



ARES  
INDUSTRIAL  
MANAGEMENT

# 250 RADAR DRIVE

NORTHAMPTON, PA 18067

FOR LEASE | 155,138 SQ FT (Available 6/26) | Class A Distribution/Warehouse Facility



## LISTING AGENT



550 E Swedesford Road  
Suite 260  
Wayne, PA 19087

### JEFF LOCKARD

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### KEVIN LAMMERS

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### MARIA RATZLAFF

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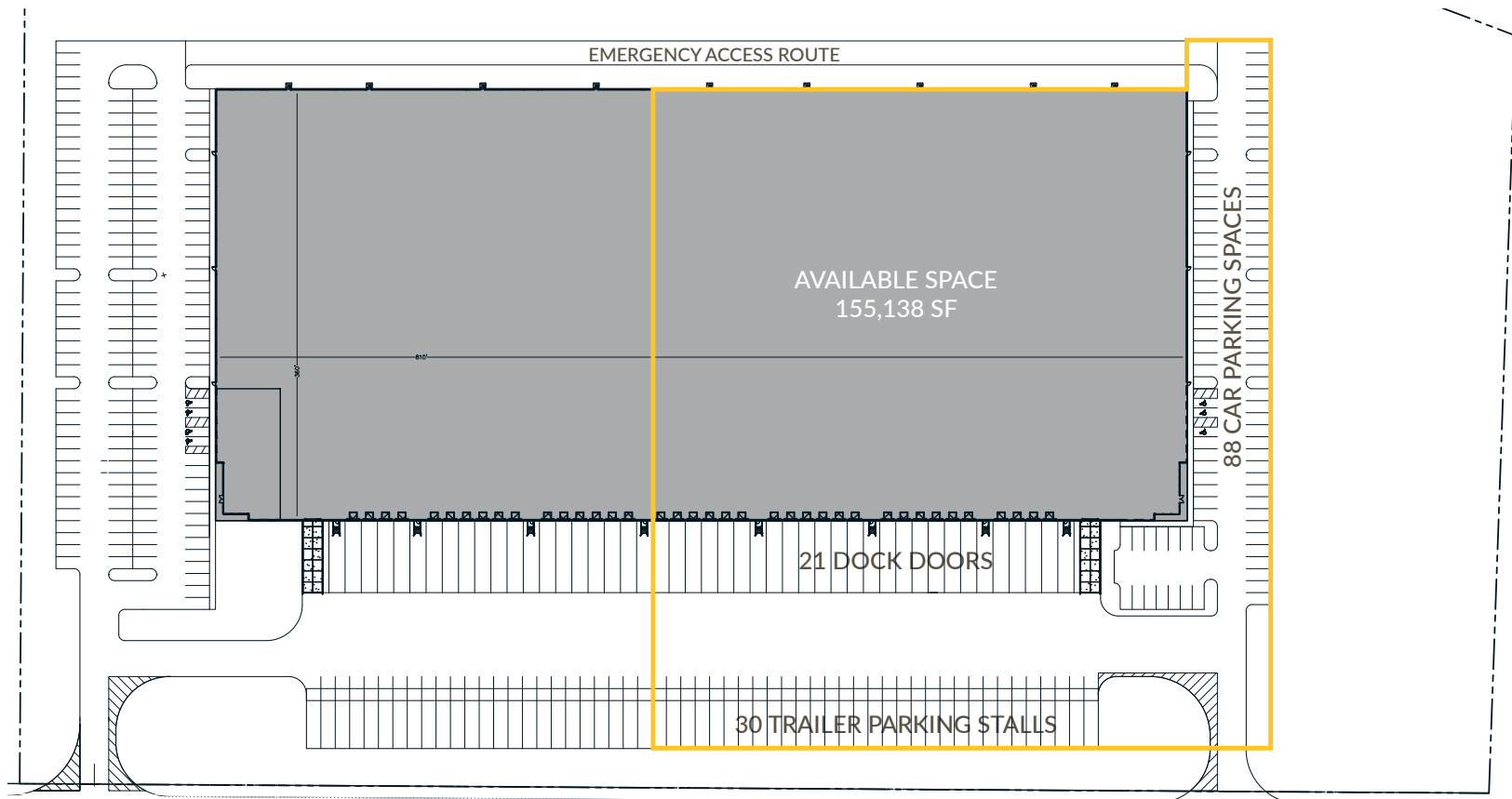
## OWNER



