



**GOOD IS  
ACCESS TO  
CONSUMERS**

**GREAT IS  
WHAT YOU DO  
FROM HERE**

**Goodman Industrial Center Lehigh Valley**  
3200 Richmond Road, Easton, PA

MAKING  
SPACE  
FOR  
GREATNESS



# Space for complete fulfillment



Goodman Industrial Center Lehigh Valley is a modern distribution center totalling  $\pm 266,190$  square feet with a premier Lehigh Valley location.

This project is uniquely located to provide a broad supply chain solution for both Northeast and Mid-Atlantic networks and well positioned amongst surrounding communities. Additionally, outdoor storage is a permitted use, enhancing the facility's versatility for various logistical needs.



**5MI**  
to I-78



**18K**  
total Transportation and Warehouse workers within a 30-minute drive-time



**18MI**  
to NS intermodal



**73MI**  
to New York City

# MARKET-LEADING SPECIFICATION

Goodman Industrial Center Lehigh Valley provides 266,190 s.f. logistics distribution center developed to a LEED certified building specification.

Benefitting from 40' clear internal height and 130ft truck court depth, the property is designed to offer customers flexibility, whilst maximising operational efficiency and includes the following features:

- |  |  |
|--|--|
|  40' clear internal height              |  105 car parking spaces               |
|  28 dock positions                      |  Truckers lounge                      |
|  10,000 sq ft potential office space    |  Electric car charging infrastructure |
|  Electric truck charging infrastructure |  130ft truck court depth              |
|  2 drive in doors                       |  Secure yard                          |
|  3,000 amp service                    |  Solar ready roof                   |
|  85 trailer parking stalls            |  LEED certified building            |

