

EAGLE POINT

LOGISTICS CENTER

SOUTH ANNVILLE, PA



LERTA APPROVED

±659,749 SF (Expandable to ±856,315 SF)

Available For Lease

Available For Immediate Occupancy

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LOCATION OVERVIEW



LERTA TAX ABATEMENT APPROVED providing a reduction in real estate taxes from the Municipality and School District.



STATE-OF-THE-ART, CLASS A distribution center with best-in-class specifications

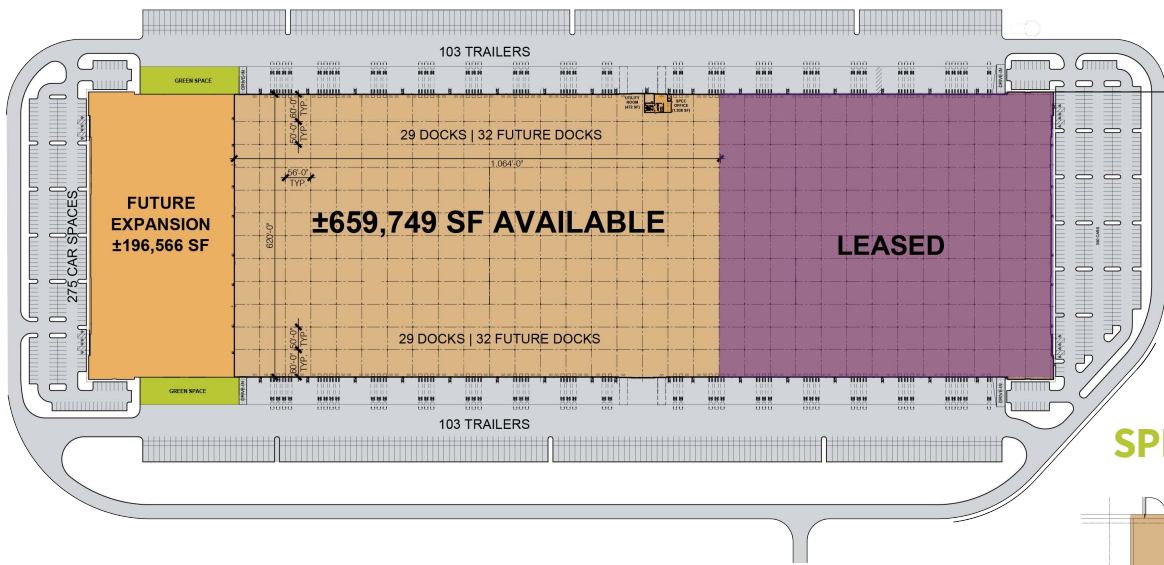


LOCATED IN THE CORE CENTRAL PA DISTRIBUTION CORRIDOR with close proximity to major interstates, several parcel and intermodal facilities, and an abundant labor pool.

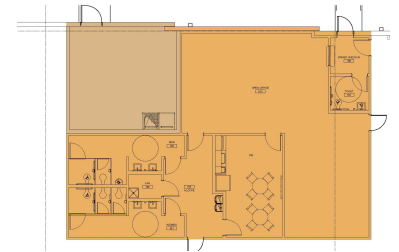


HIGHLY EXPERIENCED Established in 2012, NorthPoint Development has grown to a family of companies with an emphasis on a factory-to-front door model. Our firm differentiates itself through a strong engineering and technical focus. We employ numerous civil, geotech, electrical, and industrial engineers, as well as logistics, labor, and incentives professionals. NorthPoint has developed 149.9 Million SF for tenants such as Home Depot, Amazon, GE, Lowes, UPS, Chewy, Adidas, Dollar General, Ford and General Motors.

BUILDING PLAN & SPECS



SPEC OFFICE PLAN



Building SF: ± 1,113,178 SF (expandable)

Available SF: ± 659,749 SF (expandable)

Available Dimensions: 620' (depth) x 1,064' (width)

Spec Main Office: 1,938 SF

Year built: 2023

Car parking: ± 275 spaces

Trailer parking: ± 206 spaces

Drive in doors: 2 doors (12' x 16')

Column spacing: 50' x 56' w/ 60' speed bays

Clear height: 40' clear

Dock doors: 58 dock doors; expandable to 122 dock doors

Construction: Tilt Up Concrete

Floor slab: 7" non-reinforced concrete; 4,000 PSI

Truck court: 185'

