

EAST PARK | 309

LEHIGH VALLEY INDUSTRIAL MARKET • 901 HELLER ROAD • QUAKERTOWN, PA

UNDER CONSTRUCTION

208,980 SF (270' X 774') | 36' CLEAR HEIGHT
(DIVISIBLE)

Q1 2026
DELIVERY



1.5 Miles
From Route 309
& 6 miles from I-476



30 Million
People within a
2-hour Drive



Class A
Industrial
Building Design

SITE PLAN & OUTLINE SPEC

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ZONING	PI – PLANNED INDUSTRIAL
COLUMN BAY SPACING	50' X 52' TYPICAL BAYS, 60' X 52' LOADING BAYS
CAR PARKING	212 AUTO STALLS (10' X 18')
TRAILER PARKING	70 TRAILER STALLS (12' X 55')
TRUCK COURT	185' SINGLE DEEP, 60' APRON, 70' DRIVE (15' DOLLY PAD)
DOCK DOORS	<ul style="list-style-type: none"> DOCK POSITIONS – 46 OVERHEAD DOORS (9' X 10') WITH Z-GUARDS AND BUMPERS, INCLUDING 32 OVERHEAD DOORS EQUIPPED, EACH HAVING CONVENIENCE POWER, COMBO FAN/LIGHT FIXTURES, WEATHER SEALS & 40,000 LB. MECHANICAL LEVERS DOCK RAMPS – 2 OVERHEAD DOORS (12' X14')
OFFICE	1,875 SF SPECULATIVE OFFICE, 2 STOREFRONT ENTRANCES FOR EASY DEMISING
SLAB DESIGN	7" THICK 4,000 PSI STRATEGICALLY REINFORCED, AVERAGE FF/FL OF 60/40, ASHFORD SEALER
HVAC	3 CAMBRIDGE UNIT HEATERS, 3 ROOF MOUNTED EXHAUST FANS, 6 MOTORIZED WALL LOUVERS TO ACHIEVE 1 AIR CHANGE PER HOUR SUMMER VENTILATION
LIGHTING	WAREHOUSE VIA HI-BAY LED FIXTURES WITH MOTION SENSORS, 120 FIXTURES TOTAL, INCLUDE 4EA FIXTURES PER SPEED BAYS AND 1EA PER TYPICAL BAY
ELECTRICAL SERVICE	4,000 AMP, 480/277 VOLT, 3 PHASE, 4-WIRE
FIRE PROTECTION	ESFR SPRINKLER SYSTEM, PROTECT FOR 36 FT. CLEAR HEIGHT OF CLASS I-IV COMMODITIES ENCAPSULATED OR UNENCAPSULATED GROUP A AND B PLASTICS STORAGE IN THE BUILDING

LOCATION OVERVIEW

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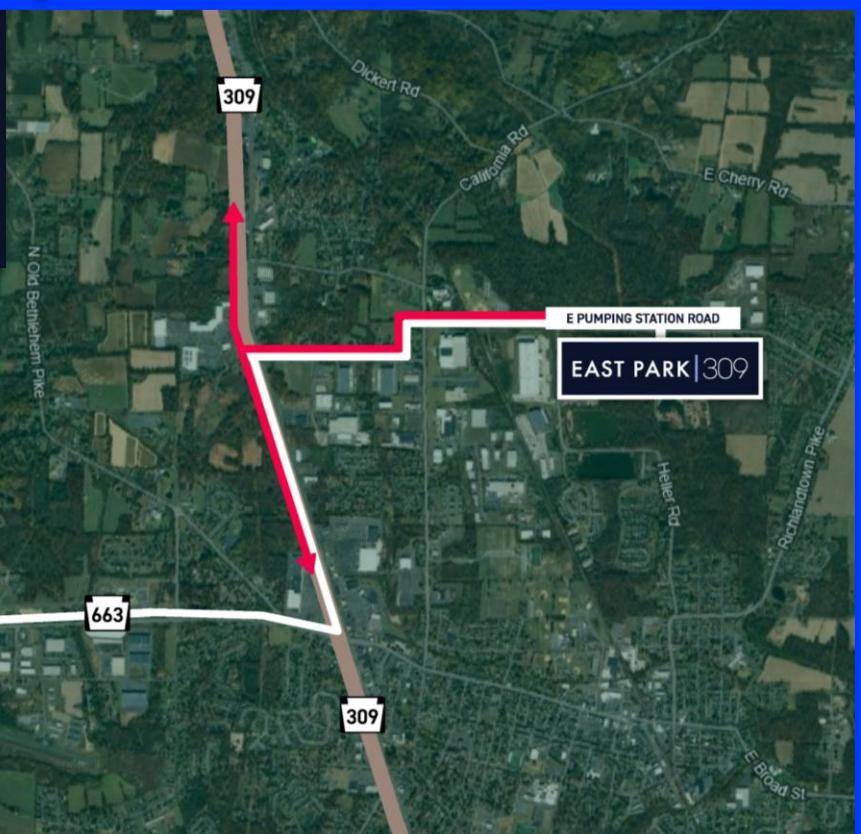
1.5 miles



