

4240 E. Independence Drive
Building A
812,185 SF (Ambient)

4255 E. Independence Drive
Building B
514,765 SF (Temp Controlled)

Truck Maintenance/
Fuel Island



Available for sublease

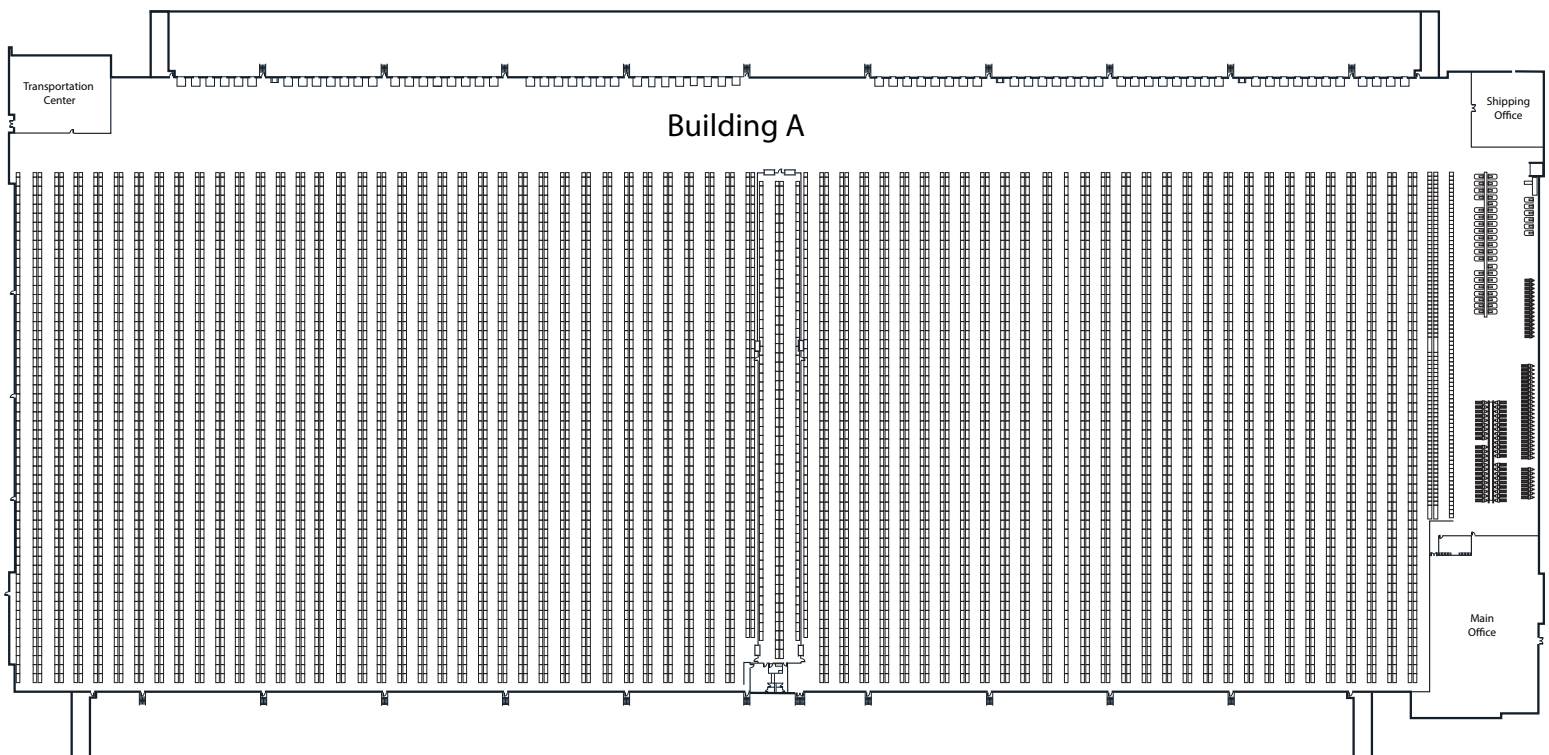
4240 & 4255 E. Independence Drive
Schnecksville, PA

Class A Warehouse Facility
514,765 SF & 812,185 SF Available
Term through 7/31/2036



