



# For lease

**1010 Heller Road**  
**Quakertown, PA**

±100,984 SF available immediately

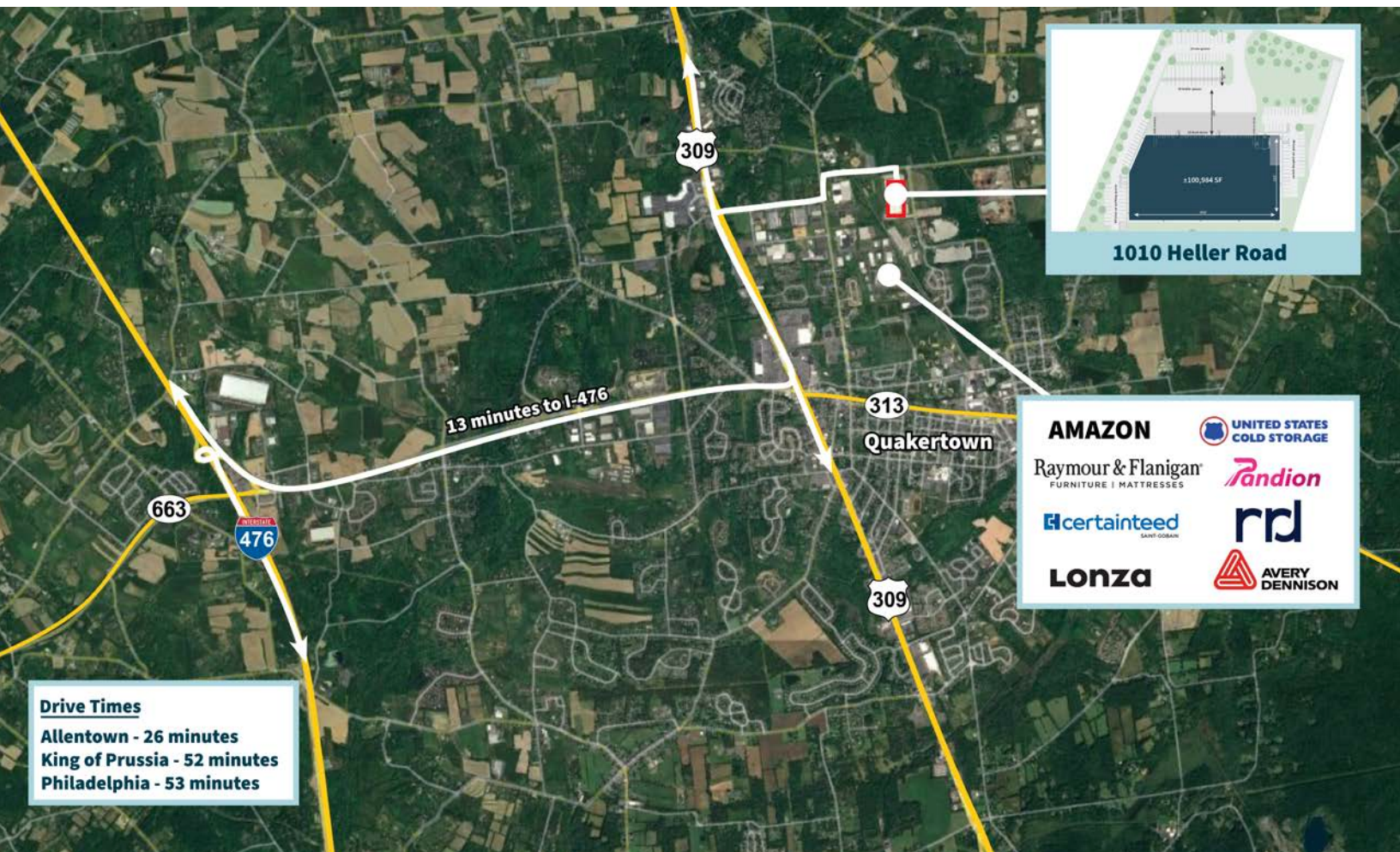


# Building Specifications & Site Plan



|                            |                                                                |
|----------------------------|----------------------------------------------------------------|
| <b>Total Square Feet</b>   | 100,984                                                        |
| <b>Office Space</b>        | ± 2,400 SF plus mezzanine storage space                        |
| <b>Building Dimensions</b> | 215' x 450'                                                    |
| <b>Clear Height</b>        | 40' clear                                                      |
| <b>Column Spacing</b>      | 56' x 55'                                                      |
| <b>Speed Bay</b>           | 65' with steel fiber reinforced, wide-slab technology          |
| <b>Dock Doors</b>          | 19 (9' x 10') outfit with 30,000 lb. levelers, seals & bumpers |
| <b>Drive-In Doors</b>      | 2 (12' x 14')                                                  |
| <b>Trailer/Van Parking</b> | 14 trailer spaces; 13 van spaces                               |
| <b>Car Parking</b>         | 99 spaces                                                      |
| <b>Truck Court</b>         | 130' + 55' trailer storage                                     |
| <b>Power</b>               | 3,000 amp, 480-volt, 3-phase                                   |
| <b>Sprinkler</b>           | ESFR sprinkler system                                          |
| <b>Pallet Positions</b>    | ± 13,000                                                       |
| <b>Floor Slab</b>          | Conventional 7" thick slab on grade                            |
| <b>Lighting</b>            | LED lighting                                                   |
| <b>Utility Services</b>    | Public                                                         |
| <b>Solar Capabilities</b>  | Rooftop solar array ready                                      |

