



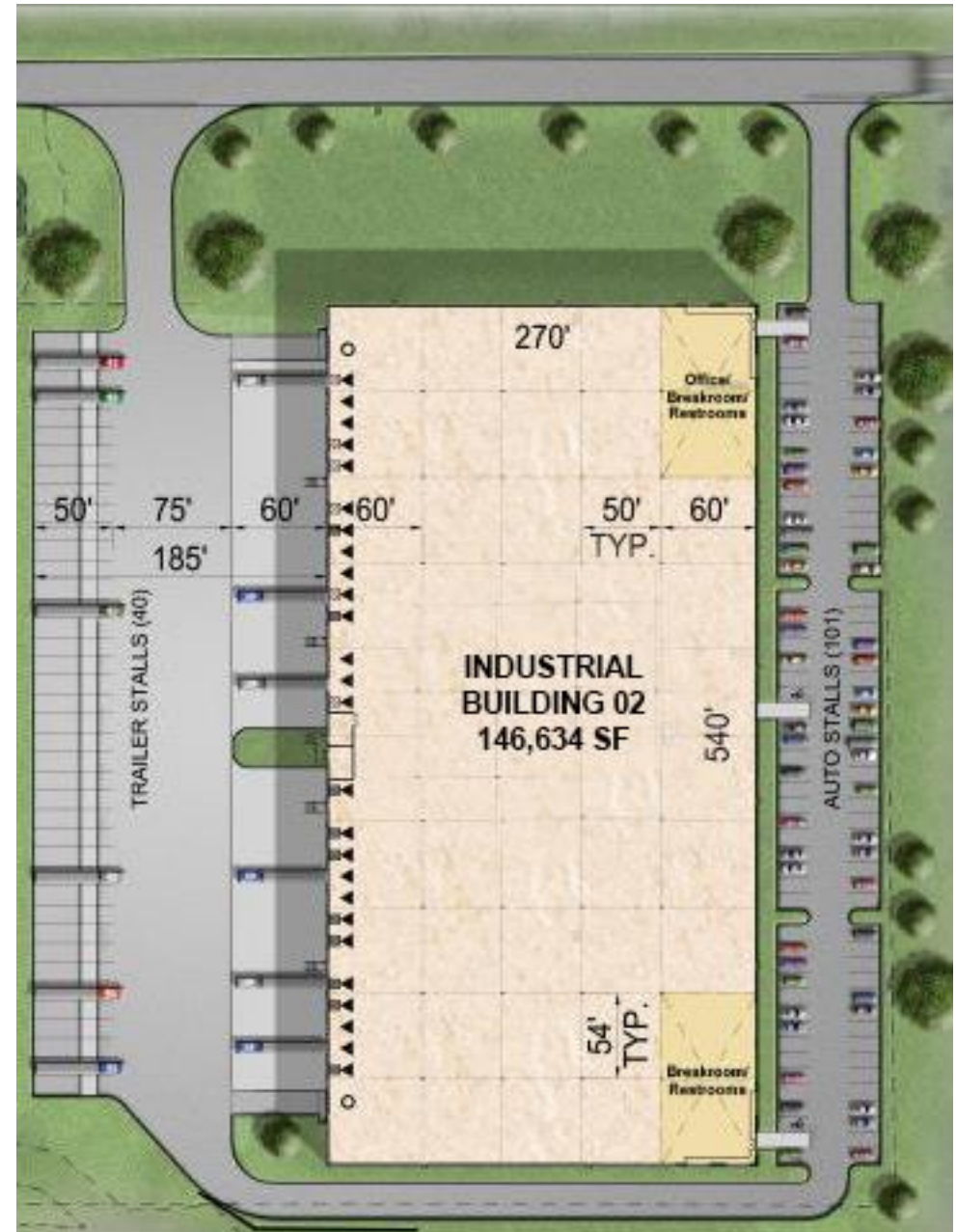
Available for Lease

110 W Pumping Station Road, Quakertown, PA

±146,634 SF available immediately (divisible)