Building A (4240 E. Independence Drive) Highlights

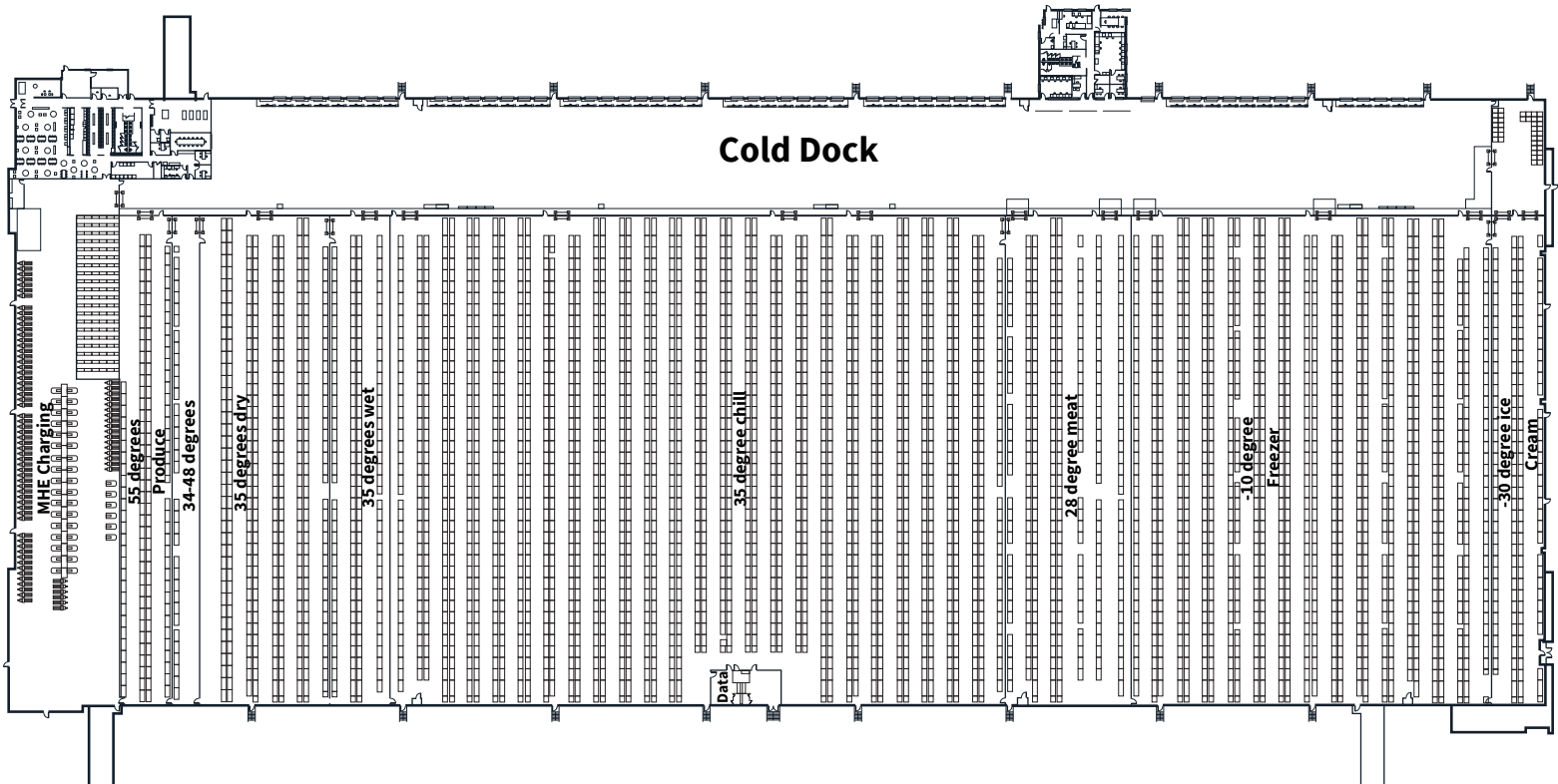
- 812,185 SF
 - 17,081 SF main office
 - 3,981 SF central shipping office
 - 6,536 SF fleet transportation center
- 570' depth x 1,412' width
- 40' clear ceiling height at first column line
- 55' depth x 56' width column spacing
- 65' depth x 56' width in the speed bay
- 19,200 SF dedicated grain room with 6" insulated metal panel walls
- Four (4) 14' x 16' drive-in doors
- 68 fully equipped loading doors on east wall
 - 40,000 lb. poweramp AP-66 air powered levelers
 - DL Smart Chock truck restraints
 - Light/fans
- 58 dock doors on west wall covered with IMP panels
- 331 car parking spaces
- 195 dedicated trailer storage spaces
- Racking available - 69,369 pallet positions

