

Prologis Lehigh Valley East

1380 JACOBSBURG ROAD | WIND GAP, PA



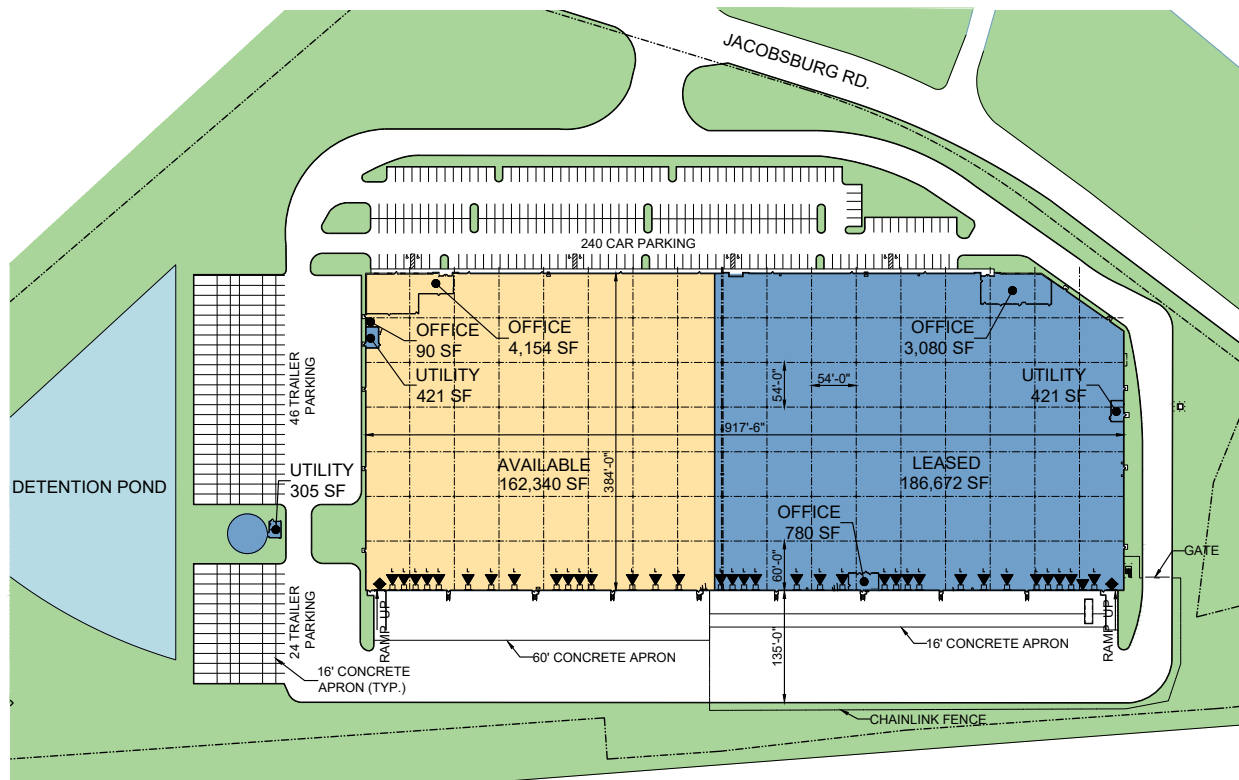
162,340 SF



162,340 SF Available

Location

- Located in the heart of the Lehigh Valley PA market at the Wind Gap/Bath Exit of Route 33
- Close proximity to major transportation arteries: I-78, I-80, Route 33 & Route 22
- Within 10 minute of UPS's Lehigh Valley hub & 25 minutes of FedEx's largest hub in the US
- 90-minute drive time to NYC & Ports of NJ

