



For lease

1010 Heller Road
Quakertown, PA

53,485 SF available immediately

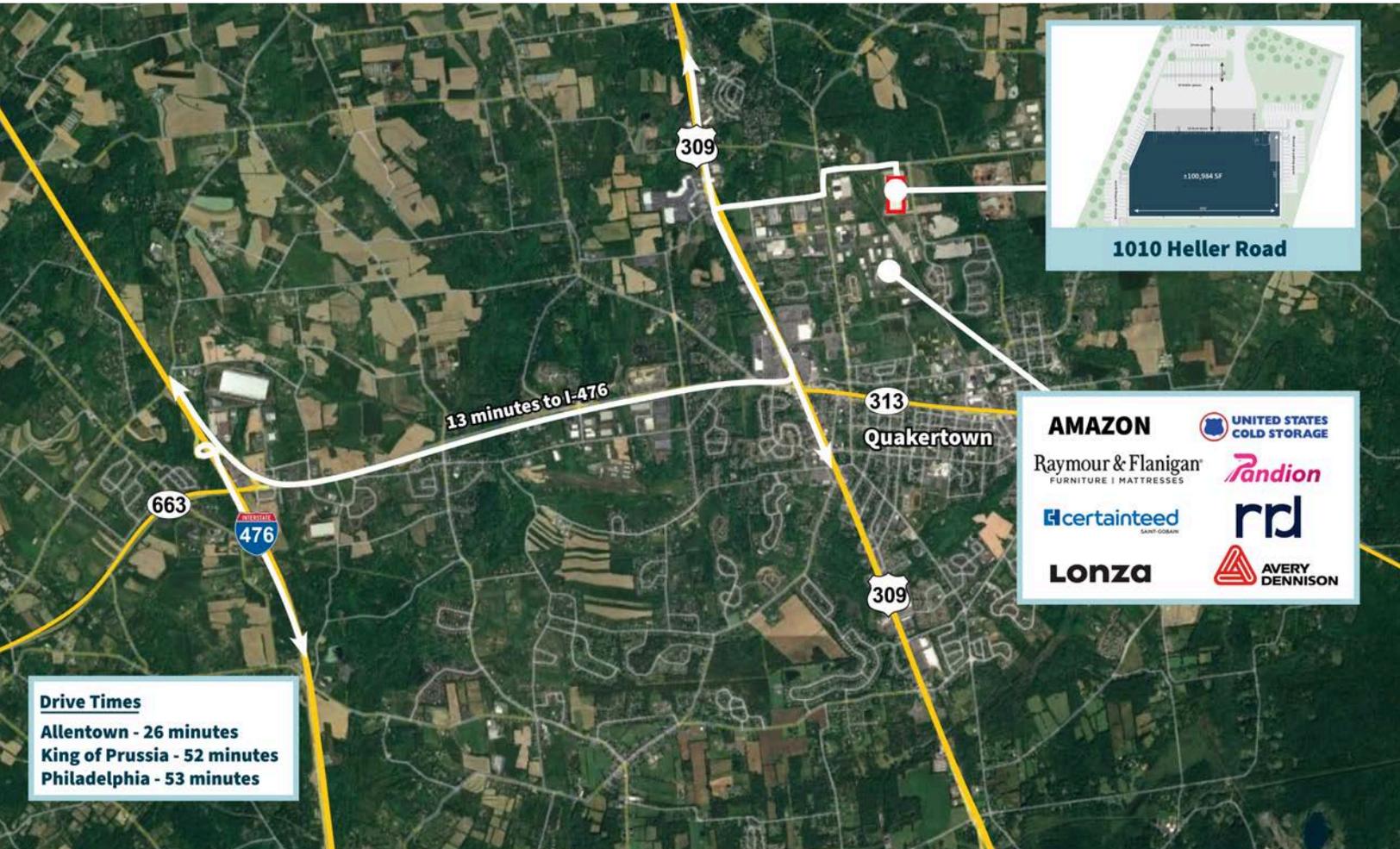


Building Specifications & Site Plan



Available Square Feet	53,485
Office Space	± 2,400 SF plus mezzanine storage space
Building Dimensions	215' x 450'
Clear Height	40' clear
Column Spacing	56' x 55'
Speed Bay	65' with steel fiber reinforced, wide-slab technology
Dock Doors	9 (9' x 10') outfit with 30,000 lb. levelers, seals & bumpers
Drive-In Doors	1 (12' x 14')
Trailer Parking	7 trailer spaces
Car Parking	45 spaces
Truck Court	130' + 55' trailer storage
Power	800 amp, 480-volt, 3-phase (expandable)
Sprinkler	ESFR sprinkler system
Floor Slab	Conventional 7" thick slab on grade
Lighting	LED lighting
Utility Services	Public
Solar Capabilities	Rooftop solar array ready

Location Overview



Drive Times
 Allentown - 26 minutes
 King of Prussia - 52 minutes
 Philadelphia - 53 minutes

- AMAZON
- UNITED STATES COLD STORAGE
- Raymour & Flanigan FURNITURE | MATTRESSES
- Randion
- Certainteed SAINT-GOBAIN
- rrd
- Lonza
- AVERY DENNISON