SCAN FOR  
VIRTUAL TOUR

CLICK FOR  
VIRTUAL TOUR



# HIGH SPEC SPACE

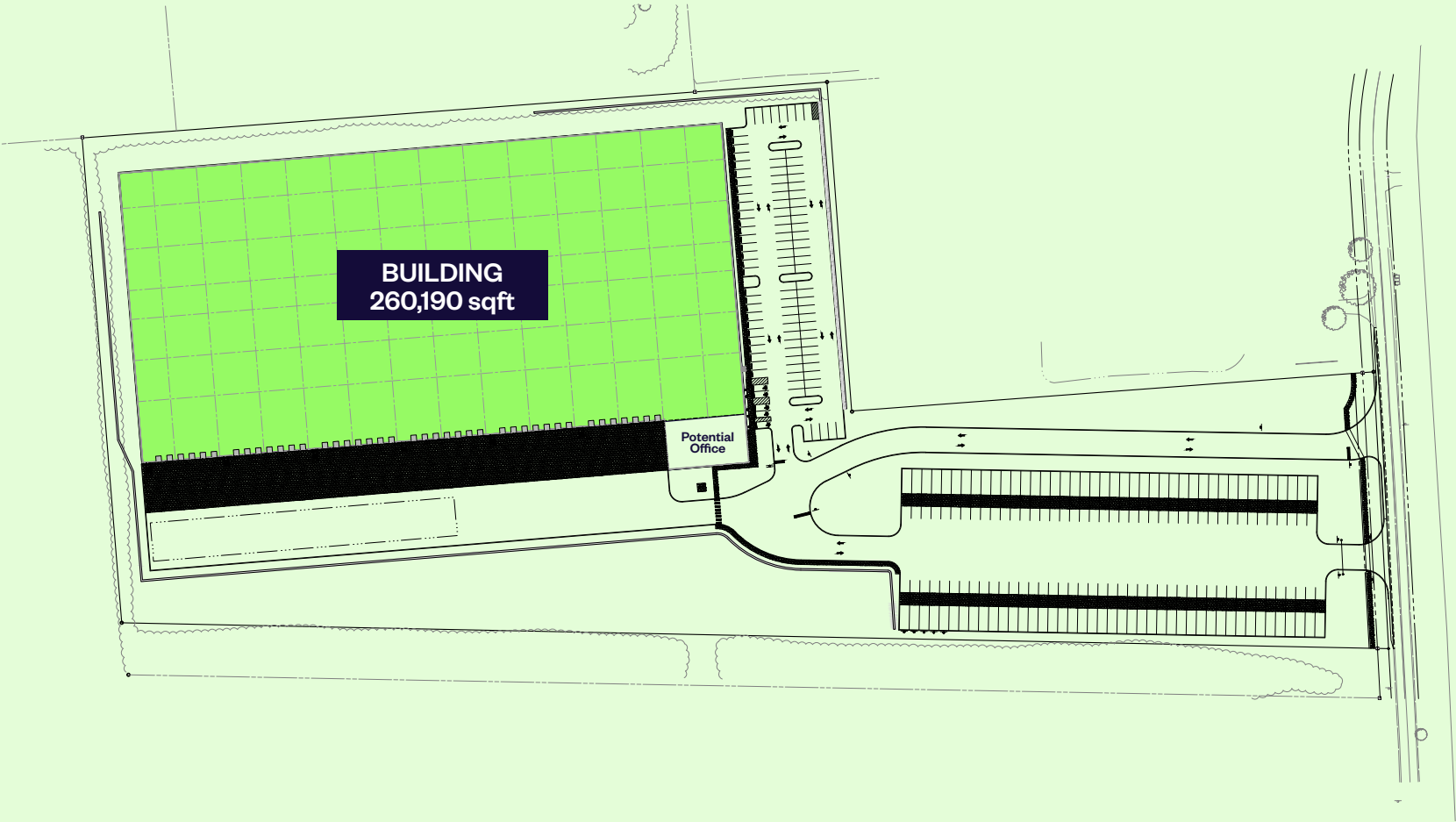


SCAN HERE  
TO VIEW VIDEO

CLICK TO  
VIEW VIDEO

# FOR LEASE

TOTAL AVAILABLE	260,190 sqft
Potential office	6,000 sqft
Clear height	40'
Dock door positions	34
Drive in ramp	2
Building dimensions	735' x 354'
Column spacing	49' x 58'
Car parking	105
Trailer parking	85
Power	3000amps



