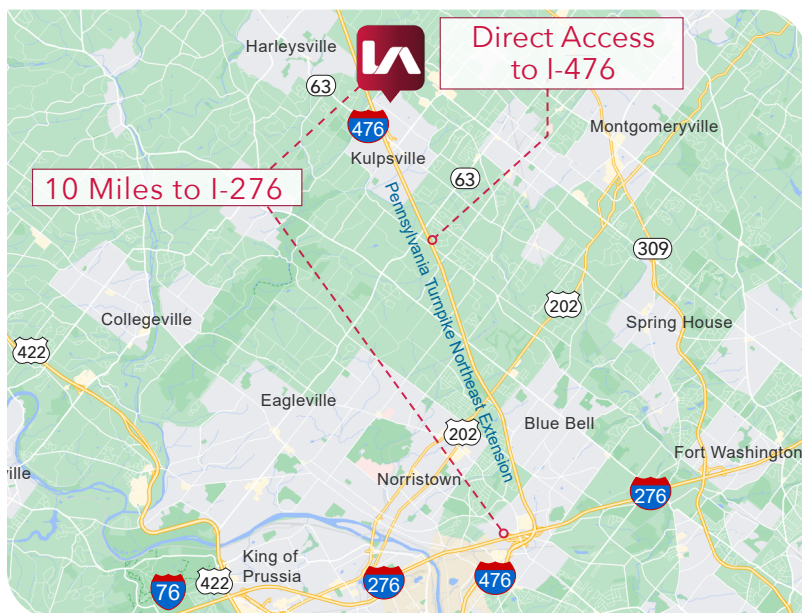


± 266,880 INDUSTRIAL DISTRIBUTION BUILDING FOR LEASE

1600 DELP DRIVE
HARLEYSVILLE, PA



NEW CONSTRUCTION



PROPERTY OVERVIEW

AVAILABLE SF:	± 266,880 SF
CEILING HEIGHT:	32'
LOADING:	(46) Insulated Dock Doors 9'x10'; (26) 40,000 lbs. Dock Levelers with Dock Seals 2 Drive-In Doors (12' X 14')
CAR PARKING:	270
TRAILER PARKING:	54
COLUMN SPACING:	50' X 54' With 60' Speed Bay
SPRINKLER:	ESFR
POWER:	3,000 Amps, 3-Phase, 480v
LIGHTING:	LED 30 FC at 3'AFF

