HAMBURG

DISTRIBUTION CENTER

AT ROUTE 61

150 Birch Hill Road, Shoemakersville, PA

LEHIGH VALLEY INDUSTRIAL MARKET

BUILD TO CORE DEVELOPMENT OPPORTUNITY

FULLY ENTITLED & APPROVED

JLL

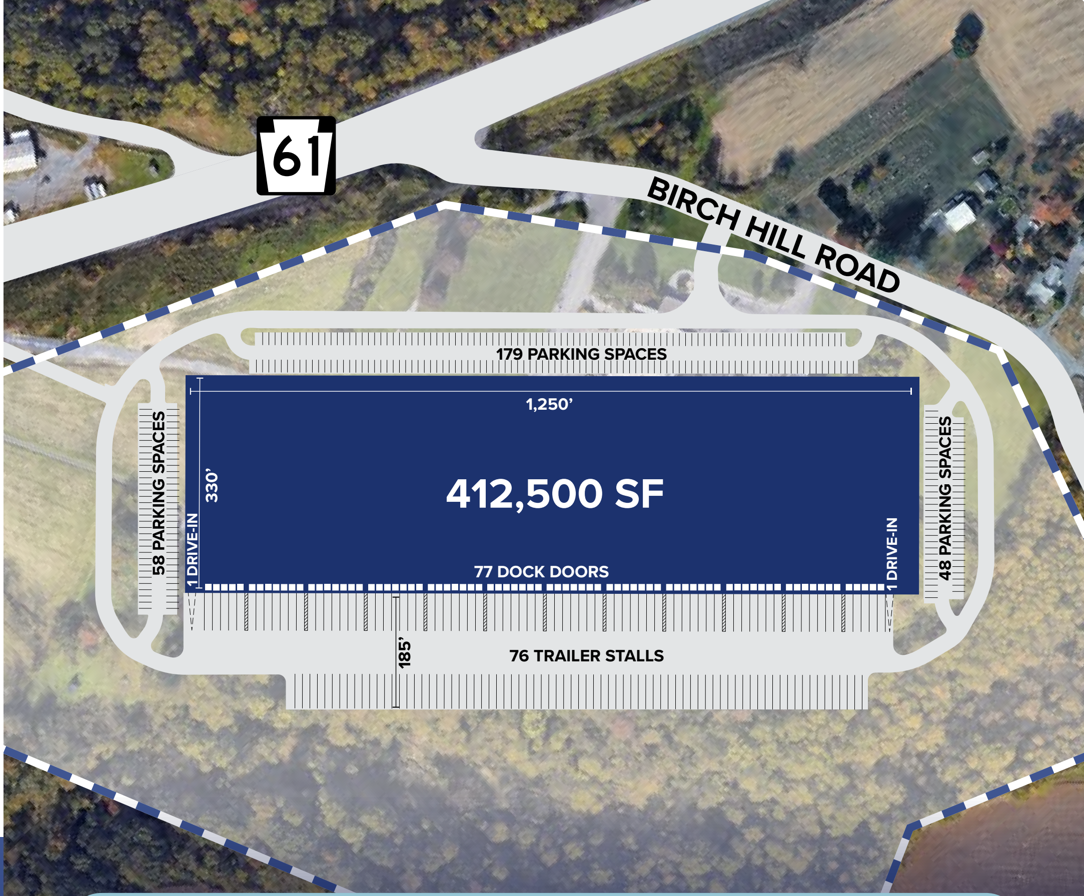
EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc. "JLL", as exclusive advisor to the owner, is pleased to present for sale Hamburg Distribution Center at Route 61 ("the Property") located at **150 Birch Hill Road, Shoemakersville, PA.**

Situated on 54.92 acres, the Hamburg Distribution Center at Route 61 offers the ability to develop a 412,500 square foot warehouse / distribution center with a timeless building design that will provide superior functionality for a wide range of industrial uses.

The Lehigh Valley Industrial Market continues to be one of the top performing submarkets in the United States with sustainable tenant demand and an extremely limited development pipeline. Given the lack of remaining industrial development sites and the growing reluctance from municipalities to permit warehouse / distribution development, this disparity of supply and demand is expected to grow.

The Property has full development entitlements and approvals, offering the ability to capture the current market momentum by commencing construction immediately upon closing.