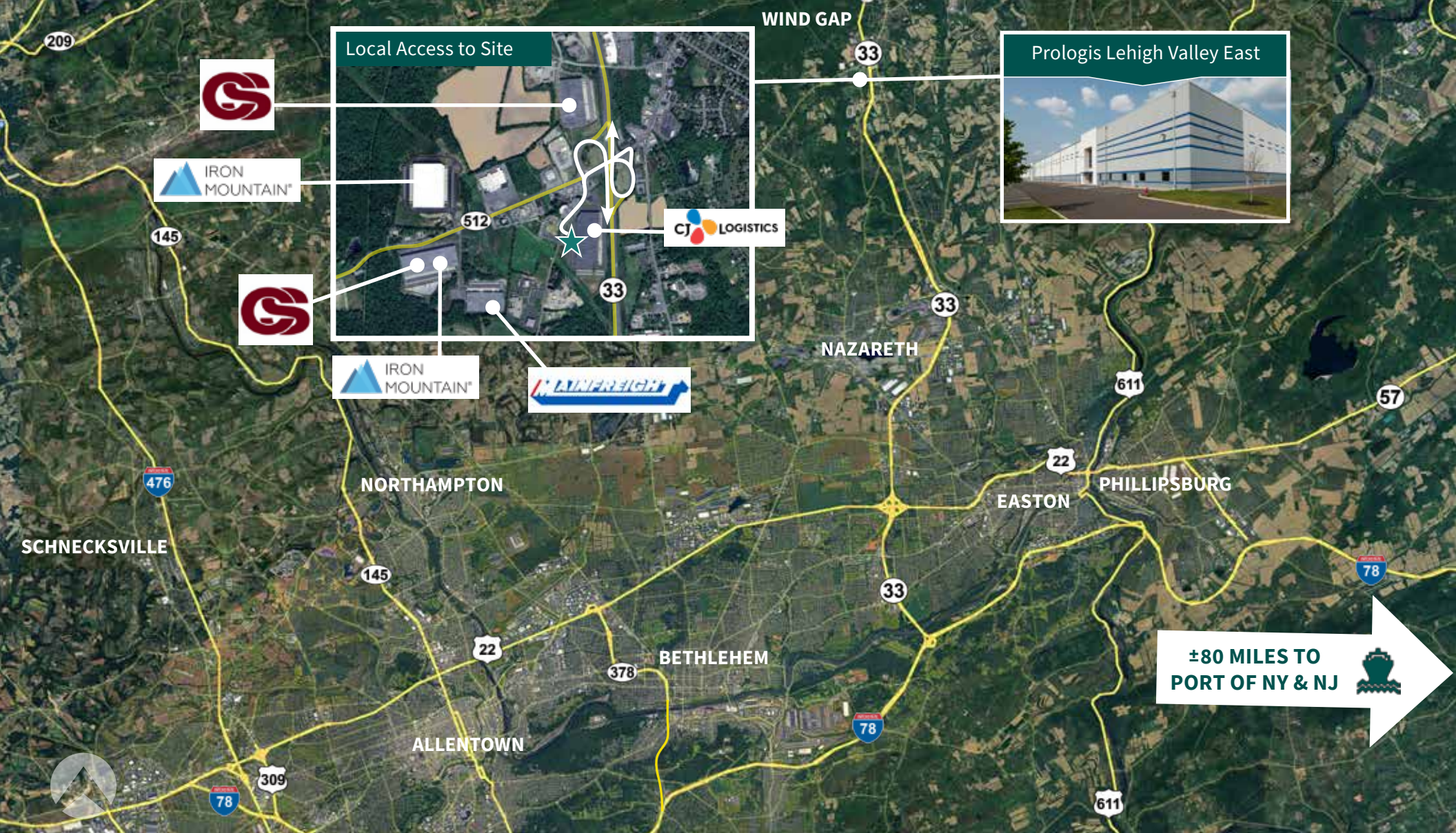


- ▼ Dock position
- ▲ Dock position w/ leveler
- ◆ Drive-in door

- Available
- Leased
- Land
- Water

Building Specifications

- 349,012 SF total building size
- 162,340 SF available
- Built in 2018
- 4,154 SF existing main office
- 38'1" clear height at bottom of steel at first bay
- (15) 9' x 10' fully equipped loading doors; expandable to 25
- (1) 12' x 14' drive-in door
- 54' x 54' column spacing
- 240 auto parking spaces
- 70 trailer parking lot spaces
- 135' truck court with 60' concrete aprons
- Single-side load configuration
- 1,200 amps, 277/480 volt, 3-phase electrical service
- LED warehouse lighting
- ESFR sprinkler system with K-25 heads



Demographics



Total Population



Total Labor Force



Blue Collar %

30 MINUTES

548,688

287,864

24%

Distances

MAJOR CITIES ACCESS

	MILES	MINUTES
1 Philadelphia, PA	84 miles	1 hr 25 min.
2 New York, NY	91 miles	1 hr 35 min.
3 Baltimore, MD	174 miles	2 hr 40 min.
4 Washington, DC	208 miles	3 hr 20 min.
5 Boston, MA	303 miles	4 hr 30 min.

