



ARES
INDUSTRIAL
MANAGEMENT

4200 E. BRADEN BOULEVARD

EASTON, PA 18040

FOR LEASE | 475,800 SQ FT (DIVISIBLE) | 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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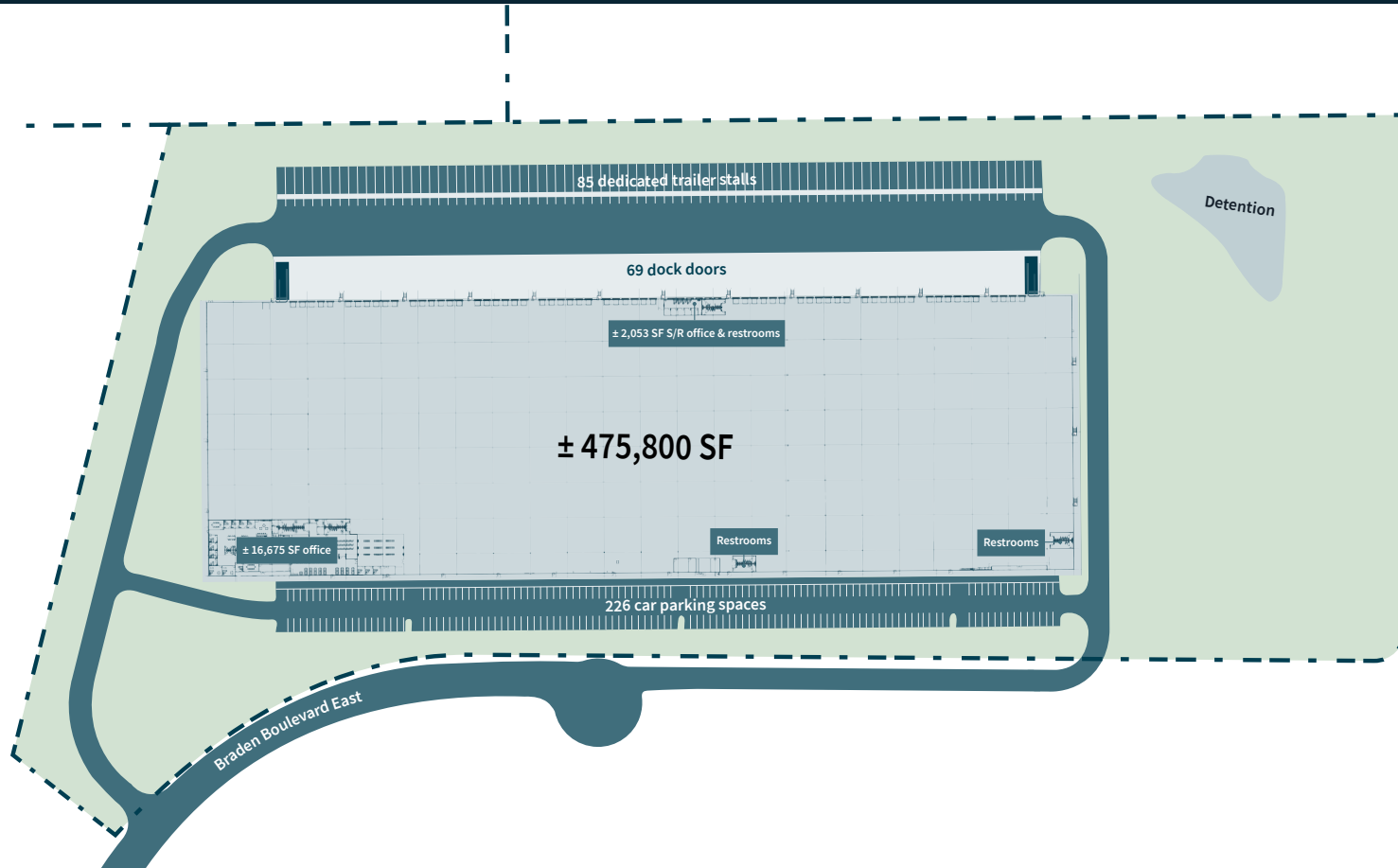
OWNER



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Property FEATURES

- 475,800 SF available ($\pm 16,675$ SF main office)
- $\pm 2,053$ SF shipping/receiving office & three (3) warehouse restroom pods
- 36' minimum clear height
- 390' depth x 1,220' width
- 50' depth x 52' width column spacing;
60' depth speed bay
- 69 (9' x 10') dock doors
- 226 car parking spaces
- 85 dedicated trailer stalls
- LED fixtures on motion sensors
- ESFR system
- Gas-fired, roof mounted heating system
- 3,000 amp, 480/277, 3-phase electrical service



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Location HIGHLIGHTS

HIGHWAY/PARCEL/INTERMODAL

- ± 3 miles / ± 7 minutes from Route 33
- ± 11 miles / ± 16 minutes from I-78
- ± 4 miles / ± 10 minutes from UPS Hub
- ± 16 miles / ± 24 minutes from USPS
- ± 17 miles / ± 23 minutes from Norfolk Southern Intermodal Yard
- ± 18 miles / ± 30 minutes from FedEx Ground Hub

DEMOGRAPHICS

- Total Population: 387,577 within 30 minutes
- Total Labor Force: 203,411 within 30 minutes
- 246,171,428 people within a one-day drive



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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.aresmgt.com.



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