



For lease

1010 Heller Road
Quakertown, PA

±100,984 SF available immediately

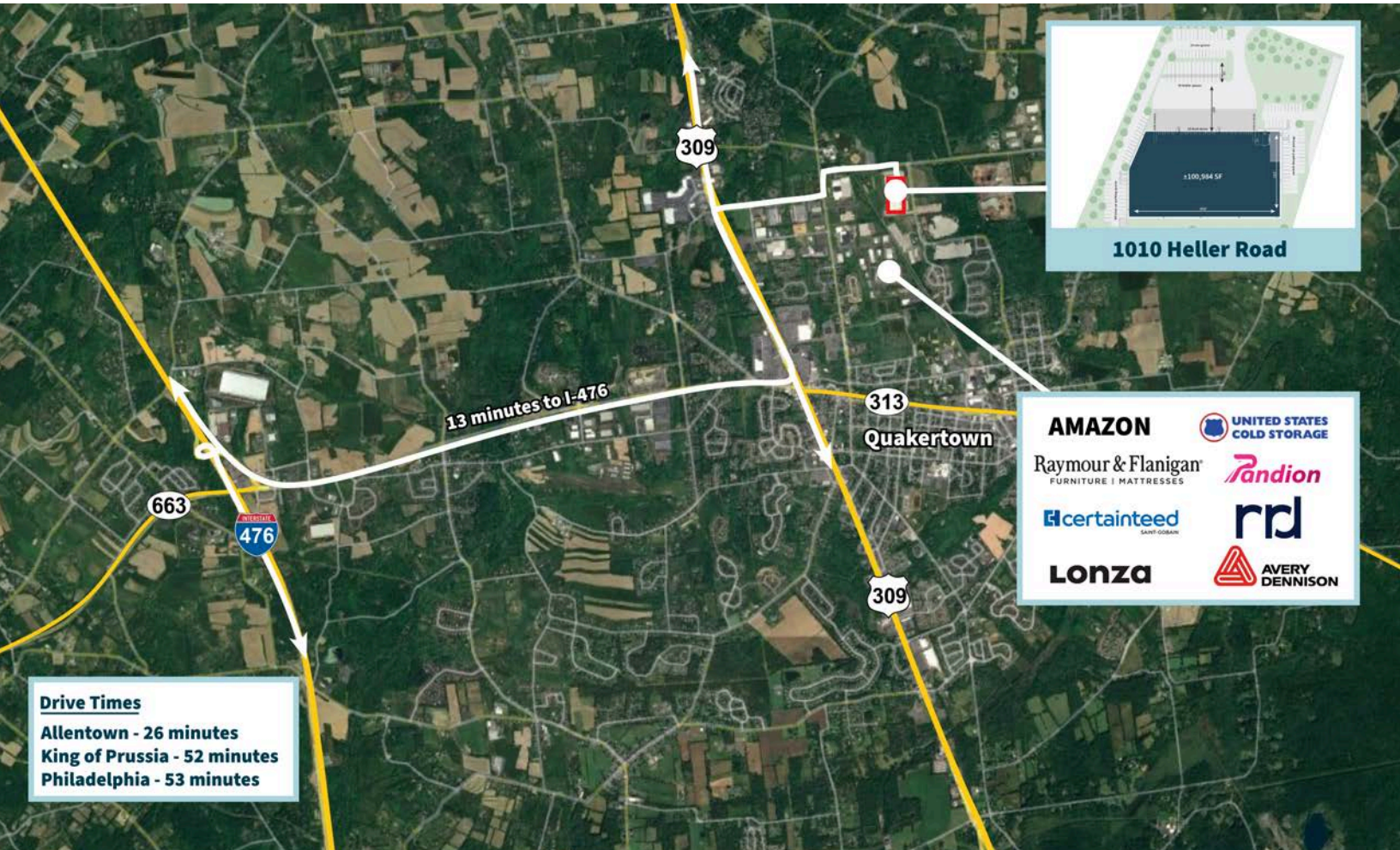


Building Specifications & Site Plan



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

Location Overview



4
Minutes to