4
 Minutes to

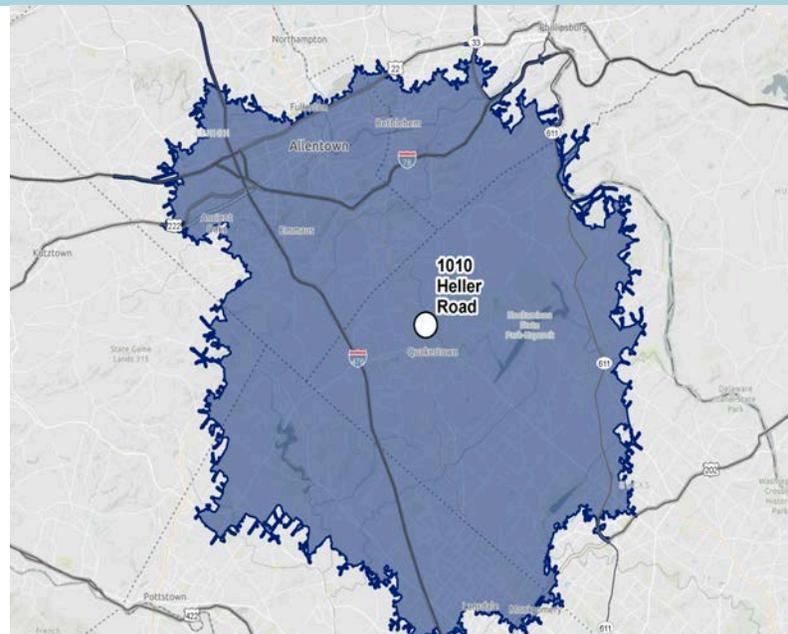
Total Population
 662,031

13
 Minutes to

Total Labor Force
 356,818

15
 Minutes to

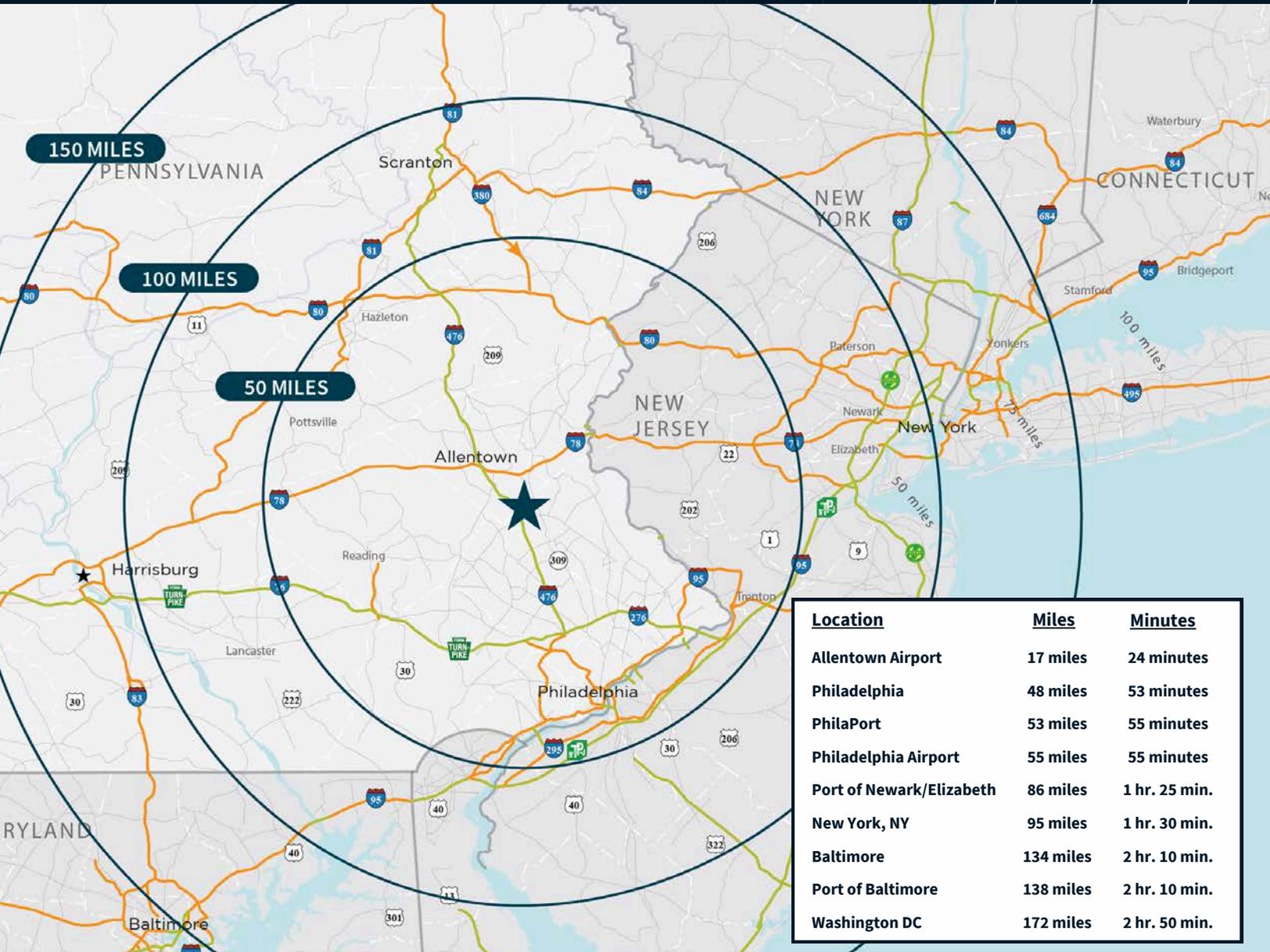
Blue Collar %
 24%



*30 minute drive-time



Regional Overview



JLL

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