

AVAILABLE FOR LEASE

HAMBURG

LOGISTICS PARK

311 LOGISTICS DRIVE, SHOEMAKERSVILLE, PA

BUILDING 300: 324,000 SF AVAILABLE 2/1/2027



STRONG LOCAL
WORKFORCE



IMMEDIATE
ACCESS TO I-78



PROXIMITY TO PARCEL &
INTERMODAL FACILITIES



BEST-IN-CLASS
BUILDING
SPECIFICATIONS

Owner:

STOCKBRIDGE

Listing Agent:



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PARK OVERVIEW

HAMBURG

LOGISTICS PARK

±3 MILES FROM THE **EXIT 29** INTERCHANGE
OF **78**

FULLY-LIGHTED INTERSECTION WITH
TURNING LANES FOR PARK ACCESS

±8 MILES NORTH OF READING, PA

ROUTE **61** IS A FOUR LANE HIGHWAY
THAT PROVIDES NORTH-SOUTH
ACCESS FROM READING, PA THROUGH
HAMBURG LOGISTICS PARK TO **78**

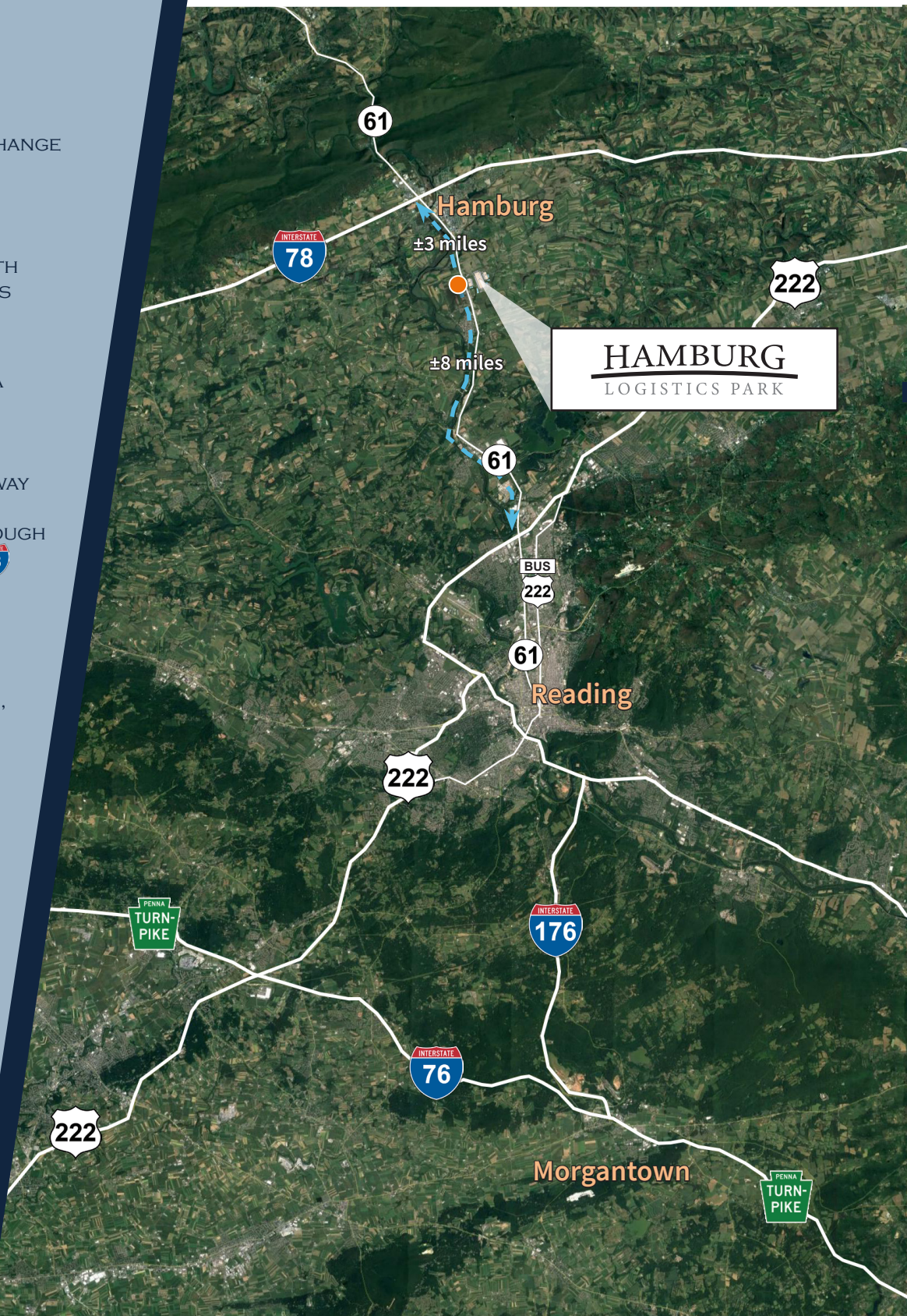
BARTA PROVIDES PUBLIC
TRANSPORTATION FROM READING,
PA TO **78** ALONG ROUTE **61**