Site Plan & Building Specifications

BUILDING SIZE	146,634 SF (Divisible 50,000 SF - 146,634 SF)
DIMENSIONS	540' x 270'
BUILD DATE	2019
CEILING HEIGHT	32'
DOCK DOORS	26 (9' x 10') fully equipped with mechanical levelers, seals, bumpers, locks, and lights
DRIVE-IN DOORS	2 (12' x 14')
COLUMN SPACING	50' x 54' typical with a 60' speed bay
POWER	3,000 amps, 480/277 volt, 3-phase service
FIRE PROTECTION	ESFR sprinkler
TRUCK COURT	185' – fully secured with electric gate and guard house
CAR PARKING SPACES	101 stalls
TRAILER PARKING SPACES	40 stalls
LIGHTING	Motion-sensored LED lighting
WAREHOUSE AIR CIRCULATION	3 HVLS fans



Allentown

145

78

309

Hellertown

Coopersburg

Quakertown

Drive Times
 Allentown - 25 minutes
 King of Prussia - 47 minutes
 Philadelphia - 50 minutes

AMAZON **UNITED STATES COLD STORAGE**
certainteed **rrd**
Lonza **AVERY DENNISON**
Raymour & Flanigan
 FURNITURE | MATTRESSES

Nearby Industrial Occupiers

Nearby Amenities
Wawa **Chick-fil-A**
BJ's **Walmart**
DUNKIN' **STARBUCKS**
honeygrow **CHIPOTLE**
McDonald's **Wendy's**

11 minutes to I-78

8 minutes to I-476

110 W Pumping Station Road

INDUSTRIAL BUILDING 02
 168,334 SF
 50' TYP.
 210'

