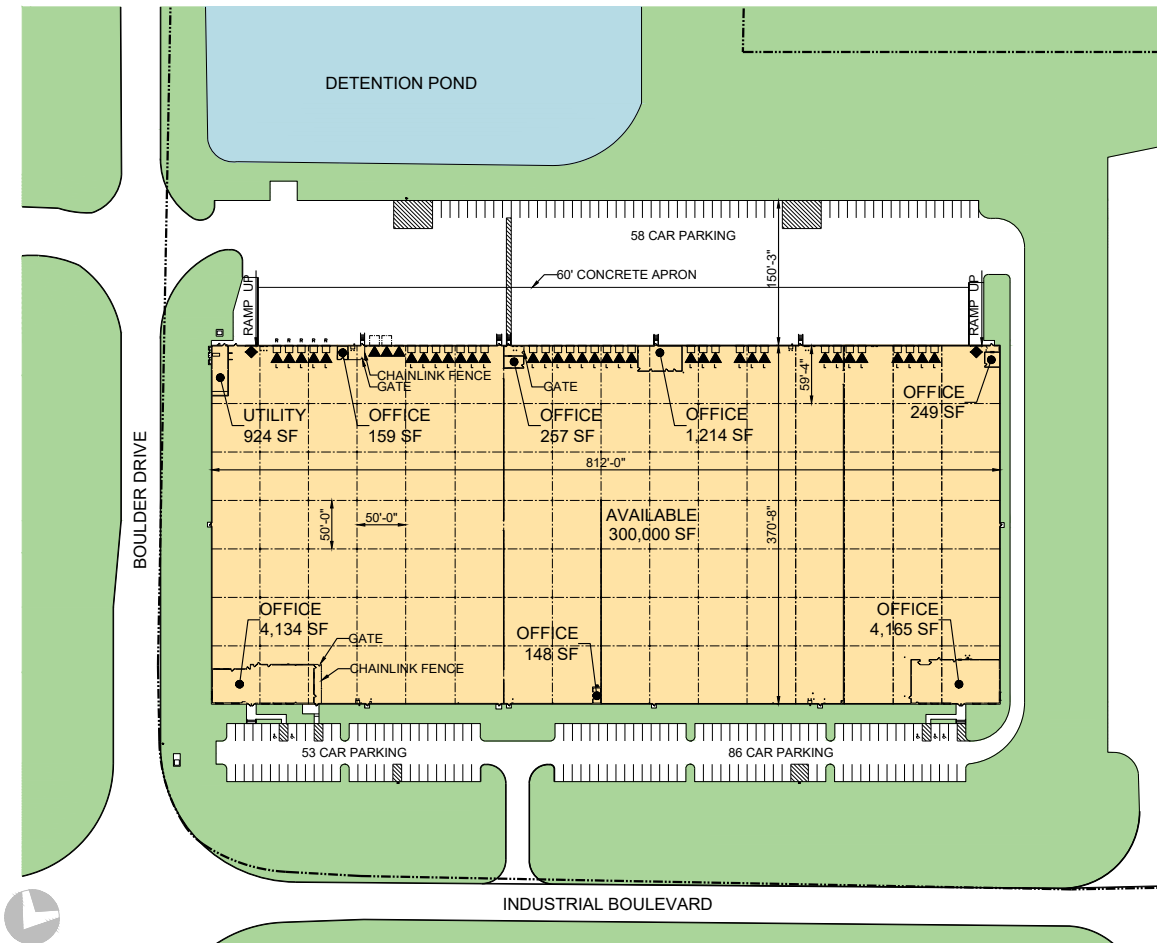




8150 INDUSTRIAL BOULEVARD | BREINIGSVILLE, PA
Prologis Lehigh Valley West



300,000 SF Available



- Available
- Dock door
- Dock position w/ leveler
- Drive-in door

Building Specifications

- 300,000 SF Available
- 35'9" minimum clear height
- 50' x 50' column spacing
- 4,134 SF existing main office in NE corner
- 4,165 SF existing main office in NW corner
- 1,214 SF shipping/receiving office
- (38) 9' x 10' fully equipped dock-high doors
- (2) 12' x 14' drive-in doors
- 197 car parking spaces
- 150' truck court with 60' concrete apron
- 3,000 amp, 277/480-volt, 3-phase electric service
- ESFR sprinkler system

Advantages & Amenities

- Class A facility positioned on the highly desired Route 100 Corridor
- Unparalleled access to major transportation routes: I-78, I-476, Route 22
- Public transportation stop at employee entrance



Demographics



Total Population



Total Labor Force



Blue Collar %

10 MINUTES

45,505

25,312

14%

20 MINUTES

280,415

148,568

26%

30 MINUTES

623,723

332,163

25%

Distances

MAJOR CITIES ACCESS

| | MILES | MINUTES |
|--------------------|-----------|--------------|
| 1 Philadelphia, PA | 60 miles | 1 hr. |
| 2 New York, NY | 97 miles | 1 hr 30 min. |
| 3 Baltimore, MD | 155 miles | 2 hr 20 min. |
| 4 Washington, DC | 195 miles | 3 hr. |
| 5 Boston, MA | 310 miles | 4 hr 50 min. |