PROPERTY OVERVIEW	
Address	150 Birch Hill Road Shoemakersville, PA
Building Size	412,500 SF
Building Dimensions	330' x 1,250'
Clear Height	36'
Loading Doors	77 Loading Doors
Trailer Stalls	76 Trailer Stalls
Car Parking	285 Parking Spaces
Fire Protection	ESFR
Lighting	LED
Power	3,000 Amps
Roof	60 mil EPDM

INVESTMENT HIGHLIGHTS

- LEHIGH VALLEY INDUSTRIAL MARKET
- SHOVEL READY DEVELOPMENT SITE
- PERFECTLY DESIGNED CLASS A DISTRIBUTION FACILITY
- ACCESS TO I-78
- ABUNDANT POOL OF BLUE-COLLAR LABOR

INVESTMENT HIGHLIGHTS

LEHIGH VALLEY INDUSTRIAL MARKET

The Lehigh Valley Industrial Market is a highly coveted submarket with many institutional investors and brand name tenants for its distribution capabilities and impressive labor force. Market fundamentals in the Lehigh Valley are among the strongest in the United States. **Since the start of 2020, the Lehigh Valley has featured an average vacancy rate of 5.3% and Class A asking rents have continued to climb, growing at an average of 10.97% (year-over-year).**

SUSTAINED TENANT DEMAND & LEASING VELOCITY

Since the start of 2024, the Lehigh Valley has seen significant leasing velocity with **67 Class A leases signed totaling over 18.2 million square feet.** The continued stability of Class A leasing velocity in the submarket has resulted in an **average net absorption of 5.2 million square feet per year since 2020.** With 14.6 million square feet of active tenant requirements in the Lehigh Valley, fundamentals in this market remain strong with no sign of slowing down.

FULLY ENTITLED & APPROVED CLASS A DISTRIBUTION FACILITY

Within the Lehigh Valley, the Hamburg Distribution Center at Route 61 offers the rare opportunity for an investor / developer to construct a new generation, Class A warehouse / distribution center. The timeless design appeals to all potential users including a 36' clear height, an ideal loading ratio of 1 dock door per 5,357 SF, abundant car and trailer parking, and full circulation. **Ownership has received all entitlements and approvals to commence construction.**

CORE DISTRIBUTION NETWORK

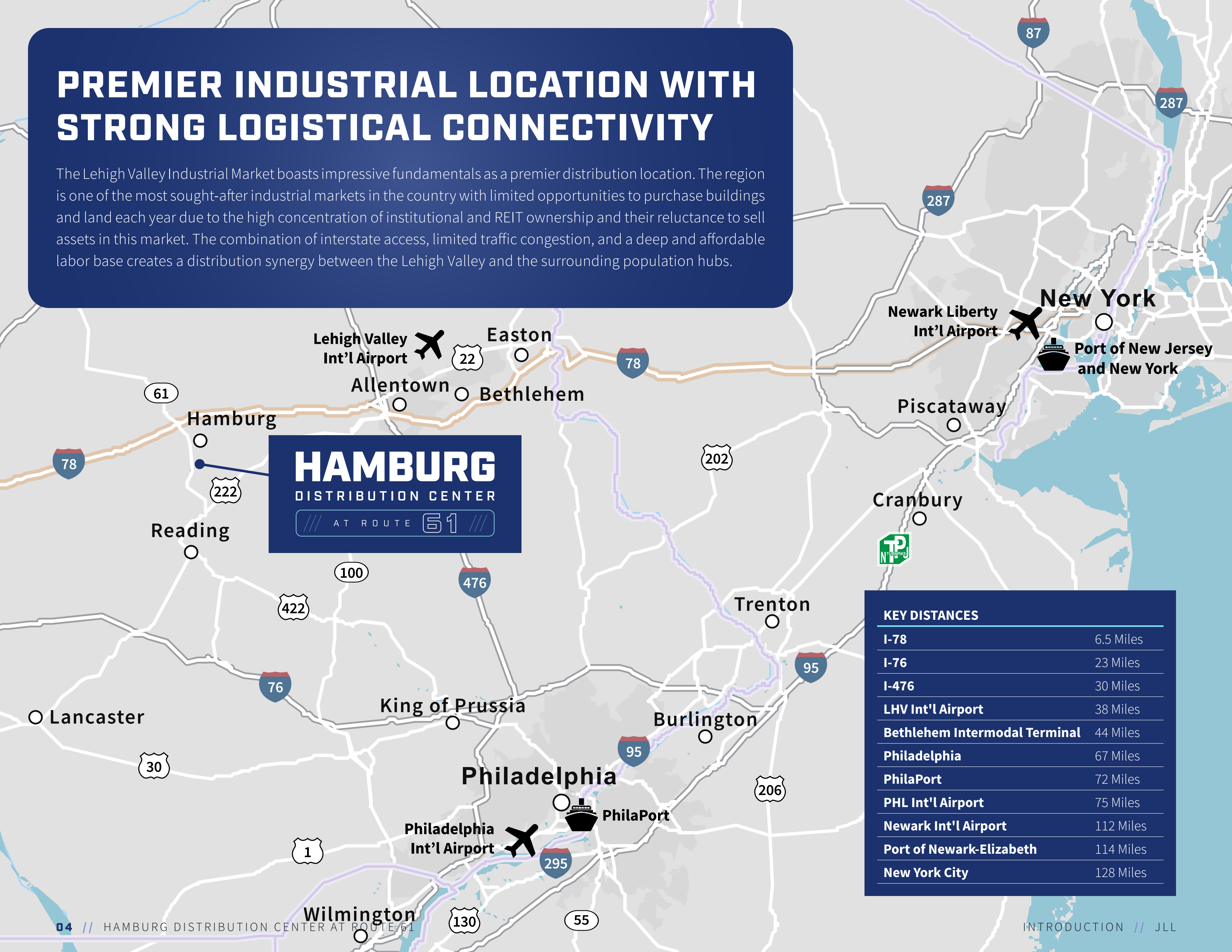
The Property is located just south of Exit 29 of I-78, offering tenants excellent transportation infrastructure and connectivity to the major population centers across the Northeast. Additionally, the Lehigh Valley is home to the largest FedEx Ground Hub in the country and the UPS East Regional Zone Hub, along with various other FedEx, UPS, and USPS locations. The region's transportation network coupled with its shipping infrastructure create one of the top distribution networks in the country.

