

PARK33



@ LEHIGH VALLEY EAST

VAN BUREN ROAD, EASTON, PA

AVAILABLE FOR IMMEDIATE OCCUPANCY

park33atlve.com



Highway Access

Immediate to Route 33 and 8 minutes to Interstate 78



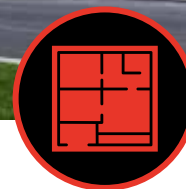
Parcel Proximity

1-minute to UPS and 20 minutes to FedEx Ground



Total Labor Force

356,285 workforce within a 30-minute drivetime



Master-Planned Park

with Best-in-Class Building Designs



Institutional Ownership

with Long-term Commitment

FOR LEASE

BUILDING 1 | 249,878 SF | SINGLE-LOAD

BUILDING 2 | 196,250 SF | **LEASED** CROSS-DOCK



CLARION PARTNERS

MRP | INDUSTRIAL

PARK PLAN



BUILDINGS ARE LEED CERTIFIED

Building 1

Building Area	249,878 SF
Main Office	1,794 SF main office with restrooms & one (1) remote restroom in warehouse area
Dimensions	360' depth x 676' width
Column Spacing	50' depth x 52' width typical; 60' depth speed bay
Clear Height	36'
Dock Doors	35 (9'x10) 26 equipped w/ 40,000 lb. mechanical levelers & seals

Drive-in Doors	2
Trailer Stalls	47
Lighting	LED fixtures on motion sensors
Sprinkler	ESFR system
Power	3,000 amp, 480/277 volt, 3-phase, 4-wire service via a 2,500kva transformer

REGIONAL REACH



OWNERSHIP GROUP

About Clarion Partners, LLC

Clarion Partners, LLC, has been a leading real estate investment manager for over 40 years. Headquartered in New York, the firm maintains strategically located offices across the United States and Europe. With more than \$75.0 billion in total real estate and debt assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to 500 institutional investors across the globe. Clarion is scaled in all major property types and was an early entrant into the Industrial sector. The Firm's global industrial team manages a 1,000+ property portfolio in the U.S. and Europe consisting of more than 243 million square feet.

About MRP Industrial

MRP Industrial, an affiliate of MRP Realty, specializes in the acquisition, development, financing and leasing of modern distribution and fulfillment centers. MRP Industrial focuses on strategic investment in core industrial markets and high growth potential submarkets across the Northeastern United States. Since 2013, the company has completed and is under construction with 54 buildings totaling 32 million square feet of Class A industrial distribution facilities. In addition, the company maintains a pipeline of 695 acres with the ability to build 4.0 million square feet of potential new development opportunities.

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