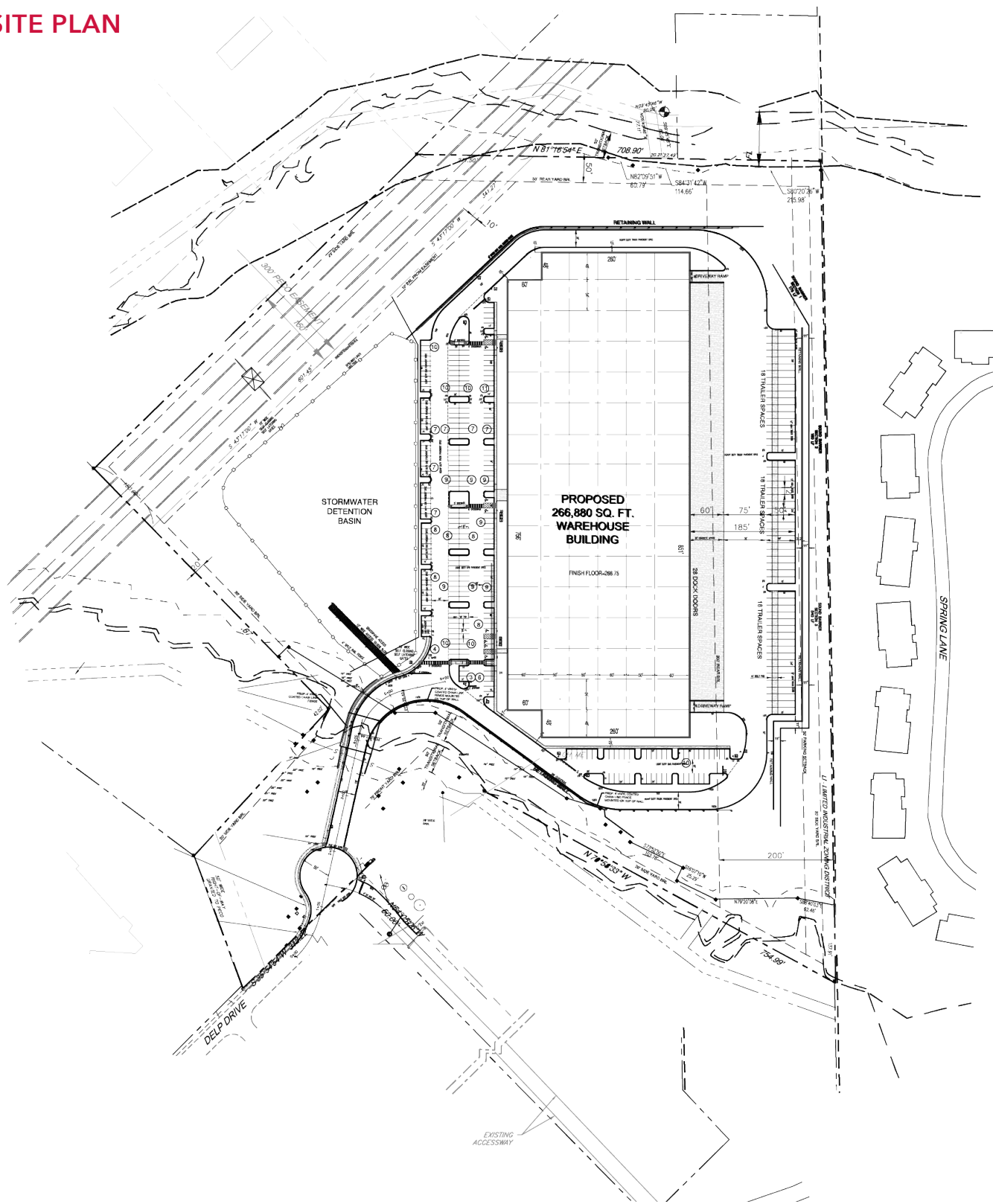
Brian Knowles, CCIM, SIOR
bknowles@lee-associates.com
D 610.400.0484