Total Population
678,240

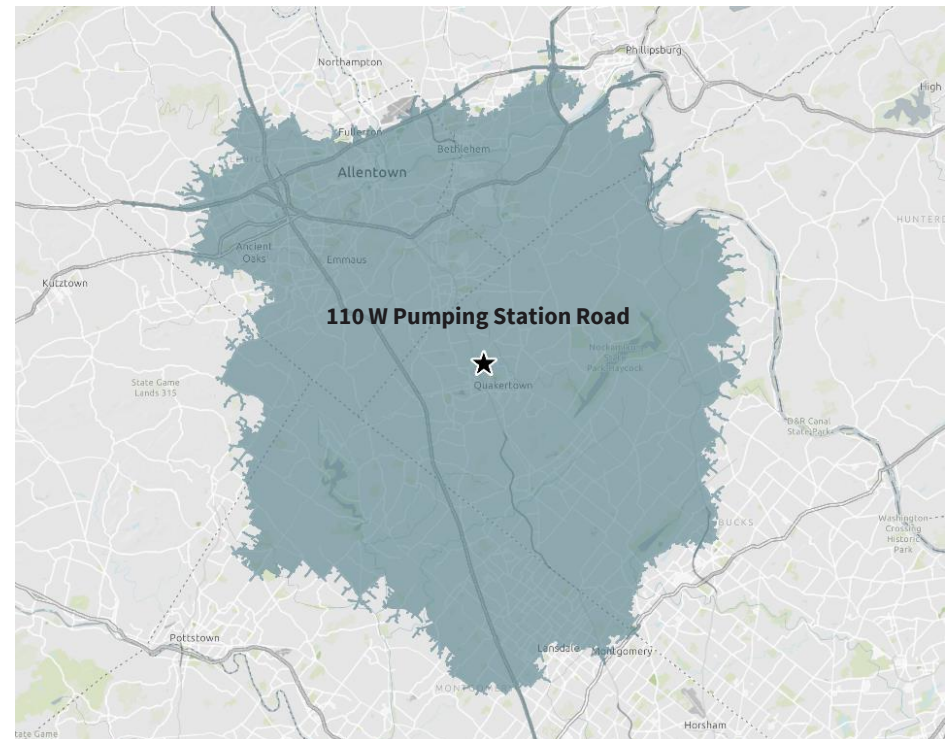
Total Labor Force
369,175

Blue Collar %
23%

1
Minute to **309**

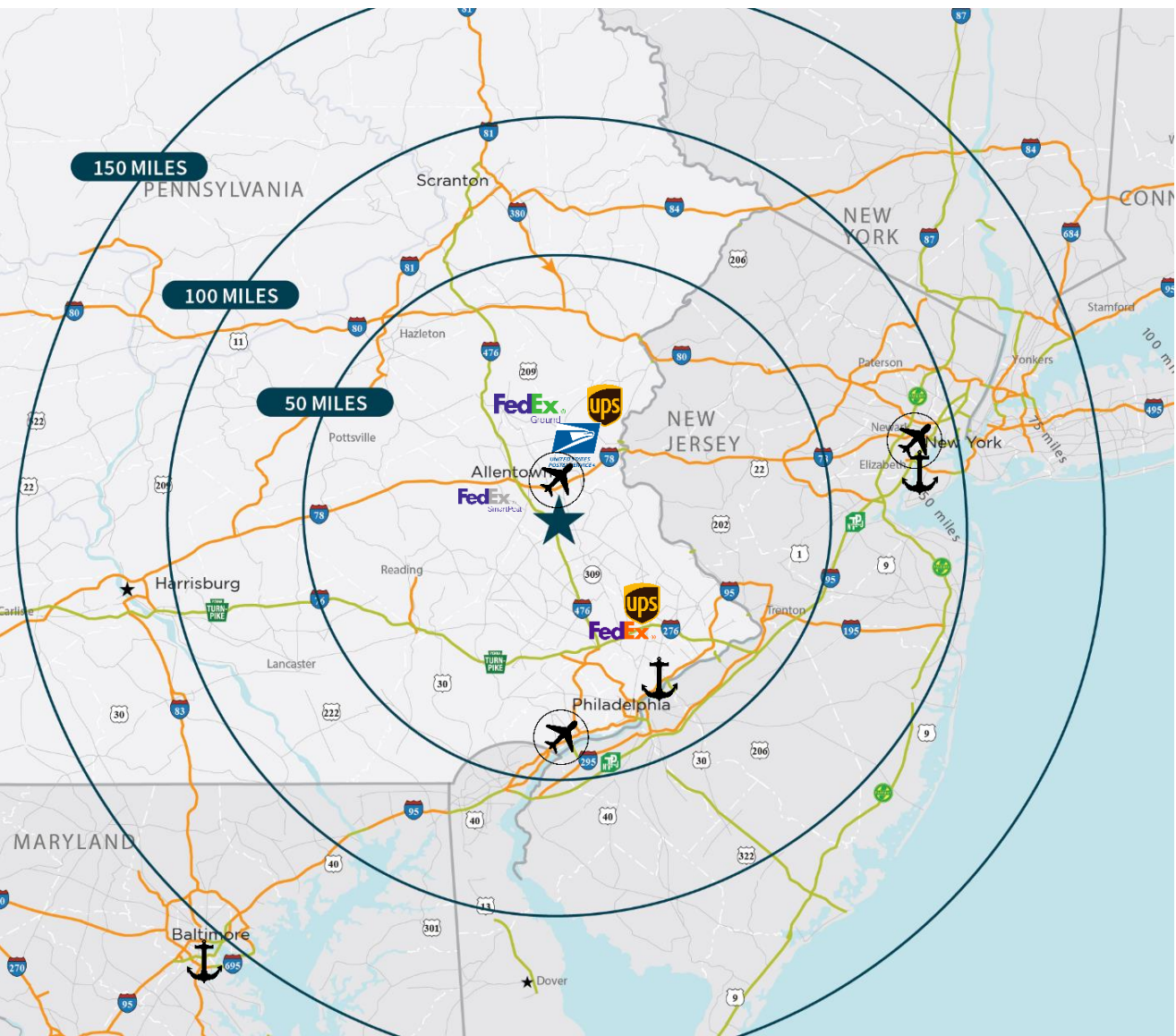
8
Minutes to **476**

11
Minutes to **78**



Dalfen
INDUSTRIAL

Regional Overview



Distances to Cities

	Distance (mi)	Drive Time (min/hrs)
Philadelphia, PA	47	50 min.
New York City, NY	94	1 hr. 30 min.
Baltimore, MD	133	2 hr. 10 min.
Washington, DC	172	3 hr. 2 min.
Boston, MA	315	5 hr. 3 min.

Distances to Intermodal

Norfolk Southern Bethlehem	47	50 min.
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Distances to Ports & Airports

Lehigh Valley Intl Airport	17	28 min.
PhilaPort	52	59 min.
Philadelphia Intl Airport	54	57 min.
Newark Liberty Intl Airport	84	1 hr. 20 min.
Port of NJ/NY	93	1 hr. 25 min.
Port of Baltimore	137	2 hr. 10 min.

Distances to Parcel

USPS Allentown	17	24 min.
FedEx Ground Northampton	19	30 min.
FedEx SmartPost	21	26 min.
UPS Hub Easton	26	30 min.
UPS Horsham	26	40 min.
FedEx Fort Washington	27	35 min.



Contact

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