INTERMODAL ACCESS

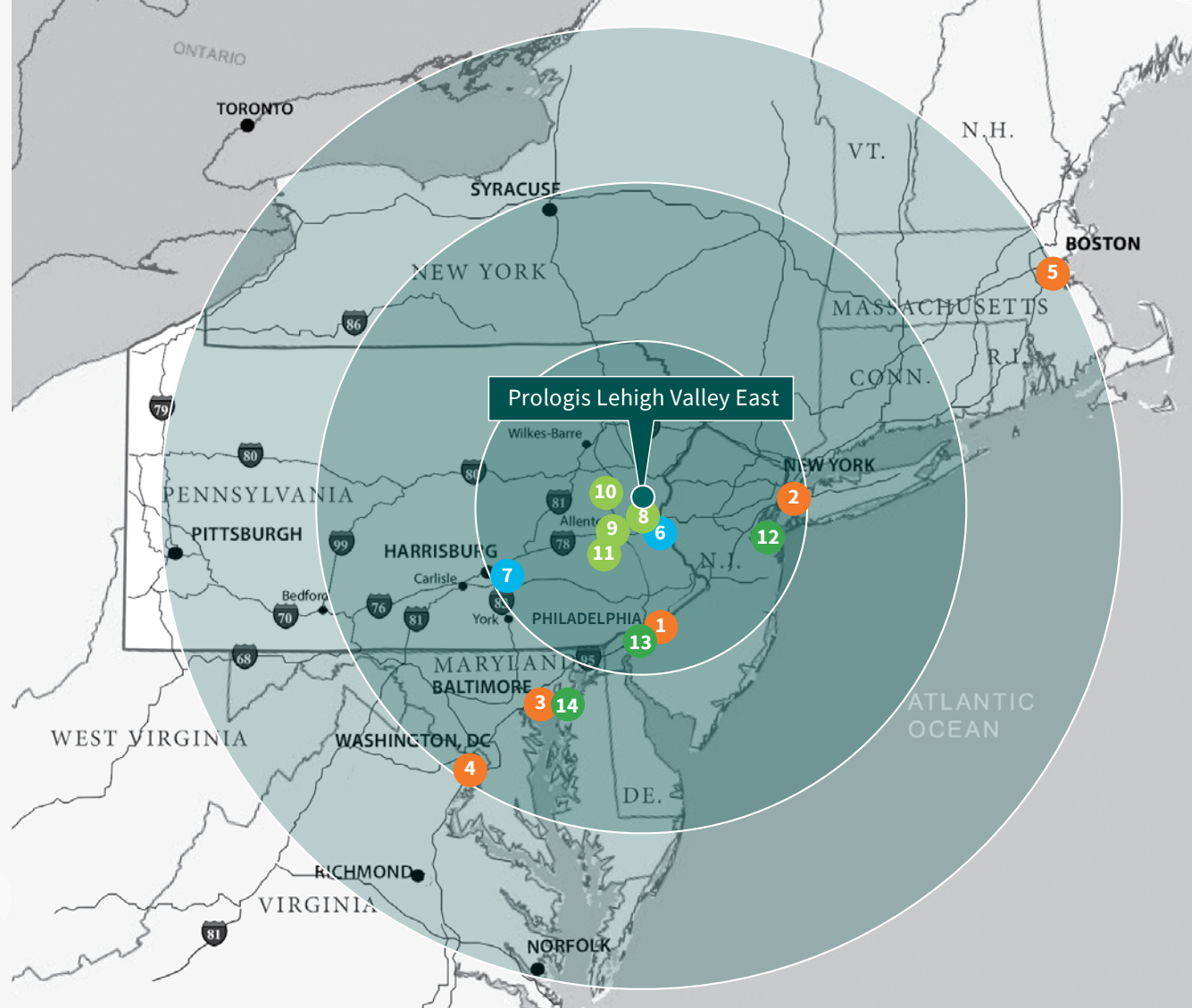
	MILES	MINUTES
6 Norfolk Southern Bethlehem	21 miles	22 min.
7 Norfolk Southern Rutherford	105 miles	1hr 40 min.

PARCEL ACCESS

	MILES	MINUTES
8 UPS Easton	8 miles	12 min.
9 USPS Hub	15 miles	16 min.
10 FedEx Ground Hub	22 miles	25 min.
11 FedEx SmartPost Breinigsville	38 miles	40 min.

PORT ACCESS

	MILES	MINUTES
12 Port of NY/NJ	81 miles	1 hr 20 min.
13 PhilaPort	89 miles	1 hr 30 min.
14 Port of Baltimore	174 miles	2 hr 40 min.



550 E Swedesford Road
Suite 260
Wayne, PA 19087

Kevin Lammers
+1 856 448 3226
kevin.lammers@jll.com

Maria Ratzlaff
+1 717 791 2210
maria.ratzlaff@jll.com



Bill Mehl
+1 610 530 2866
wmehl@prologis.com

Prologis
400 Boulder Drive, Suite 200
Brenigsville, PA 18031

Prologis Headquarters
Pier 1, Bay 1
San Francisco, CA 94111
Main: +1 415 394 9000
info@prologis.com
www.prologis.com
Twitter: @Prologis

About Prologis

Prologis, Inc., is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. Prologis leases modern logistics facilities to a diverse base of approximately 6,500 customers principally across two major categories: business-to-business and retail/online fulfillment. Prologis owns or has investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.3 billion square feet (120 million square meters) in 20 countries, as of March 31, 2025.