# MAXIMIZED EFFICIENCY PER SF



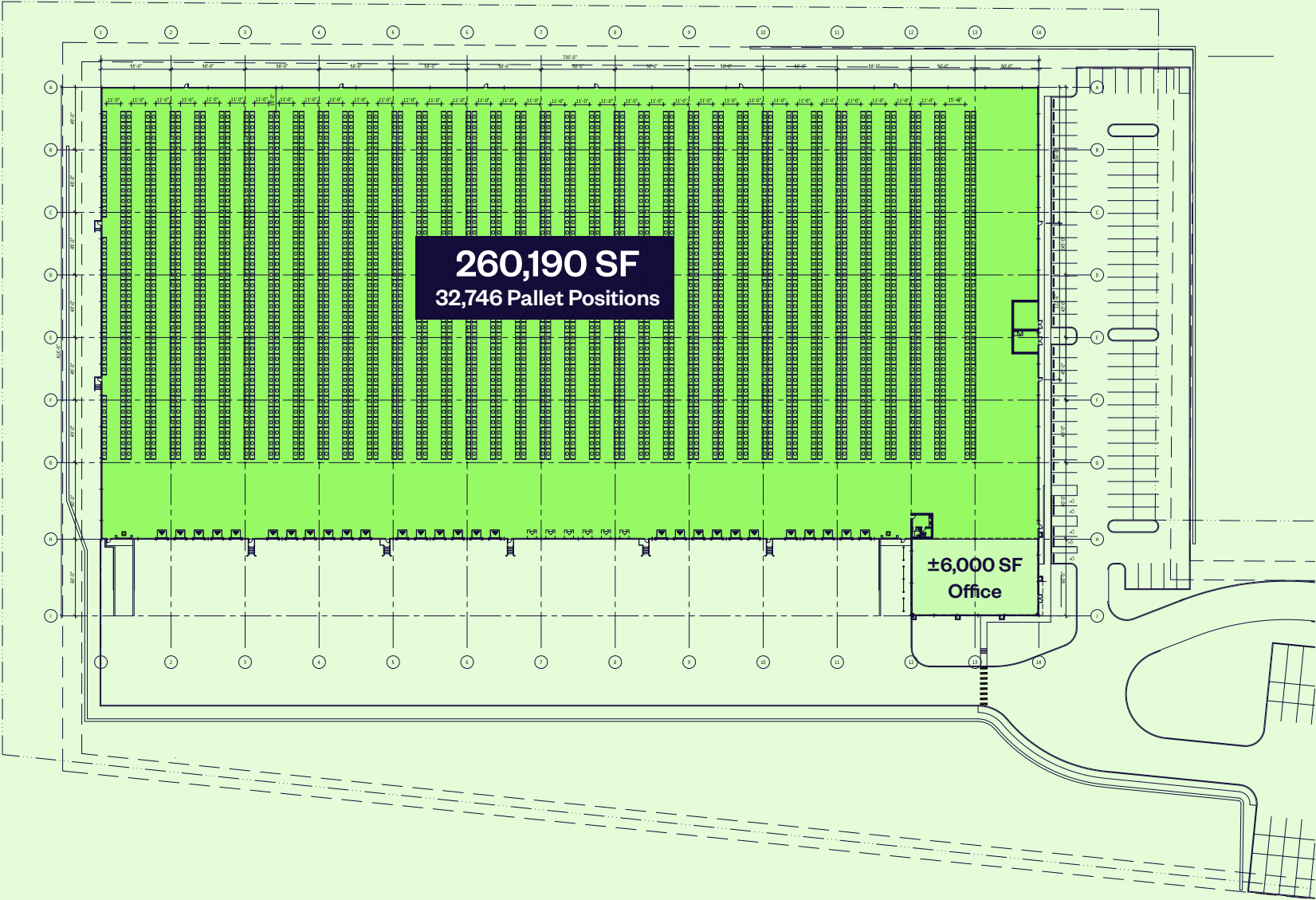
# MAXIMIZE PALLET POSITIONS

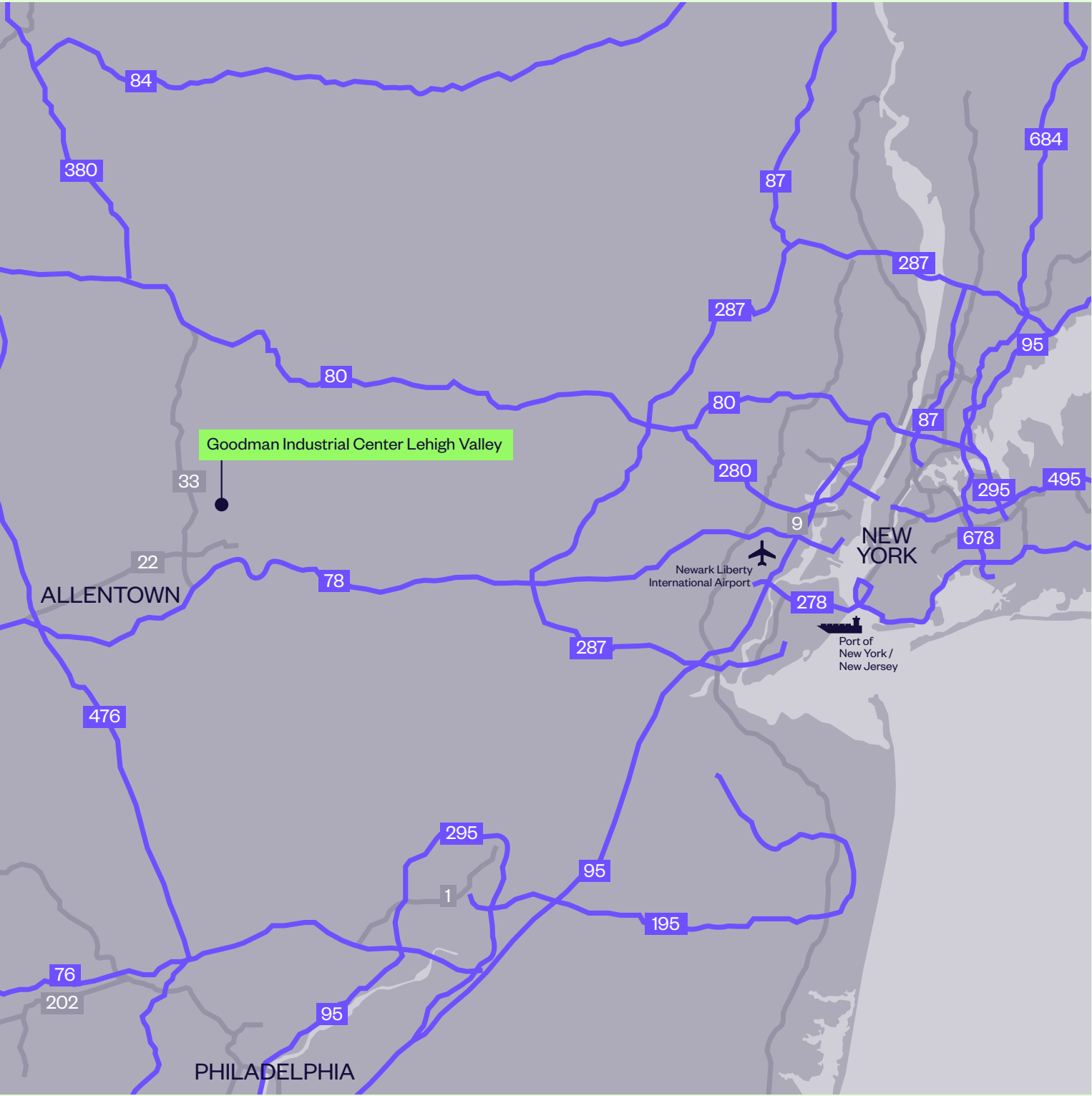
3200 RICHMOND RD	# OF PALLET POSITIONS
40' CLEAR 260,190 SF	32,746
IF 32' CLEAR 260,190 SF	23,390
IF 25' CLEAR 260,190 SF	18,712

