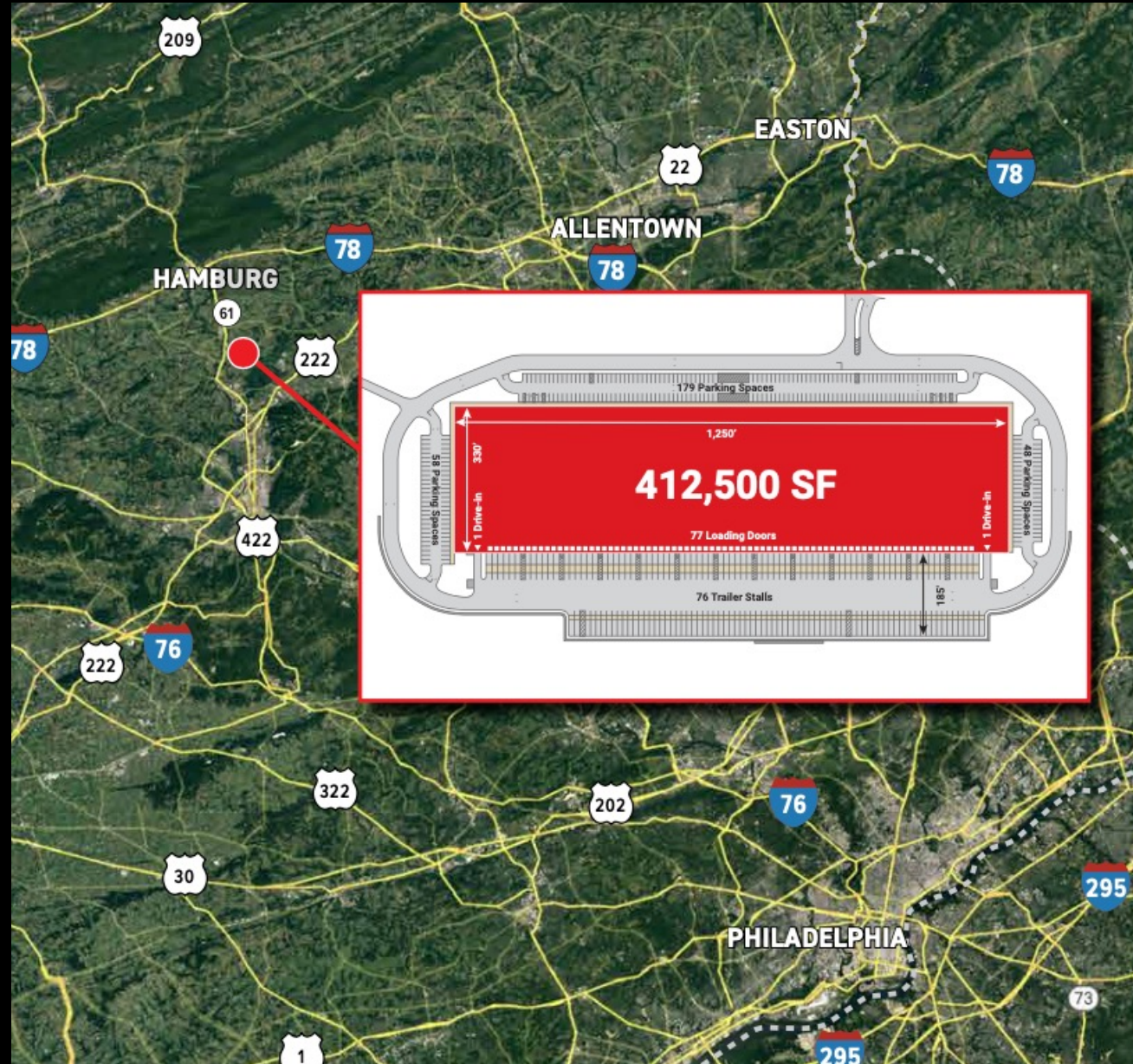




150 Birch Hill Road, Shoemakersville, PA

## HAMBURG DISTRIBUTION AND/OR MANUFACTURING BUILDING

- Fully Entitled & Fully Approved / “Shovel Ready”
- **OBBB Manufacturing Tax Benefits - 100% Bonus Depreciation Potential**
- Core Industrial Submarket