ACCESS TO AN ABUNDANT LABOR POOL

The Property's location along Route 61 connects the Property to the deep labor pool of Reading, PA that's concentrated in manufacturing, warehousing and transportation. The impressive labor demographics of the region have attracted a variety of well-known tenants to the Route 61 Corridor including, Amazon, Walmart, Kimberley Clark, NFI Industries, PayPal, and FedEx.

PREMIER INDUSTRIAL LOCATION WITH STRONG LOGISTICAL CONNECTIVITY

The Lehigh Valley Industrial Market boasts impressive fundamentals as a premier distribution location. The region is one of the most sought-after industrial markets in the country with limited opportunities to purchase buildings and land each year due to the high concentration of institutional and REIT ownership and their reluctance to sell assets in this market. The combination of interstate access, limited traffic congestion, and a deep and affordable labor base creates a distribution synergy between the Lehigh Valley and the surrounding population hubs.



KEY DISTANCES	
I-78	6.5 Miles
I-76	23 Miles
I-476	30 Miles
LHV Int'l Airport	38 Miles
Bethlehem Intermodal Terminal	44 Miles
Philadelphia	67 Miles
PhilaPort	72 Miles
PHL Int'l Airport	75 Miles
Newark Int'l Airport	112 Miles
Port of Newark-Elizabeth	114 Miles
New York City	128 Miles

OPPORTUNITY TO DEVELOP A BEST-IN-CLASS INDUSTRIAL FACILITY

Totaling 412,500 square feet, Hamburg Distribution Center at Route 61 offers the increasingly rare opportunity to construct a best-in-class warehouse / distribution center in one of the strongest industrial markets nationwide. The building features a 36' clear height, dedicated trailer parking, full circulation, 330' building depth, and 77 loading doors. **Ownership has already received all entitlements and approvals to begin construction.**

CLEAR HEIGHT
36'