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# Property FEATURES

- 155,138 SF available
- ±3,500 SF main office
- 360' deep x 431' width
- Single-side loading
- 36' @ first column line
- 54' width x 50' depth typical column bay spacing
- 60' depth speed bay
- 21 (1 per 7,388 SF) dock high doors
- 1 drive-in door
- 190' truck court depth
- 30 trailer parking stalls
- 88 car parking spaces
- LED fixtures on motion sensors
- ESFR fire protection system

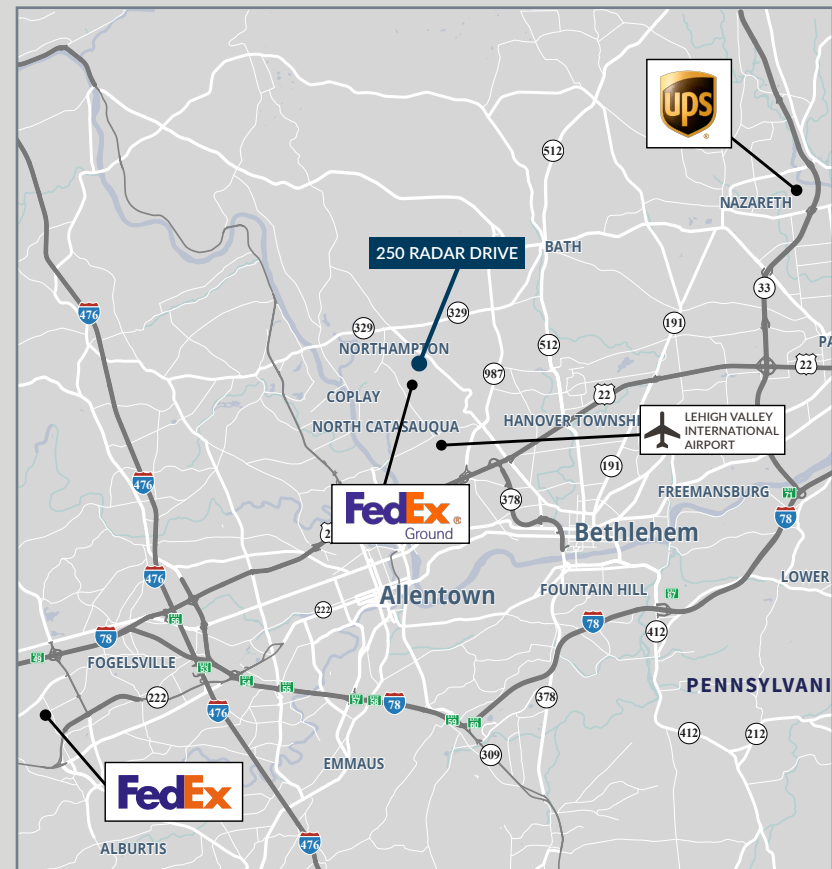


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# Location HIGHLIGHTS

- Excellent roadway infrastructure to/from Route 22
- Located in the core of the Lehigh Valley Industrial Market
- Amenity rich and one of the fastest growing areas in Pennsylvania with a large, diverse labor pool
- Adjacent to the largest FedEx Ground hub in the US

- 2 miles to Lehigh Valley International Airport with air cargo and passenger service
- 3 miles to Route 22
- Toll free access to Port Newark/Elizabeth via Interstate 78
- Within a day's drive to 1/3 of all U.S. consumers and 1/2 of all Canadian consumers



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## ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit [www.aresmgmt.com](http://www.aresmgmt.com).



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