day truck drive to 31% of US and 54% of Canadian consumers. It provides excellent access to major US Seaports, including the Port of New York /NJ and Philadelphia and is 6 miles from the Lehigh Valley International Airport. Within the park are major parcel service hubs for UPS, FedEx and the USPS, and a FedEx Ground Mega Hub is located 7 miles from the property.

The property is located within the Allentown-Bethlehem-Easton MSA, which is the third largest in Pennsylvania with a total population of 823,000 people. It's nearby proximity to the three major cities within the MSA provides excellent access to a plentiful labor force that totals over 350,002 people within a 30-minute drive of the property.



A Franklin Templeton Company

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