



# Available for Lease

110 W Pumping Station Road, Quakertown, PA

±145,800 SF available immediately (divisible)

# Site Plan & Building Specifications

<b>BUILDING SIZE</b>	145,800 SF (Divisible 50,000 SF - 145,800 SF)
<b>DIMENSIONS</b>	540' x 270'
<b>BUILD DATE</b>	2019
<b>CEILING HEIGHT</b>	32'
<b>DOCK DOORS</b>	26 (9' x 10') fully equipped with mechanical levelers, seals, bumpers, locks, and lights
<b>DRIVE-IN DOORS</b>	2 (12' x 14')
<b>COLUMN SPACING</b>	50' x 54' typical with a 60' speed bay
<b>POWER</b>	3,000 amps, 480/277 volt, 3-phase service
<b>FIRE PROTECTION</b>	ESFR sprinkler
<b>TRUCK COURT</b>	185' – fully secured with electric gate and guard house
<b>CAR PARKING SPACES</b>	101 stalls
<b>TRAILER PARKING SPACES</b>	40 stalls
<b>LIGHTING</b>	Motion-sensored LED lighting



# Location Overview



## 30-Minute Drive Time

  
**Total Population**  
 678,240

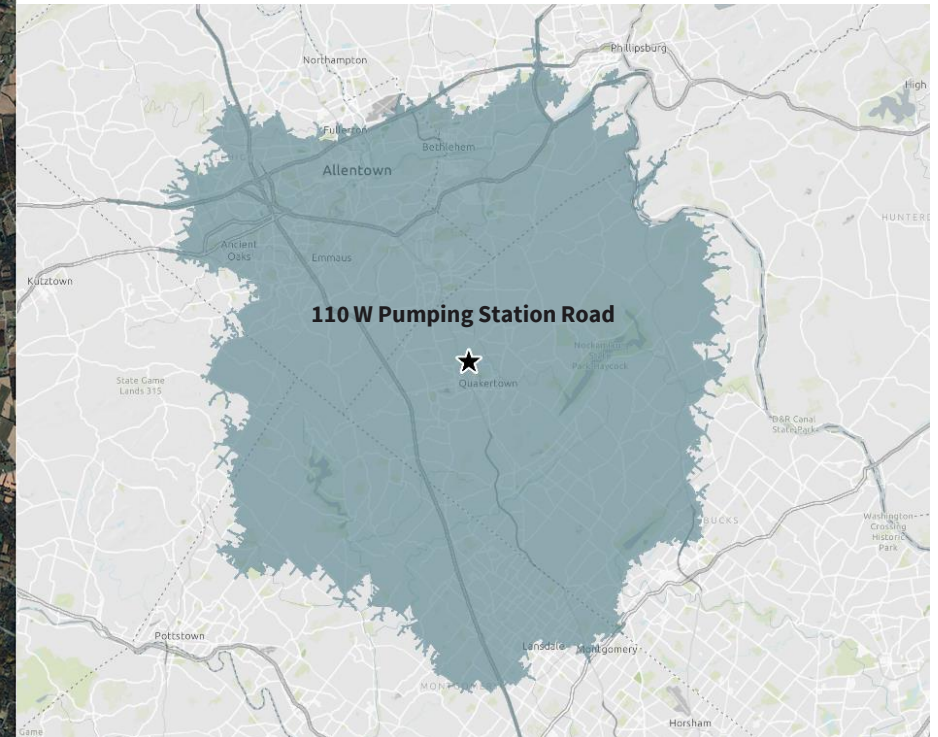
  
**Total Labor Force**  
 369,175

  
**Blue Collar %**  
 23%

**1**  
 Minute to 

**8**  
 Minutes to 

