

Prologis Lehigh Valley East

4770 HANOVERVILLE ROAD | BETHLEHEM, PA



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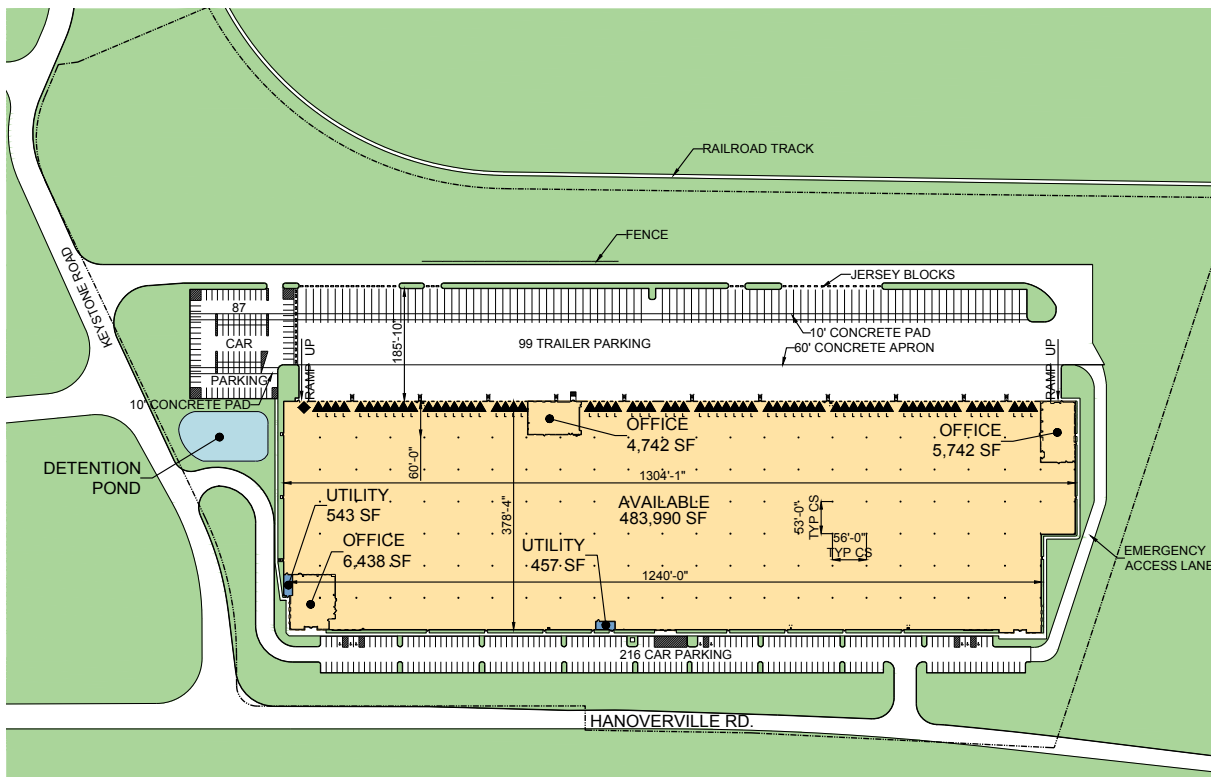
483,990 SF (Divisible)



483,990 SF Available

Location

- Located in the heart of the Lehigh Valley PA market immediately off of the Route 22 & Route 512 interchange
- Close proximity to major transportation arteries: Route 22, I-78, I-476, and Route 33



Building Specifications

- Available immediately
- 483,990 SF total building size (divisible)
- 5,742 SF existing main office in NE corner
- 6,438 SF existing main office in SW corner
- 4,742 SF existing shipping/receiving office
- (67) 9' x 10' fully equipped loading doors
- (1) 12' x 14' drive-in door
- 53' x 56' column spacing
- 303 auto parking spaces
- 99 trailer parking spaces
- 185' truck courts with 60' concrete aprons
- Single-side load configuration
- 4,000 amps, 277/480 volt electric service
- ESFR sprinkler system

Available

▲ Dock door

▲ Dock position w/ leveler

◆ Drive-in door



Demographics



Total Population



Total Labor Force



Blue Collar %

30 MINUTES

607,901

307,433

25%

Distances

MAJOR CITIES ACCESS

	MILES	MINUTES
1 Philadelphia, PA	71 miles	1 hr 20 min.
2 New York, NY	84 miles	1 hr 25 min.
3 Baltimore, MD	156 miles	2 hr 30 min.
4 Washington, DC	195 miles	3 hr 10 min.
5 Boston, MA	305 miles	4 hr 30 min.

