

FOR LEASE | DISTRIBUTION/ECOMMERCE

PRIME location and transportation access

Route 309 Commerce Center | Center Valley, PA



*Image shown is not exact representation of the future building(s)

Property Features

- Pre-leasing up to 1,100,000 SF distribution
- 36+ FT clear ceiling height
- Cross Docks
- ESFR Sprinkler
- Available: Fall 2021

Location

- Lehigh County
- Highly visible parcel
- Direct access to Route 309 @ traffic signal
- Immediate access to Route I-78

Permitted Uses

- Distribution/Ecommerce
- Manufacturing
- Warehousing
- Truck Terminal

Zoning

Industrial

Markward Group

5925 Tilghman Street, Suite 900

Allentown, PA 18104

p: 610.295.6600

f: 610.295.6601

MarkwardGroup.com



@MarkwardGroup

For more information, please contact listing Broker

Del Markward, SIOR

610.295.6600

dmarkward@MarkwardGroup.com

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

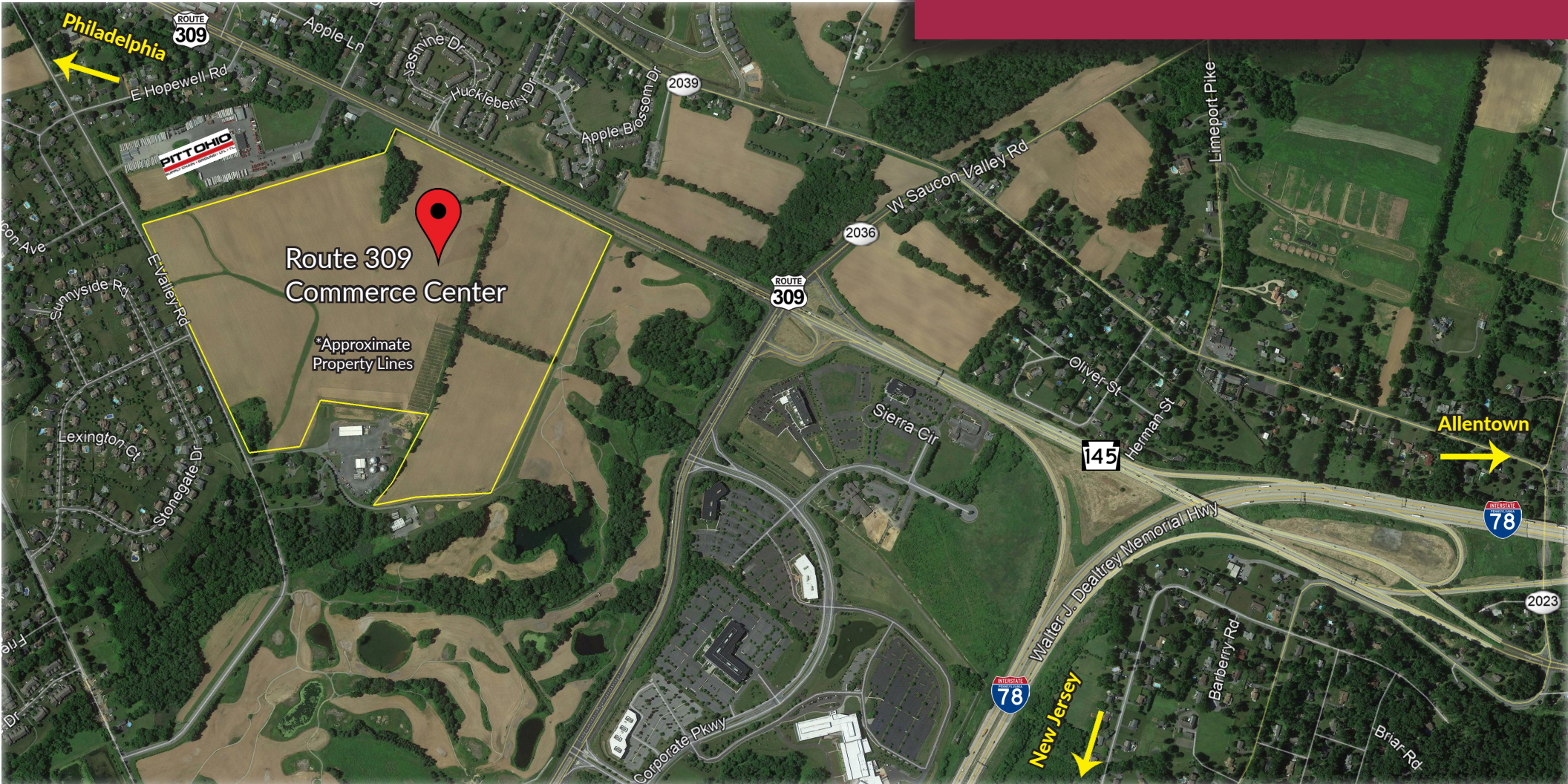


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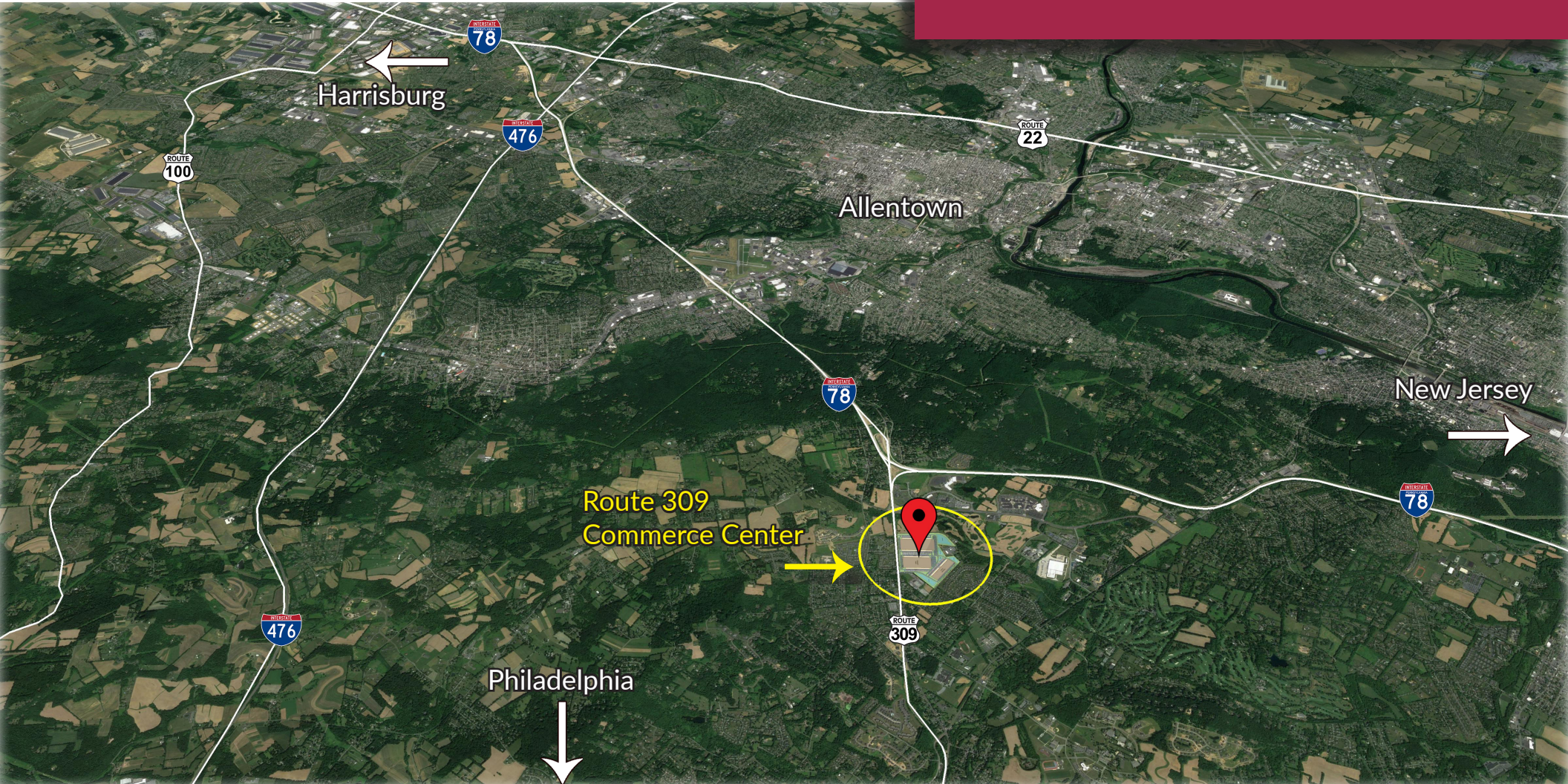