INTERMODAL ACCESS

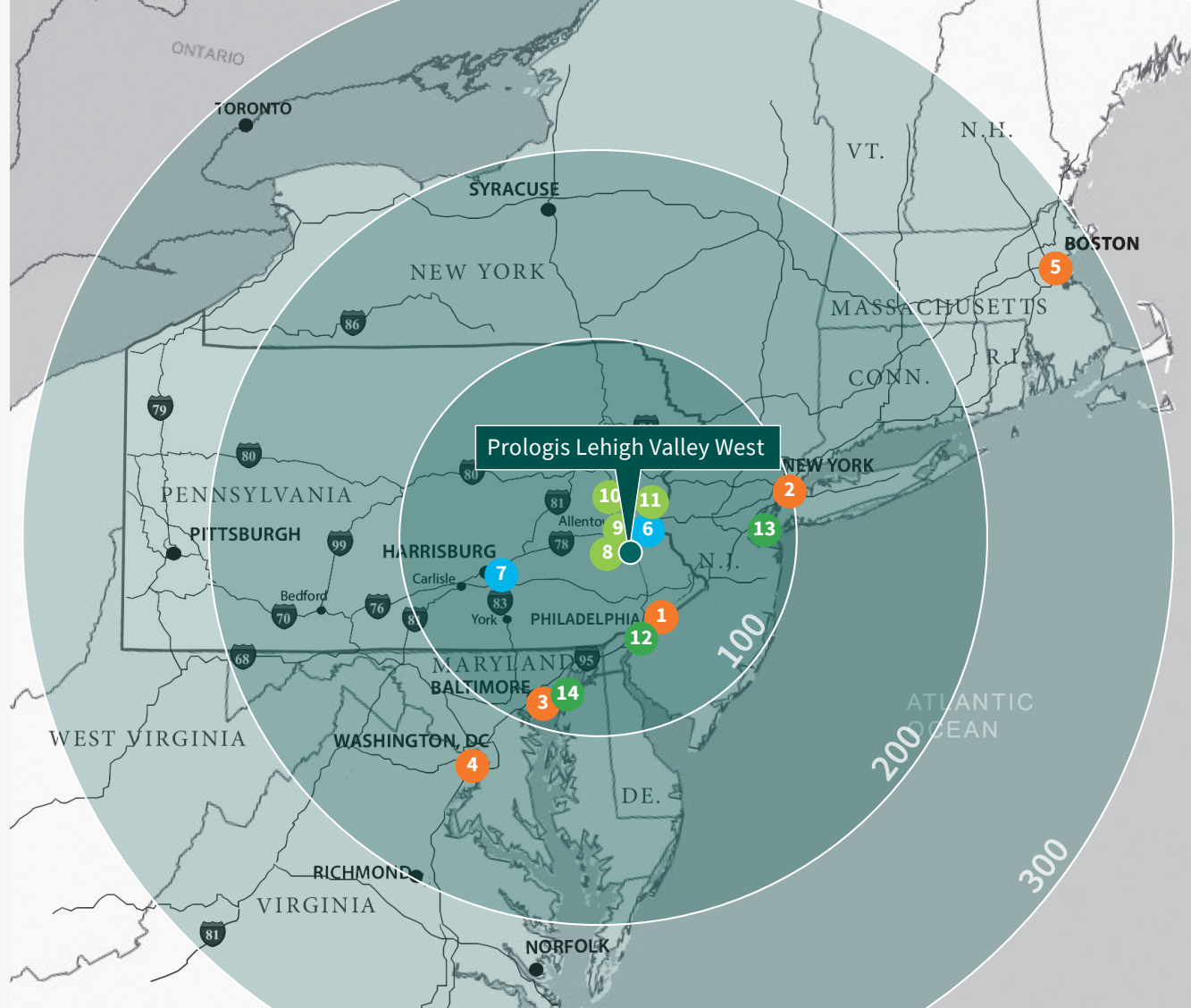
| | | |
|-------------------------------|----------|-------------|
| 6 Norfolk Southern Bethlehem | 18 miles | 22 min. |
| 7 Norfolk Southern Rutherford | 76 miles | 1hr 15 min. |

PARCEL ACCESS

| | | |
|--------------------------------|----------|---------|
| 8 Fedex SmartPost Brenigsville | 1 mile | 4 min. |
| 9 USPS Hub | 17 miles | 22 min. |
| 10 FedEx Ground Hub | 17 miles | 24 min. |
| 11 UPS Easton | 27 miles | 30 min. |

PORT ACCESS

| | | |
|----------------------|-----------|--------------|
| 12 PhilaPort | 65 miles | 1 hr 5 min. |
| 13 Port Newark | 90 miles | 1 hr 30 min. |
| 14 Port of Baltimore | 155 miles | 2 hr 30 min. |



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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.