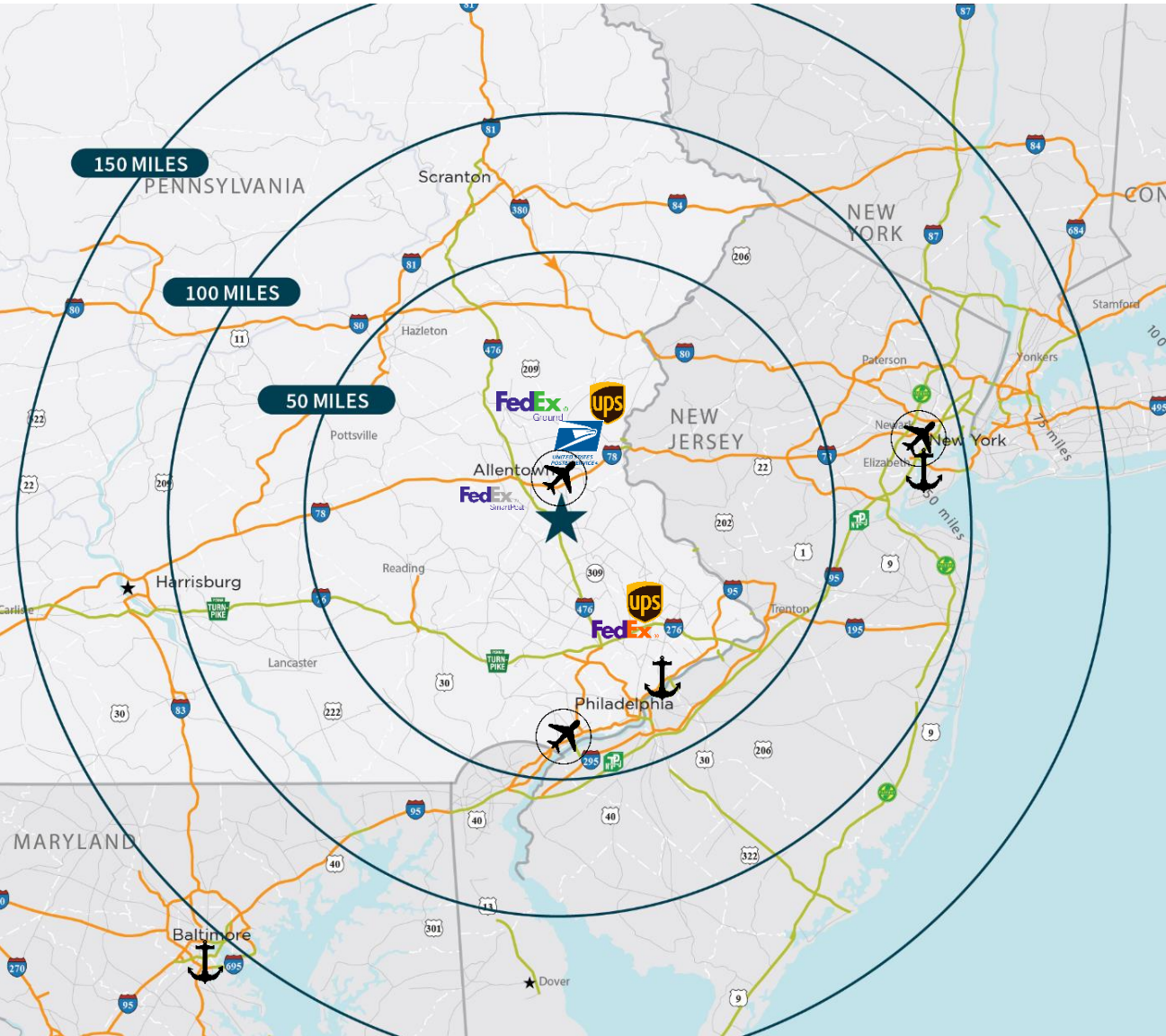
**11**  
 Minutes to 



\*30-minute drive time



# Regional Overview



## Distances to Cities

	Distance (mi)	Drive Time (min/hrs)
Philadelphia, PA	47	50 min.
New York City, NY	94	1 hr. 30 min.
Baltimore, MD	133	2 hr. 10 min.
Washington, DC	172	3 hr. 2 min.
Boston, MA	315	5 hr. 3 min.

## Distances to Intermodal

Norfolk Southern Bethlehem	47	50 min.
----------------------------	----	---------

## Distances to Ports & Airports

Lehigh Valley Intl Airport	17	28 min.
PhilaPort	52	59 min.
Philadelphia Intl Airport	54	57 min.
Newark Liberty Intl Airport	84	1 hr. 20 min.
Port of NJ/NY	93	1 hr. 25 min.
Port of Baltimore	137	2 hr. 10 min.

## Distances to Parcel

USPS Allentown	17	24 min.
FedEx Ground Northampton	19	30 min.
FedEx SmartPost	21	26 min.
UPS Hub Easton	26	30 min.
UPS Horsham	26	40 min.
FedEx Fort Washington	27	35 min.



Contact

**Mitch Russell**

+1 610 249 2274

mitch.russell@jll.com

**Kyle Lockard**

+1 610 249 2299

kyle.lockard@jll.com

**Jeff Lockard**

+1 215 990 1889

jeff.lockard@jll.com