## ASSUMPTIONS

4'6"  
PALLETS

5'6"  
RACK OPENING  
BEAM TO BEAM





# LOCATION



## ROAD

Route 33	3.5 miles
Route 22	4 miles
I-78	5 miles
New York City	73 miles

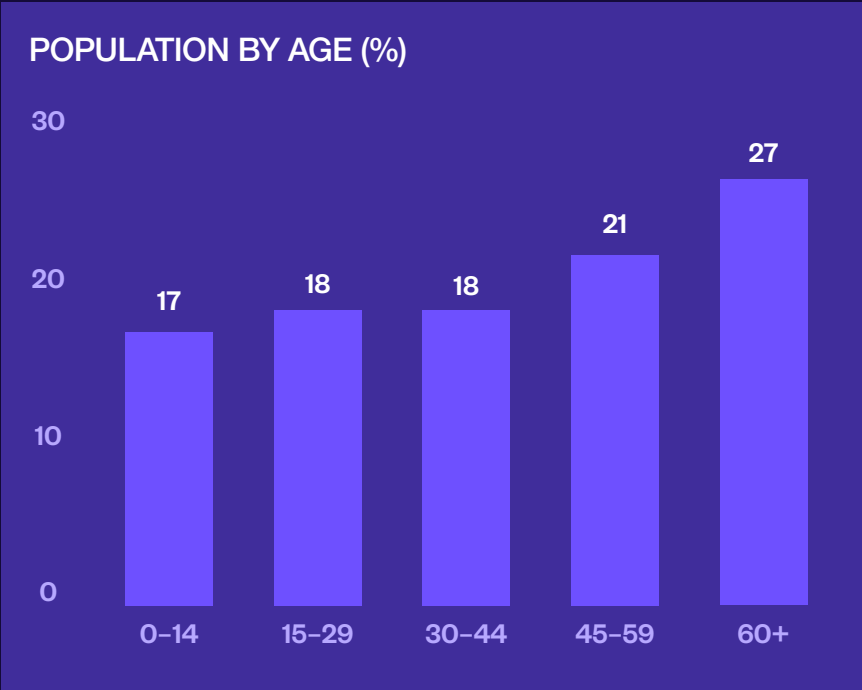


## AIRPORTS & PORTS

Lehigh Valley International Airport	16 miles
Newark Liberty International Airport	63 miles
Port of NY/NJ	67 miles