# Location Overview



**4**  
Minutes to

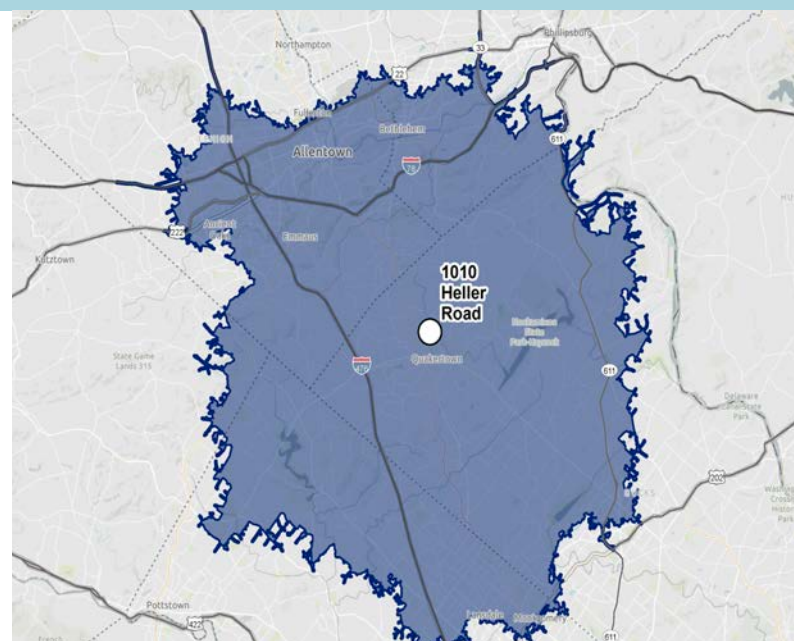
**Total Population**  
662,031

**13**  
Minutes to

**Total Labor Force**  
356,818

**15**  
Minutes to

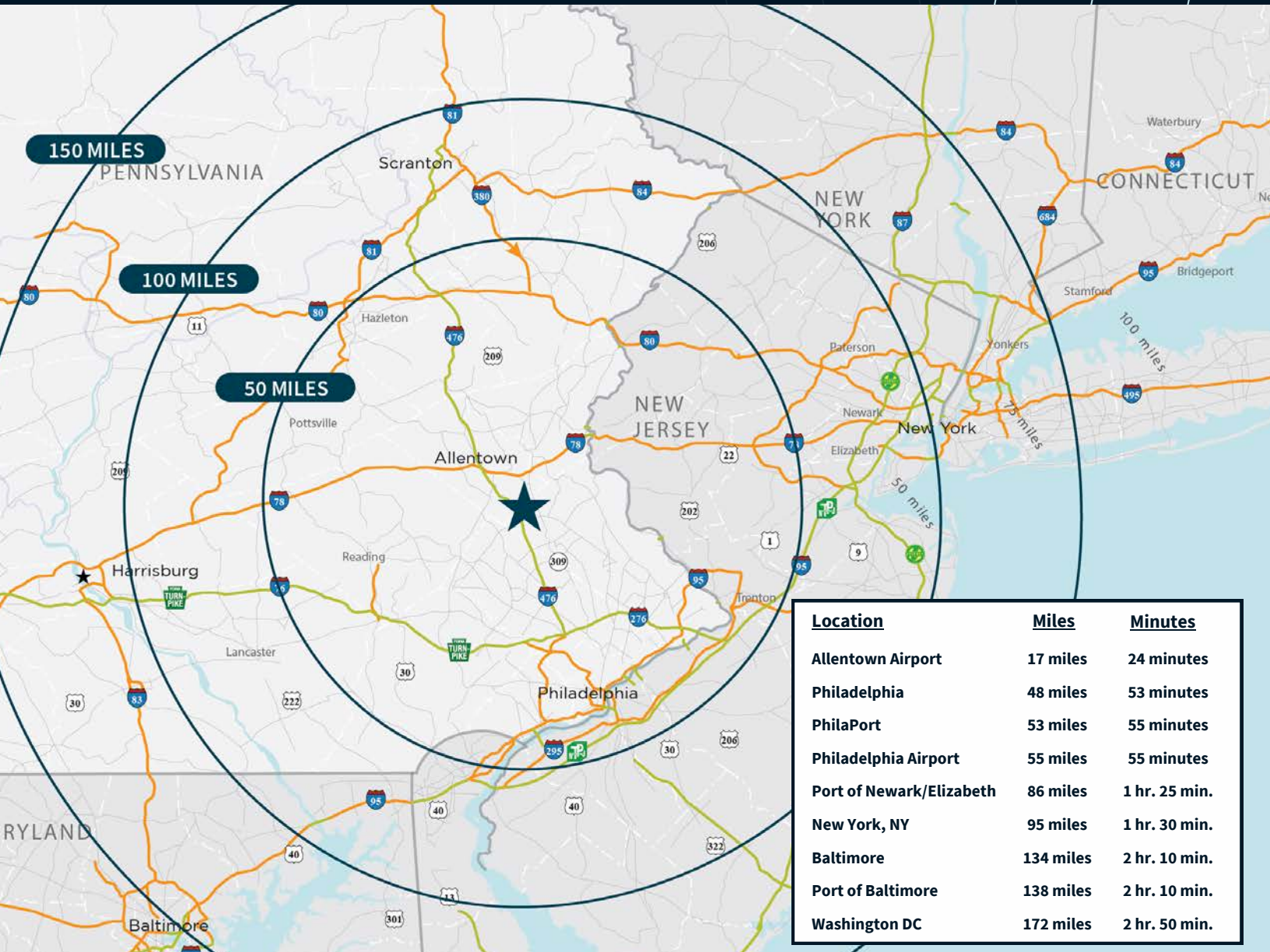
**Blue Collar %**  
24%



\*30 minute drive-time



# Regional Overview



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