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

1600 DELP DRIVE
HARLEYSVILLE, PA



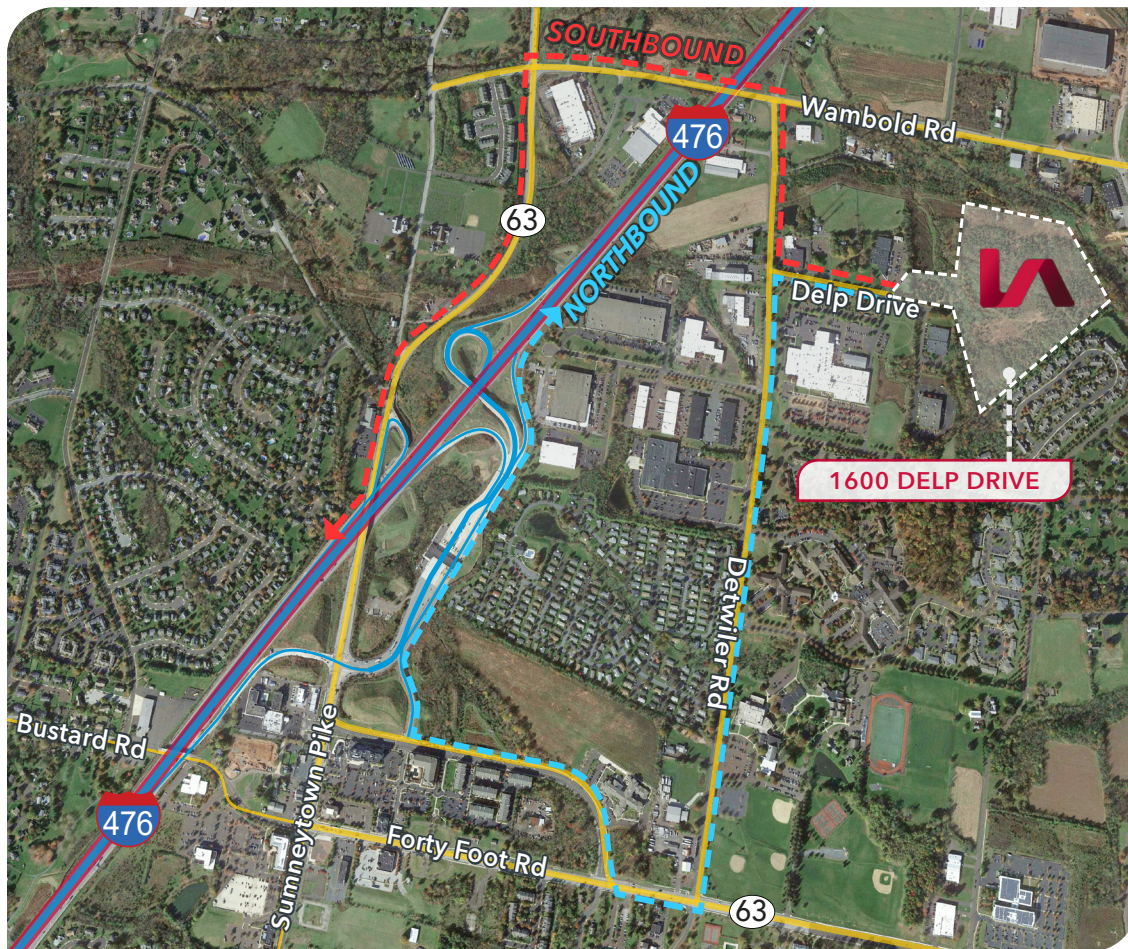
SITE PLAN



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



1600 DELP DRIVE
HARLEYSVILLE, PA



CORPORATE NEIGHBORS



LABOR + LOGISTICS

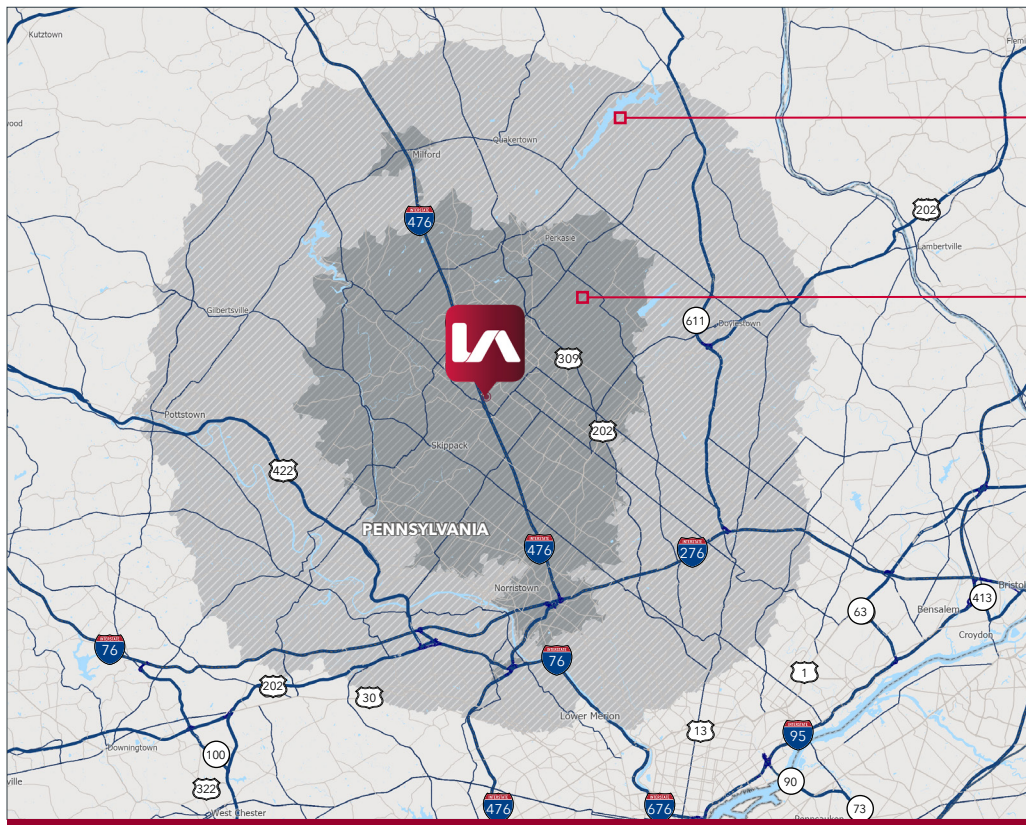
	LOCATION	MILES	MINUTES
SAME DAY DELIVERY	Philadelphia	30	48
	New York City	111	113
	Washington DC	154	75
	Baltimore	116	71
PORTS	Port of NY/NJ (Newark)	98	100
	Port of Philadelphia	35	60
	Port of Wilmington (Delaware)	47	56
	Port of Baltimore	120	126
AIRPORTS	Philadelphia (PHL)	38	40
	Allentown Bethlehem Easton (ABE)	37	56
	Newark Liberty International	96	89