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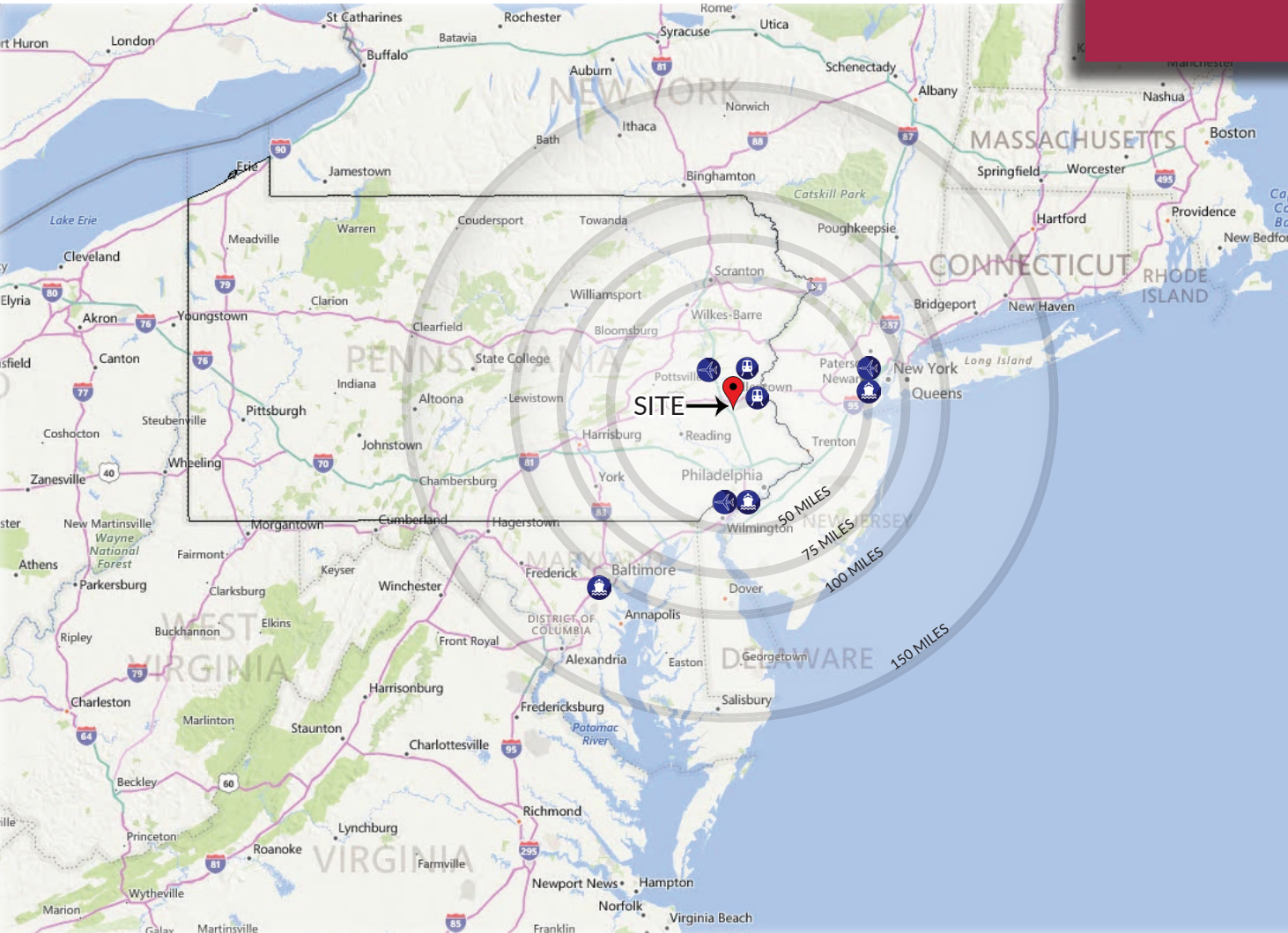
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Port of Philadelphia:
67 miles | 1.5 hrs

Port of Newark/Elizabeth:
80 miles | 1.5 hrs

Port of Baltimore:
170 miles | 3.0 hrs



Philadelphia Intl. Airport:
67 miles | 1.5 hrs

Lehigh Valley Intl. Airport:
15 miles | 0.5 hrs

Newark Liberty Intl. Airport:
80 miles | 1.5 hrs



Intermodal Rail:
5 miles | 10 min

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Lehigh Valley, PA - Location