±31 MILES FROM THE

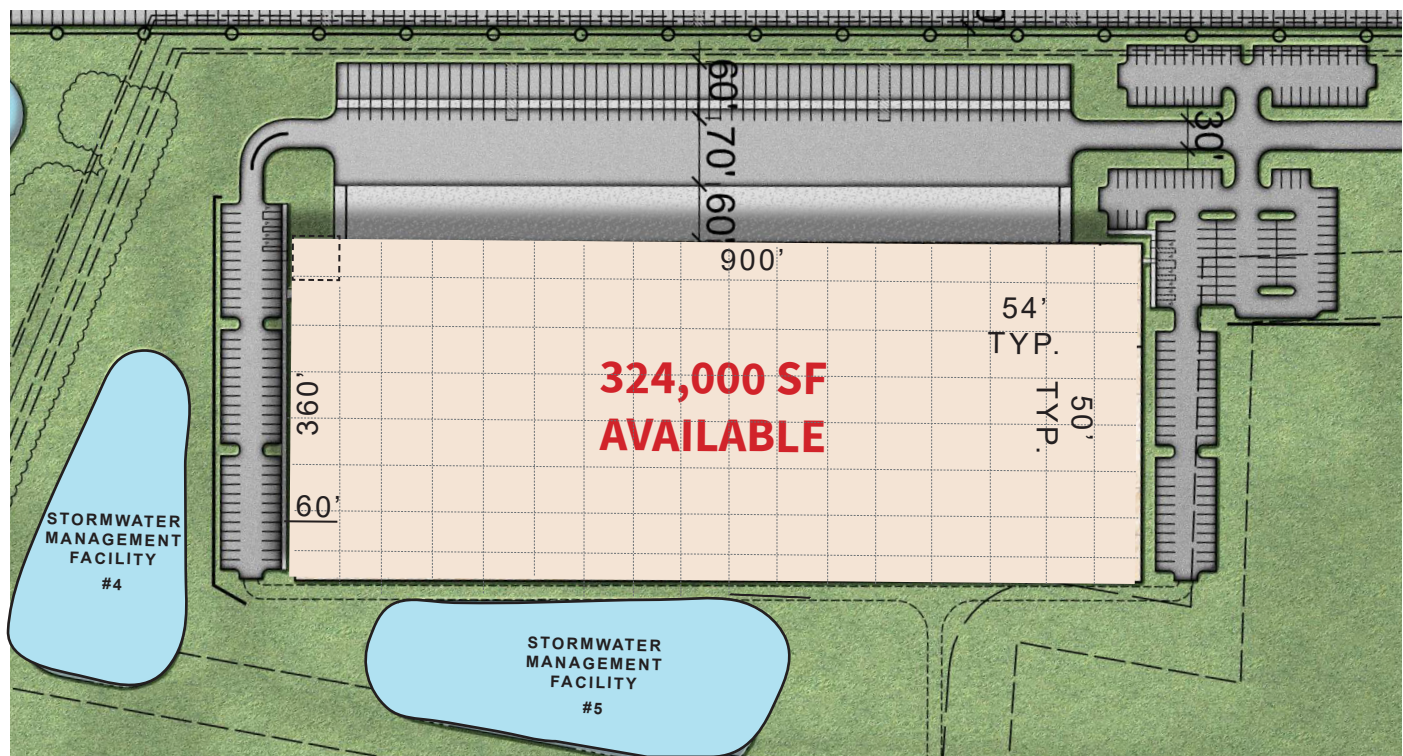


186,151 WORKFORCE
POPULATION WITHIN A
30-MINUTE DRIVE TIME

READING, PA IS THE
2ND LARGEST CITY
LEHIGH VALLEY BEHIND
ONLY ALLENTOWN, PA



BUILDING 300 SPECIFICATIONS



BUILDING 300

BUILDING SIZE	324,000 SF	TRUCK COURT DEPTH	190'
OFFICE	±2,000 SF	EXTERIOR WALL CONSTRUCTION	TILT-UP CONCRETE (R-13)
DIMENSIONS	360' DEPTH X 900' WIDTH	SLAB DESIGN	7" STRATEGICALLY REINFORCED CONCRETE
CLEAR HEIGHT	36' @ FIRST COLUMN	ROOF SYSTEM	FULLY ADHERED .060 EPDM SYSTEM (R-20)
COLUMN SPACING	50' DEPTH X 54' WIDTH TYPICAL; 60' SPEED BAY	HVAC	ROOF MOUNTED CAMBRIDGE UNITS
DOCK DOORS	46 DOORS @ 13'6" O.C. 30 EQUIPPED W/40,000 LB. LEVELERS, BUMPERS, AND SEALS	LIGHTING	LED FIXTURES ON MOTION SENSORS
DRIVE-IN DOORS	TWO (2) 12' X 14' DOORS	FIRE PROTECTION	ESFR
DEDICATED TRAILER STALLS	63 (EXPANDABLE)	POWER	3,000 AMP, 277/480 VOLT, 3-PHASE SERVICE
CAR PARKING SPACES	236		

HAMBURG

LOGISTICS PARK



OWNER:

STOCKBRIDGE

STOCKBRIDGE IS A REAL ESTATE INVESTMENT MANAGEMENT FIRM LED BY SEASONED PROFESSIONALS AVERAGING 25+ YEARS OF REAL ESTATE INDUSTRY EXPERIENCE.