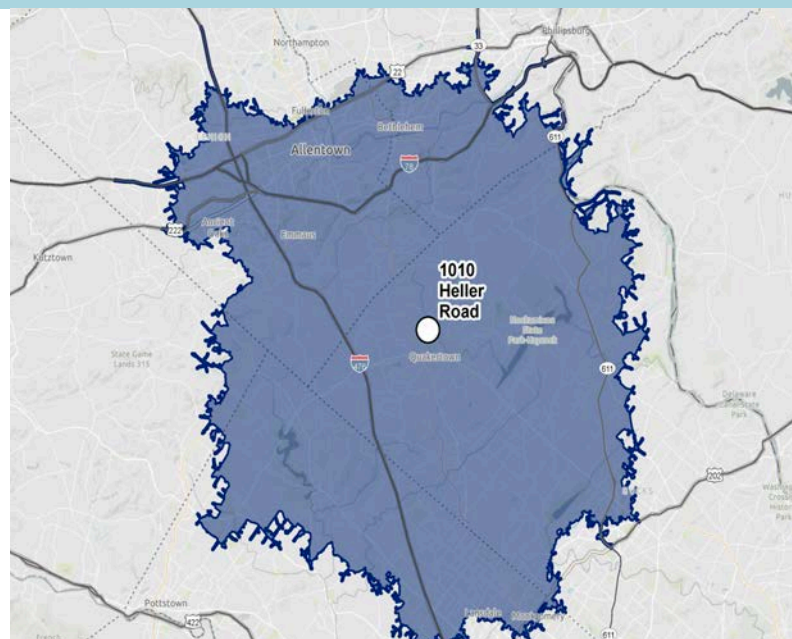
Total Population
662,031

13
Minutes to

Total Labor Force
356,818

15
Minutes to

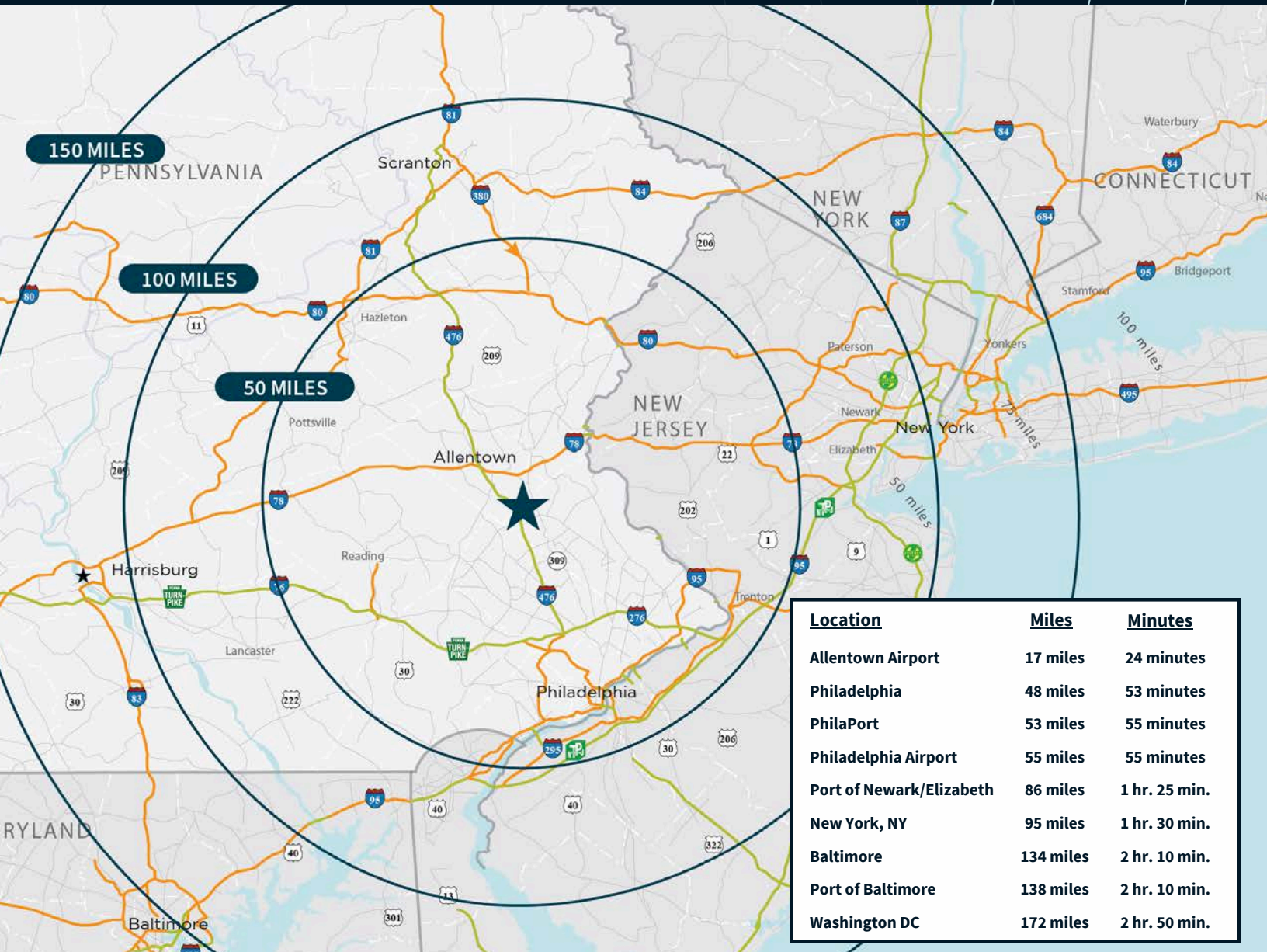
Blue Collar %
24%



*30 minute drive-time



Regional Overview



JLL

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