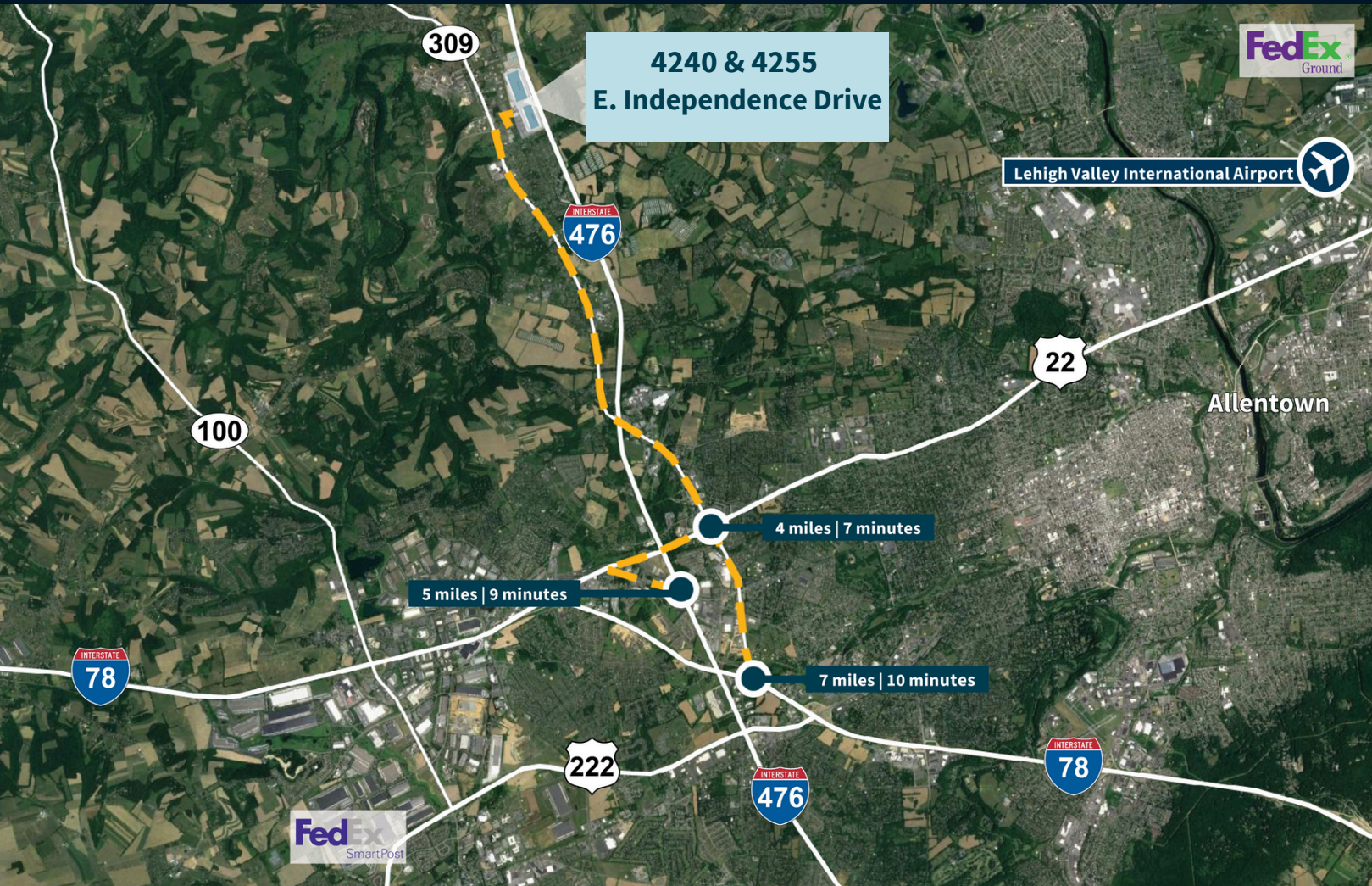




Building B (4255 E. Independence Drive) Highlights

- 514,765 SF
 - 9,926 SF main office
 - 28,820 SF ambient battery charging room
 - 3,639 SF banana ripening room - 9 rooms
 - 3,981 SF central shipping office
 - 1,372 SF data room
- 40' clear ceiling height at first column line
- 55' depth x 56' width column spacing
- 64' speed bay
- 51 fully equipped dock doors on east wall
 - Poweramp VS-68 vertical hydraulic levelers
 - DL Smart Chock truck restraints
 - Light/fans
- 57 dock doors on west wall covered with IMP panels
- Four (4) drive-in doors
- 466,447 SF cold storage area supported by 38 roof top ammonia (R717) units served from a 30,000 lb. ammonia room
 - 13,234 SF produce at 55° F
 - 7,648 SF at 34°-48° F
 - 16,191 SF wet at 35° F
 - 34,802 SF dry at 35° F
 - 162,156 SF chill at 35° F
 - 33,781 SF meat room at 28° F
 - 96,755 SF freezer at -10° F
 - 14,948 SF ice cream room freezer at -30° F
 - 3,487 SF freezer staging at -10° F
 - 83,445 SF cold dock at 35° F
- 281 car parking spaces
- 158 dedicated trailer storage spaces
- Racking available - 50,646 pallet positions





Location Highlights

- 385,017 workforce population within a 30-minute drive
- Access to Route 22, I-78 & I-476 via Route 309
- ±11 miles/18 minutes to FedEx SmartPost
- ±13 miles/18 minutes to Lehigh Valley International Airport
- ±15 miles/21 miles to FedEx Ground Hub



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