THE FIRM MANAGES REAL ESTATE EQUITY INVESTMENTS ACROSS THE RISK SPECTRUM WITHIN A VARIETY OF INVESTMENT STRUCTURES ON BEHALF OF U.S. AND FOREIGN INSTITUTIONAL INVESTORS.

WWW.STOCKBRIDGE.COM

FOR LEASING INQUIRIES,
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DISTANCES TO CITIES

	DISTANCE (MI)	DRIVE TIME (HRS.)
PHILADELPHIA	82	1 HR. 30 MIN.
BALTIMORE	120	2 HR.
NEW YORK CITY	121	2 HR.
WASHINGTON, DC	160	2 HR.
BOSTON	341	5 HR. 15 MIN.

DISTANCES TO INTERMODAL

NORFOLK SOUTHERN BETHLEHEM	42	45 MIN.
NORFOLK SOUTHERN HARRISBURG	56	1 HR.
NORFOLK SOUTHERN RUTHERFORD	57	1 HR.
CSX CHAMBERSBURG	108	1 HR. 45 MIN.
NORFOLK SOUTHERN GREENCASTLE	118	1 HR.

DISTANCES TO PORTS

PORT OF PHILADELPHIA	87	1 HR. 30 MIN.
PORTS OF NY/NJ	111	1 HR. 45 MIN.
PORT OF BALTIMORE	121	2 HR.
PORT OF VIRGINIA	357	5 HR. 30 MIN.

DISTANCES TO PARCEL

FEDEx GROUND (READING)	12	23 MIN.
FEDEx SMARTPost	26	30 MIN.
FEDEx GROUND HUB (ALLENTOWN)	36	45 MIN.
UPS REGIONAL HUB	39	45 MIN.
USPS REGIONAL HUB	39	45 MIN.