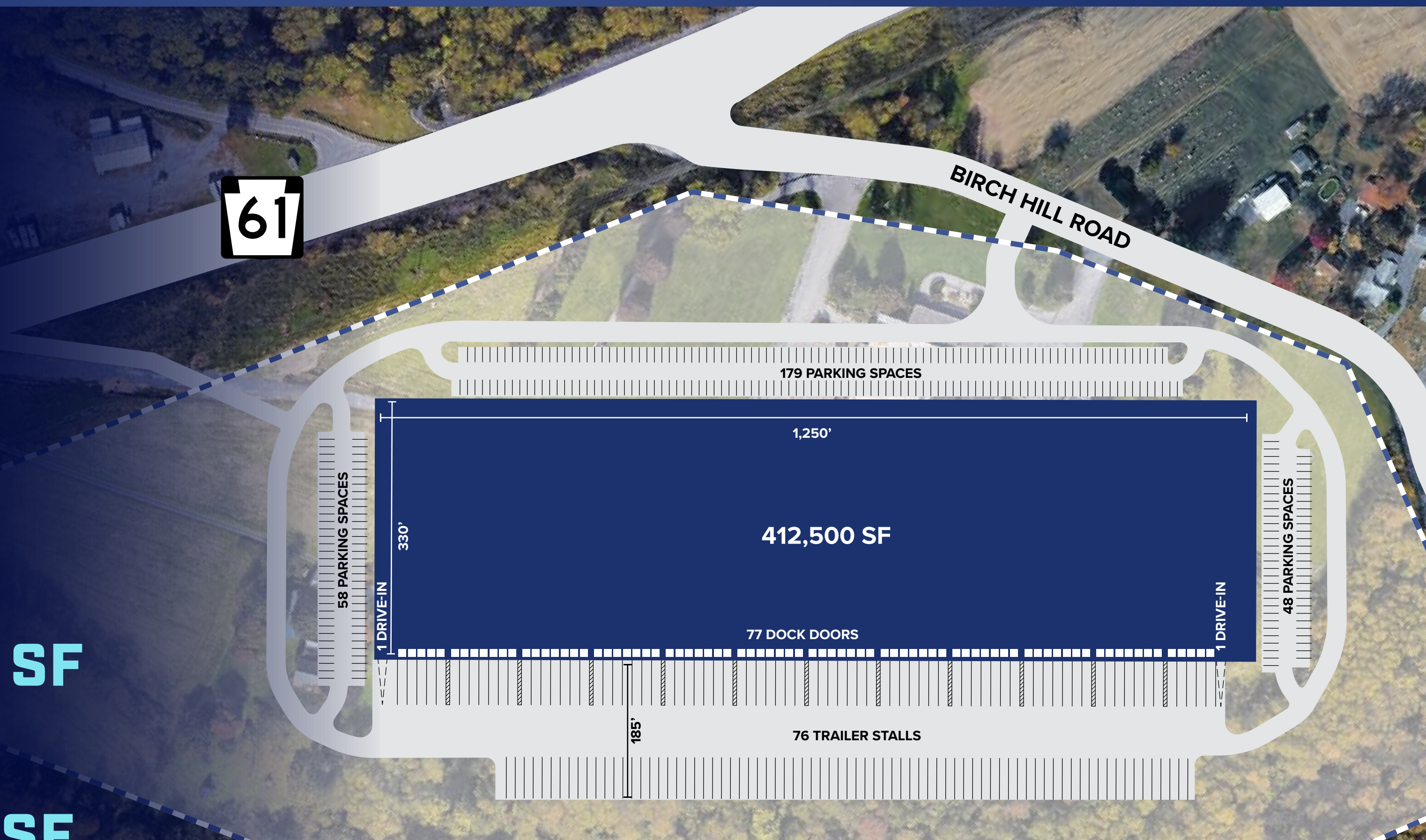
BUILDING DEPTH
330'

TRUCK COURT DEPTH
185'