# KEY AREA STATISTICS – WITHIN 1 HOUR DRIVE TIME

3200 RICHMOND ROAD, EASTON, PA 18040-7435



TOTAL POPULATION

1.7<sup>m</sup>



TOTAL HOUSEHOLDS

634,936



AVERAGE HOUSEHOLD SIZE

2.54<sup>people</sup>



AVG. DISPOSABLE INCOME

\$92,041



TOTAL DISPOSABLE INCOME

\$58.4<sup>bn</sup>



WEALTH INDEX

133

TOTAL SPEND ON:



FOOTWEAR

\$367.4<sup>m</sup>



CLOTHING

\$1.6<sup>bn</sup>



FOOD AT HOME

\$5.0<sup>bn</sup>



NUM. ORDERED ONLINE

\$1.2<sup>m</sup>



RETAIL GOODS

\$21.3<sup>bn</sup>



PERSONAL CARE

\$404.4<sup>bn</sup>

# OWNERSHIP



Goodman is a worldwide leading real estate owner, developer, and property manager with \$54 billion of assets under management and operations in 14 countries. Goodman is committed to excellence in customer relationships and creating long-term, sustainable logistics solutions for the new digital economy.

Our teams provide progressive insights to business needs in an ever-changing world



**Customer focus**

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

**Presentation**

Our property services teams attend to your operational needs and provide unparalleled maintenance and presentation standards.

SERVICE



We aim to be leaders in environmental social governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.

# SUSTAINABILITY

# GOODMAN FOUNDATION

The Goodman Foundation unites our people, properties and resources to make a tangible difference to the lives of people in our communities. Through our partnerships with an exceptional – and often grassroots – group of charities, we're able to make a real difference, where and when it matters most.

Doing good  
in the world

Goodman  
Foundation



## How we do good in the world

The Goodman Foundation offers support to charities within three key areas:

### Children and youth

Charity organizations who help protect, nurture and support children or young people.

### Food rescue and environment

Charity organizations who reduce waste and support those in need by redistributing fresh food or useful items that would otherwise go to landfill.

### Community and community health

Charity organizations who support those living with a condition, illness or disability, or whose efforts help to create a more inclusive and equitable community.

# SAFETY AT WORK

We believe safe work practices not only protects our people and customers but delivers long-term value for our business and stakeholders. We work with our customers to design and integrate safety controls that focus on minimising and eliminating risk from our properties.



## **Safety in design**

- + Rigorous safety in design assessment and review process
- + Industry leading specification
- + Technical consultation
- + Safe design principals incorporated into the entire building life-cycle.

## **Safety in construction**

- + Pre-qualified D&O contractors
- + Collaborative design and construct process
- + Transparent safety reporting
- + Program of third party Principal Contractor health and safety reviews.

## **Safety in occupation**

- + Pre-qualified service and maintenance contractors
- + High risk work permit process
- + Highly skilled and competent Property Management team
- + Height safety beyond standard and industry leading
- + Ongoing risk identification and mitigation process
- + Smart technologies employed for inductions and site registration
- + Real time alert systems.

# CONTACT US



## CBRE

Bart D. Anderson  
Executive Vice President  
T. 717 540 2706  
[bart.anderson@cbre.com](mailto:bart.anderson@cbre.com)

Sean Bleiler  
Executive Vice President  
T. 610 398 3409  
[sean.bleiler@cbre.com](mailto:sean.bleiler@cbre.com)

Michael Hess, SIOR  
Executive Vice President  
T. 717 540 2705  
[michael.hess@cbre.com](mailto:michael.hess@cbre.com)

John La Prise  
Vice President  
T. 610 247 9323  
[john.laprise@cbre.com](mailto:john.laprise@cbre.com)

Michael Pietropola  
Senior Associate  
T. 717 540 2713  
[michael.pietropola@cbre.com](mailto:michael.pietropola@cbre.com)

Nicholas Sather  
Senior Associate  
T. 717 540 2709  
[nicholas.sather@cbre.com](mailto:nicholas.sather@cbre.com)

## Goodman

Charles Stehlik  
VP, Entitlement & Construction  
T. 484 221 6702  
[charles.stehlik@goodman.com](mailto:charles.stehlik@goodman.com)

Brian Smith  
Acquisitions and Development Associate  
T. 571 236 5943  
[brian.smith@goodman.com](mailto:brian.smith@goodman.com)