Loading configuration: Cross-dock loading

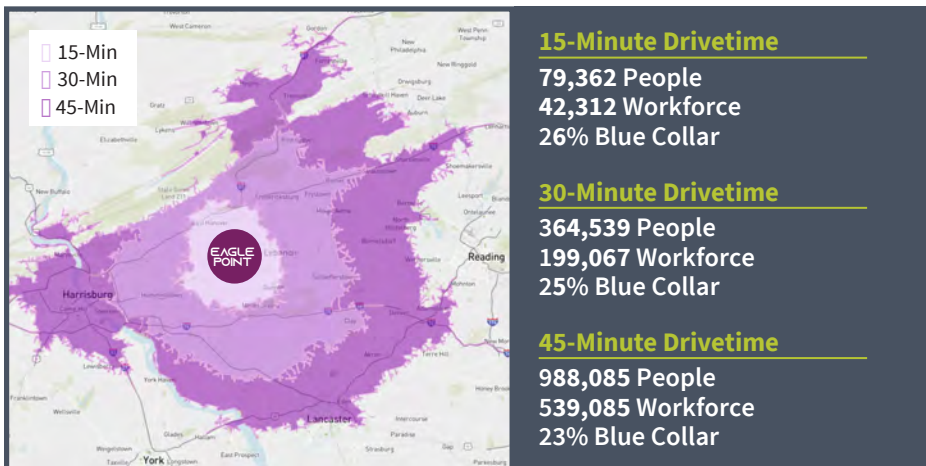
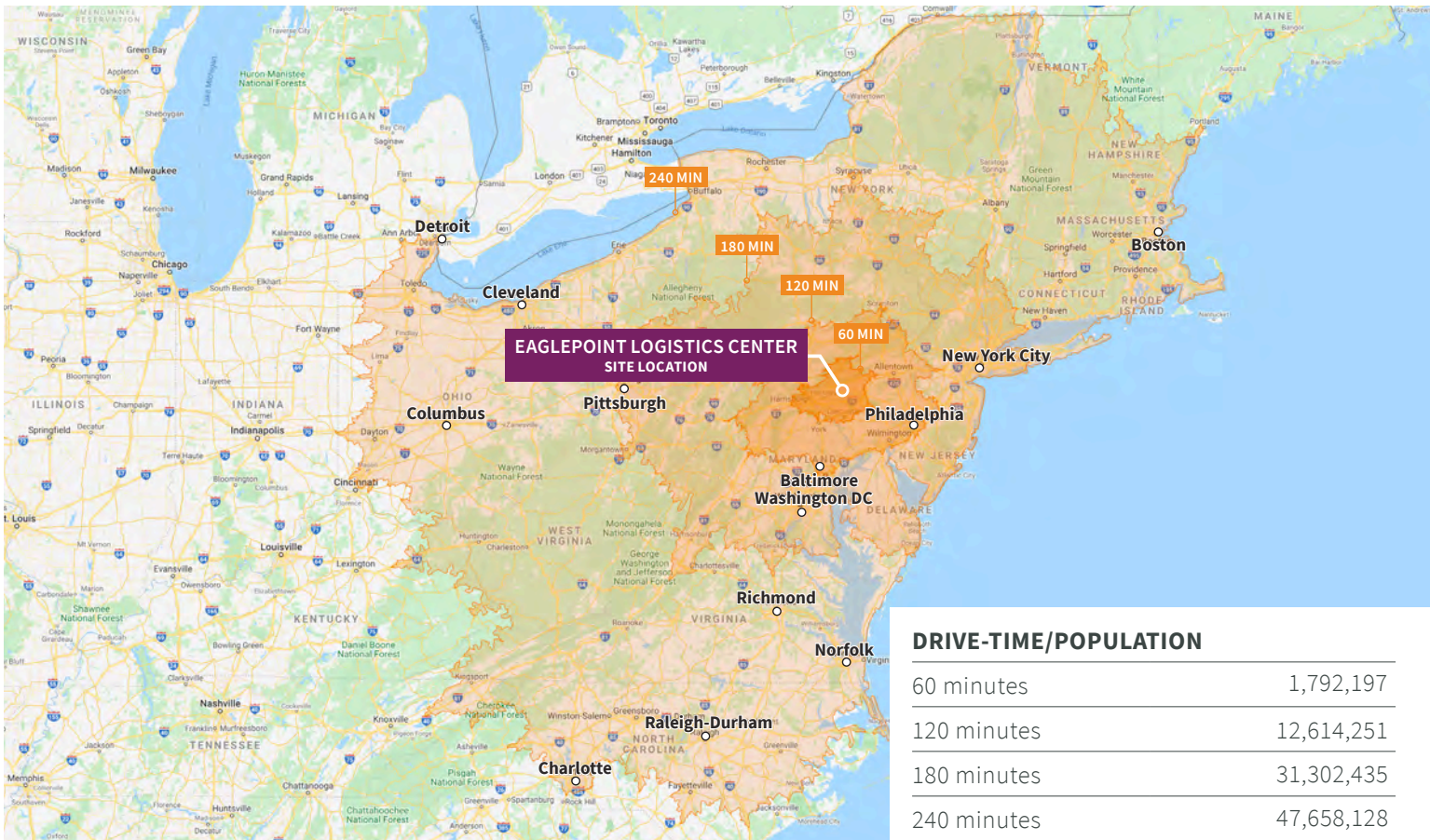
Lighting: LED fixtures @ 30 FC on motion sensors

Electrical service: Building equipped with two (2)-3,000 amp switch gears serviced by two (2) 2,500 kva transformers

Sprinkler system: ESFR system

HVAC: Rooftop mounted Cambridge hot air rotation units

REGIONAL ACCESS



I-81	7.0 Miles / 10 Mins
I-76	10.4 Miles / 15 Mins
I-78	11.0 Miles / 15 Mins
I-83	15.5 Miles / 25 Mins
Philadelphia	88 Miles / 85 Mins
Baltimore	95 Miles / 100 Mins
Washington DC	135 Miles / 140 Mins
New York City	150 Miles / 150 Mins
Pittsburgh	222 Miles / 225 Mins

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