LOADING RATIO
1 PER 5,357 SF

CAR PARKING RATIO
1 PER 1,447 SF

TRAILER PARKING RATIO
1 PER 5,427 SF



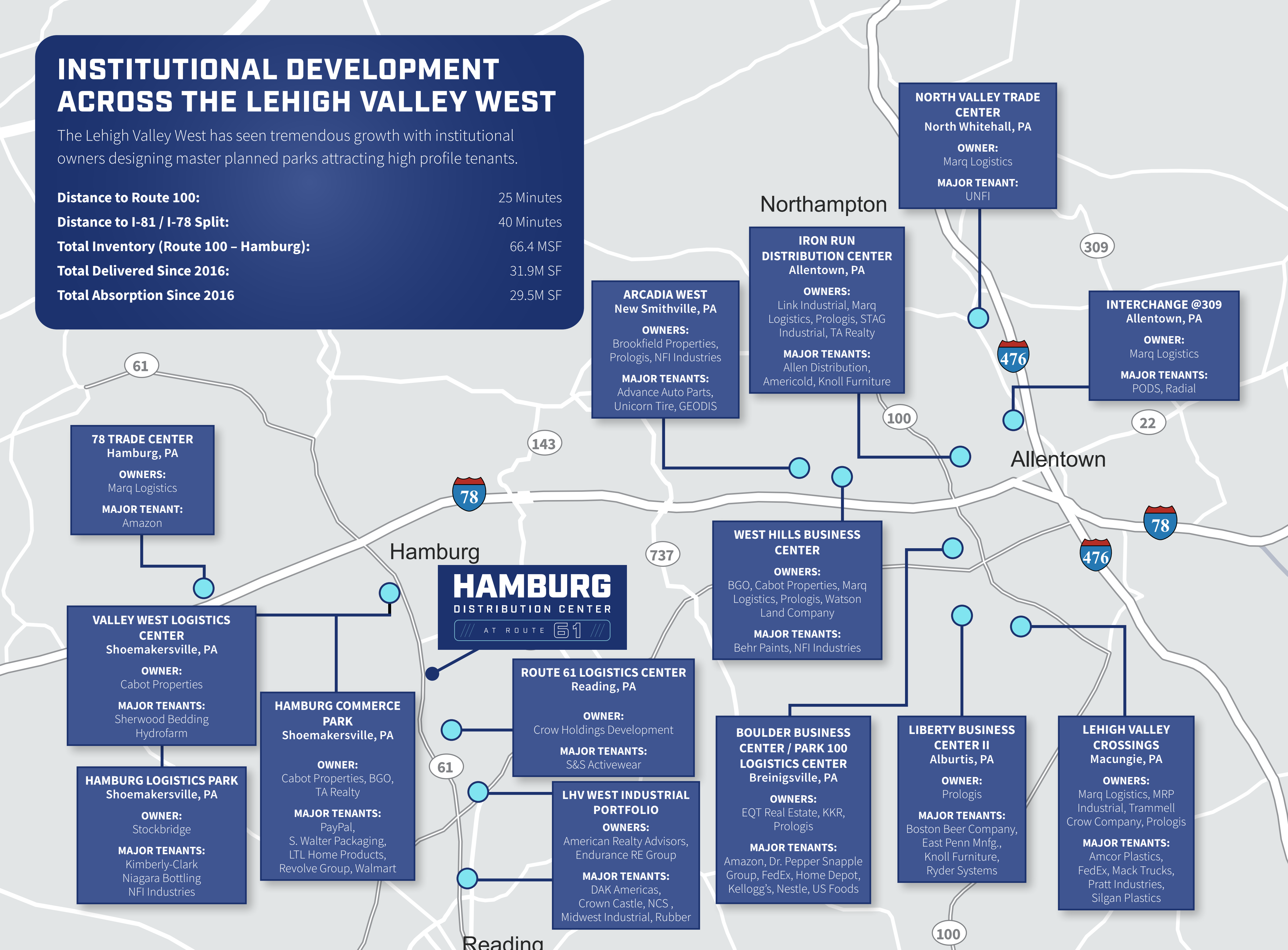
SHOVEL READY DEVELOPMENT SITE

ENTITLEMENTS & APPROVALS	DATE COMPLETED
Geotechnical	March 2022
Environmental	February 2021
Stormwater & Sewer Plan	March 2021
Preliminary Site Plan Approval	December 2021
Wetlands Delineation	December 2020
PennDOT	March 2024
NPDES	February 2024

INSTITUTIONAL DEVELOPMENT ACROSS THE LEHIGH VALLEY WEST

The Lehigh Valley West has seen tremendous growth with institutional owners designing master planned parks attracting high profile tenants.

Distance to Route 100:	25 Minutes
Distance to I-81 / I-78 Split:	40 Minutes
Total Inventory (Route 100 – Hamburg):	66.4 MSF
Total Delivered Since 2016:	31.9M SF
Total Absorption Since 2016	29.5M SF



THE EVOLUTION OF THE ROUTE 61 CORRIDOR

The Hamburg Distribution Center at Route 61 offers an investor the opportunity to develop best in class industrial product within one of the fastest growing corridors in the Lehigh Valley. **Since 2020, over 5.9 million square feet of industrial product has been delivered, and 6.4 million square feet has been absorbed**.

#	Building	Year Built	Building Size (SF)	Tenant(s)	Owner
1	29 Ludwig Court	2022	1,240,013	Walmart	Walmart
2	323 Logistics Drive	2022	310,238	ArchPoint Group; REVOLVE	BGO
3	336 Logistics Drive	2020	149,632	S. Walter Packaging; LTL	TA Realty
4	201 Zions Church Road	2024	91,155	PayPal	Cabot
5	311 Logistics Drive	2020	324,000	NFI	Stockbridge
6	211 Logistics Drive	2019	1,240,000	Kimberly-Clark	Stockbridge
7	111 Logistics Drive	2018	336,000	niagara	Stockbridge
8	1510 Main Street	2019	505,031	Sherwood Bedding; Hydrofarm	Cabot
9	Maidencreek Logistics Center	2026	960,000	EastPenn	Wolfson Group Incorporated
10	Route 61 Logistics Center	2023	652,080	S&S Activewear	Crow Holdings
11	5470 Allentown Pike- Building A	2021	160,212	Crown Castle	Endurance
12	5480 Allentown Pike- Building B	2020	167,440	National Coatings; MIR	Endurance
13	4030 Pottsville Pike- Berks 61	2020	270,000	carbonLITE	Endurance
	TOTAL		**6,405,801**		

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