INTERMODAL ACCESS

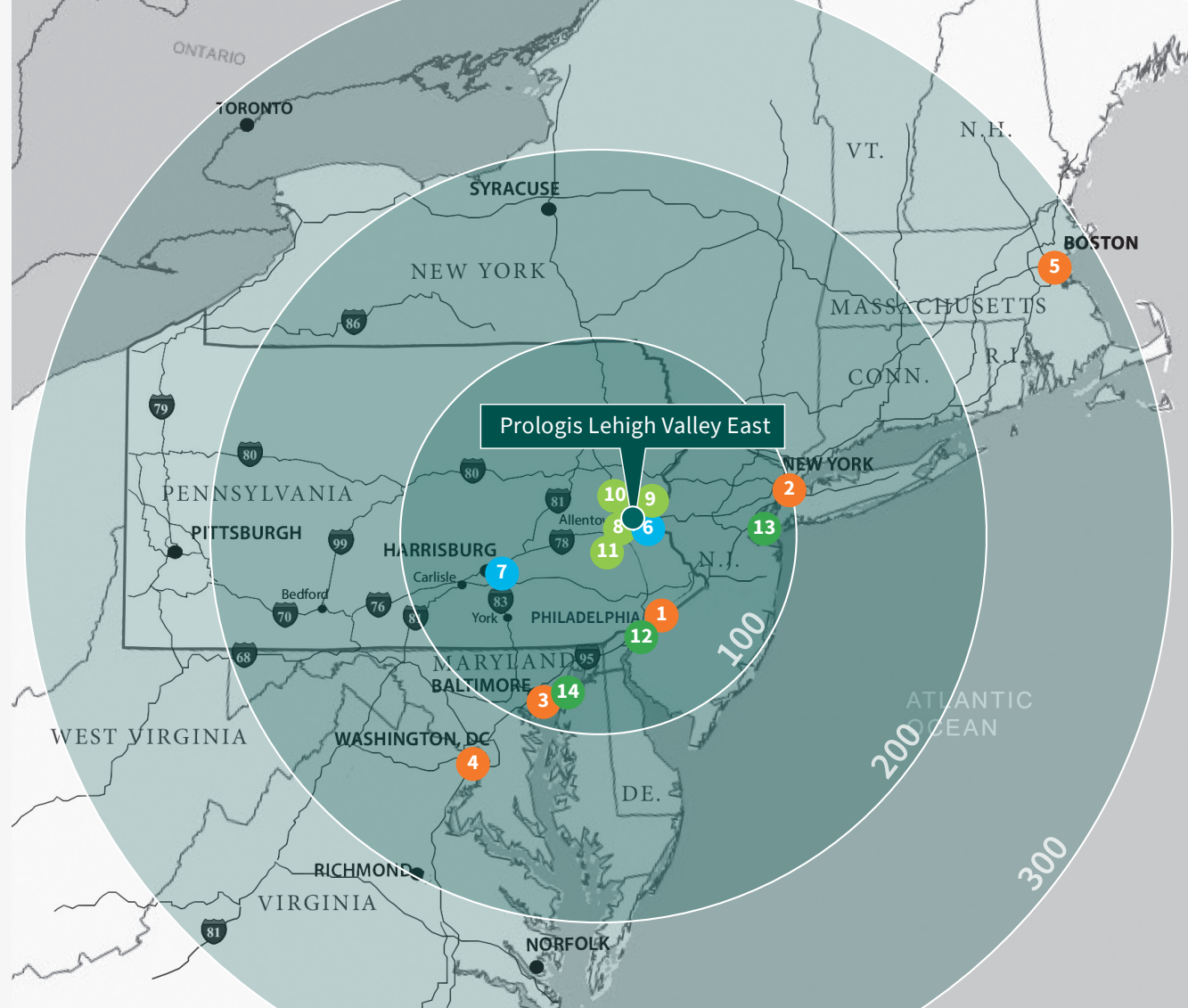
6 Norfolk Southern Bethlehem	14 miles	20 min.
7 Norfolk Southern Rutherford	90 miles	1hr 30 min.

PARCEL ACCESS

8 USPS Hub	2 miles	7 min.
9 UPS Easton	7 miles	16 min.
10 FedEx Ground Hub	8 miles	18 min.
11 FedEx SmartPost Breinigsville	20 miles	30 min.

PORT ACCESS

12 Port of NY/NJ	75 miles	1 hr 15 min.
13 PhilaPort	75 miles	1 hr 20 min.
14 Port of Baltimore	160 miles	2 hr 30 min.



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About Prologis

Prologis, Inc., is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. Prologis leases modern logistics facilities to a diverse base of approximately 6,700 customers principally across two major categories: business-to-business and retail/online fulfillment. Prologis owns or has investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.2 billion square feet (116 million square meters) in 20 countries, as of September 30, 2024.