- 80 Miles West of New York City
- 50 Miles North of Philadelphia

Demographics

- Lehigh Valley ranks second globally in Industrial Growth
- Lehigh Valley ranks among top five in Site Selection Magazine
- Lehigh Valley has best post-recession job growth in Pennsylvania
- Lehigh Valley GDP reaches record-high \$39.1 Billion



665,411 people



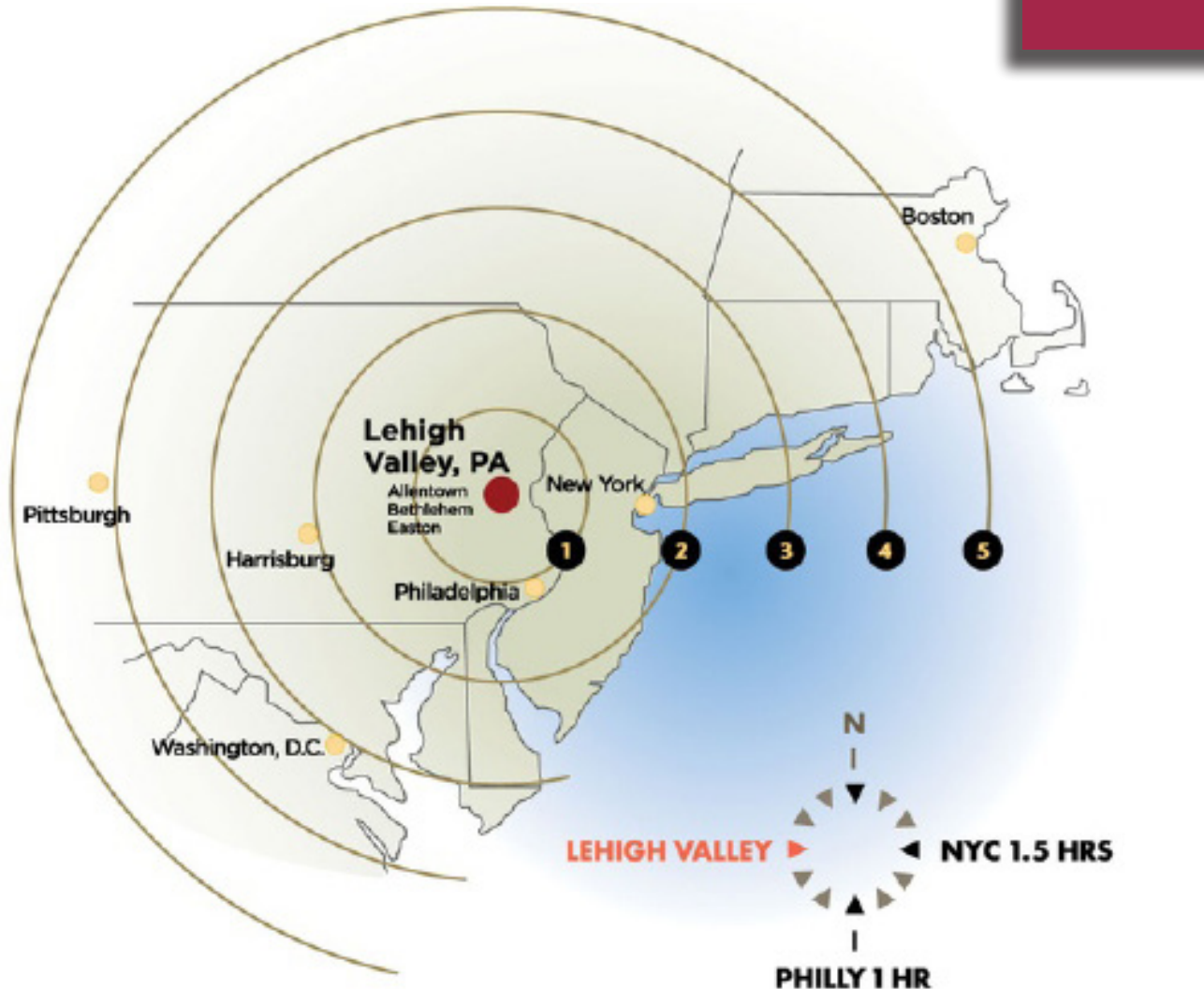
248,182 households



\$59,989 median HHI



344,623 labor force



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