6 miles

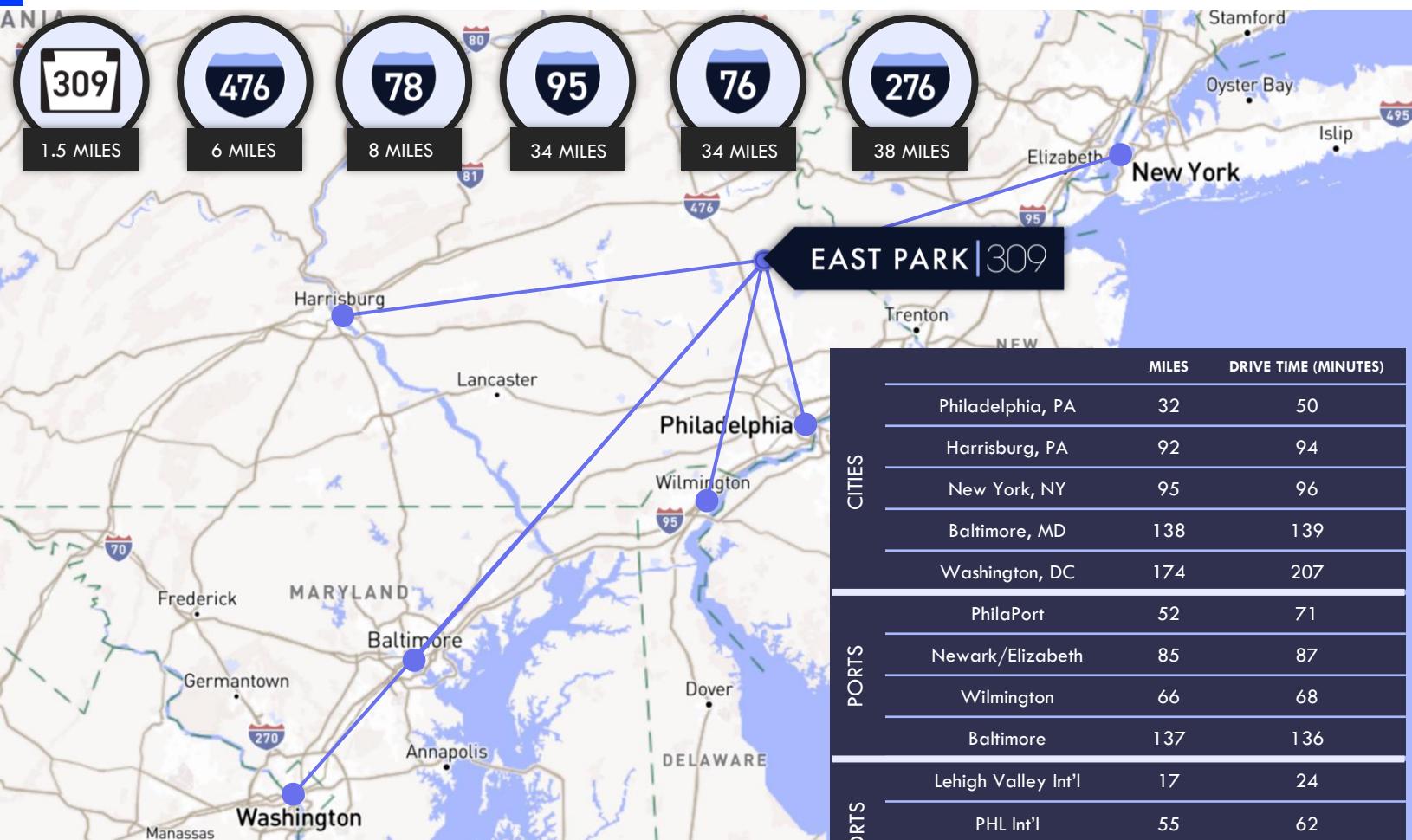


8 miles



REGIONAL REACH

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OWNERSHIP GROUP

CROW HOLDINGS CAPITAL

Crow Holdings is a leading real estate investment and development firm founded in 1948 and based in Dallas, Texas. With 18 offices across the U.S., Crow Holdings' local, on-the-ground presence amplifies its hands-on capabilities across a broad range of investment strategies, product types, and ventures in partnership with institutional investors. Crow Holdings has \$32 billion in assets under management, one of the largest multifamily and industrial development platforms in the nation, investments across the energy sector including solar and battery storage projects, and a broad, diversified investment portfolio, pursuing compelling investment opportunities to capitalize on evolving, secular growth potential. For over 75 years, Crow Holdings' success has been rooted in its founding principles of partnership, collaboration, and alignment of interests, and the company continues its legacy of looking forward.

MRP | INDUSTRIAL

MRP Industrial, an affiliate of MRP Realty, specializes in the acquisition, development, financing and leasing of modern distribution and fulfillment centers. MRP Industrial focuses on strategic investment in core industrial markets and high growth potential submarkets across the Northeastern United States. Since 2013, the company has completed and is under construction with 59 buildings totaling over 32 million square feet of Class A industrial distribution facilities. In addition, the company maintains a pipeline of 800 acres with the ability to build 7.7 million square feet of potential new development opportunities.

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