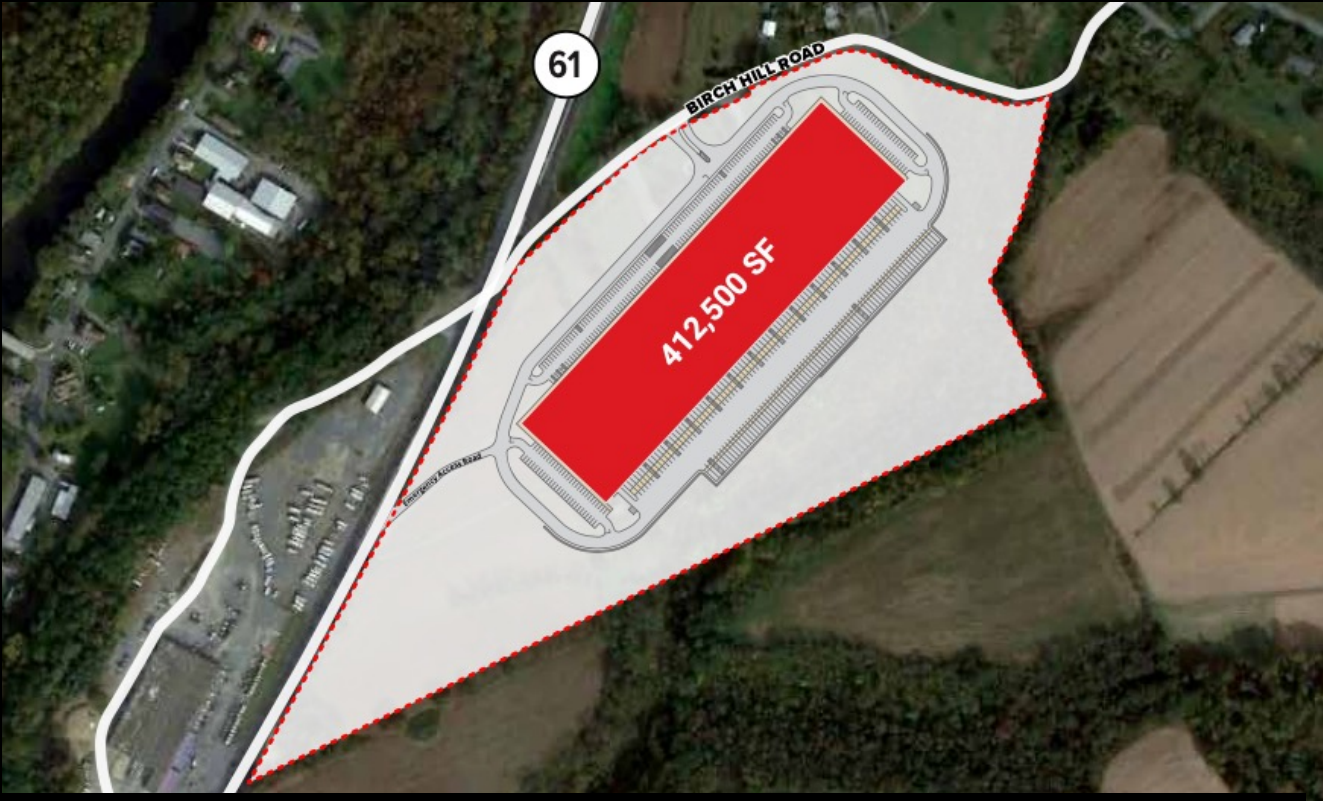


# Summary

Jones Lang Lasalle Americas, Inc. “JLL”, as exclusive advisor to the owner, is pleased to present for sale the Hamburg Distribution and / or Manufacturing Building at Route 61 (“the Property”) located at 150 Birch Hill Road, Shoemakersville, PA. Located within the highly coveted Lehigh Valley Industrial Submarket, the Property totals 412,500 square feet and boasts a best-in-class building design to provide superior functionality for a wide range of industrial-related uses.

The Property is strategically positioned with access to I-78 and the region’s impressive highway network as well as Route 61 and the deep labor pool of Reading, PA. The Property presents the rare opportunity to construct a brand new, Class A warehouse in an industrial market with limited new development opportunities.

**The Property has full development entitlements and approvals, offering the ability to capture the current market momentum by commencing construction upon closing.**



RARE FULLY ENTITLED  
& APPROVED  
DEVELOPMENT  
OPPORTUNITY



CORE LEHIGH  
VALLEY INDUSTRIAL  
MARKET



CLASS A NEW  
CONSTRUCTION



SPEED TO  
MARKET



ACCESS TO  
DEEP LABOR  
POOL

## Property Overview

Address:	150 Birch Hill Road, Shoemakersville, PA
Acreage:	45.92 Acres
Building Size:	412,500 SF
Clear Height:	36' (Property features a 32' clear height across the speed bays, to conform with the average building height of 35')
Loading Format:	Rear-Load
Loading Doors:	77 Dock Doors
Loading Ratio:	1 per 5,357 SF
Parking Spaces:	285 Parking Spaces
Parking Ratio:	1 per 1,447 SF
Trailer Stalls:	76 Trailer Stalls

# CLASS A BUILDING DESIGN WITH NEW GENERATION SPECIFICATIONS

Hamburg Distribution and/or Manufacturing Building at Route 61 has been designed using best-in-class specifications that are required by modern distribution users. The Project features a clear height of 36', multiple curb-cut entrances, a 185' truck court, ample car parking, dedicated trailer parking, and an ideal loading ratio of 1 dock door per 5,357 SF. The Project has been thoughtfully designed to compete with any industrial property in the Lehigh Valley.

## RARE OPPORTUNITY TO ACQUIRE A FULLY ENTITLED & FULLY APPROVED DEVELOPMENT SITE WITHIN THE LEHIGH VALLEY

Hamburg Distribution and/or Manufacturing Building at Route 61 will be delivered with all entitlements and approvals in-place for industrial development.

The scarcity of well-positioned, developable land provides an investor with the long-term competitive advantage to capitalize on the Class A rents in the region. Barriers to enter the Lehigh Valley market continue to grow as local municipalities continue to scrutinize industrial development.



Approval	Status
Geotechnical	Completed
Preliminary Site Plan Approval	Completed
Stormwater & Sewer	Completed
Environmental	Completed
Wetlands Delineation	Completed
PennDOT	Completed
NPDES	Completed