	LOCATION	MILES	MINUTES
MAJOR PARCEL FACILITIES	Amazon Delivery Station, Harleysville PA	0.7	2
	FedEx Ground (MegaHub), Northampton PA	39	59
	UPS, Willow Grove PA	14	29
	USPS, Philadelphia PA	41	45
	FedEx Ground, Conshohocken PA	19	27
INTERMODAL	FedEx Ground, Fort Washington	19	26
	CSX, Philadelphia, PA	36	50
	Norfolk Southern, Bethlehem	34	46

Brian Knowles, CCIM, SIOR
bknowles@lee-associates.com
D 610.400.0484



LABOR + LOGISTICS



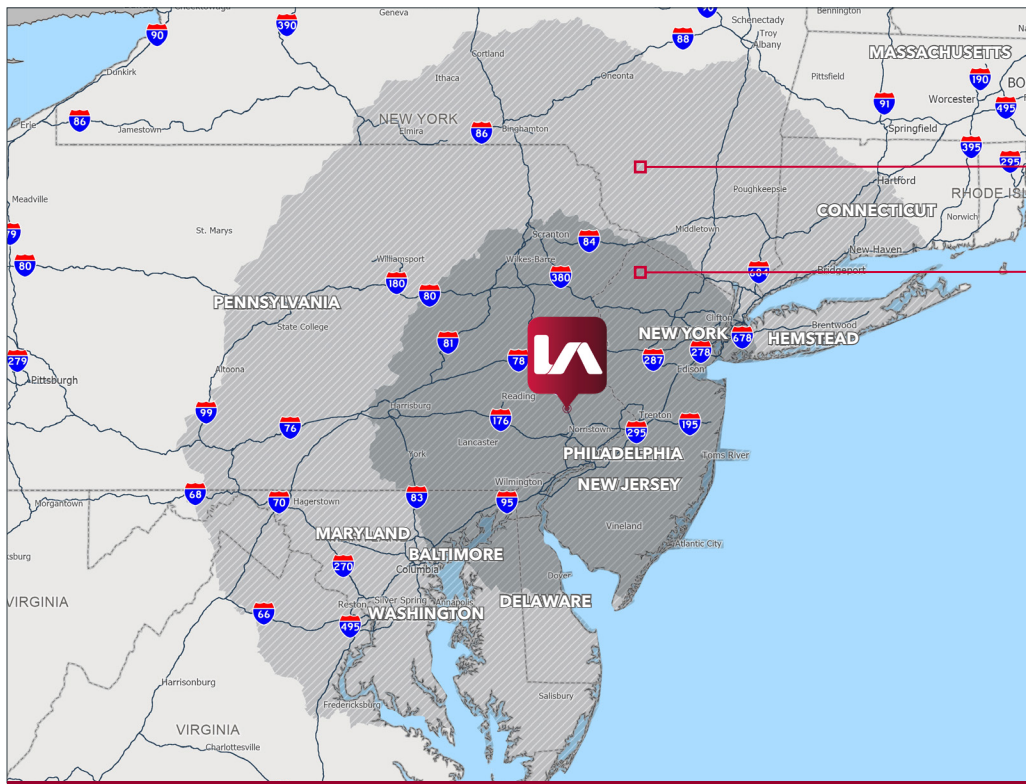
20 MILE DRIVE

Population 1,292,497
Age 18+ 1,021,012

20 MINUTE DRIVE

Population 338,835
Age 18+ 268,002

WITHIN A ONE DAY DRIVE TO 36% OF THE US POPULATION



200 MILES

100 MILES



Brian Knowles, CCIM, SIOR
bknowles@lee-associates.com
D 610.400.0484

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.