

4M+ SF INDUSTRIAL PARK AVAILABLE FOR LEASE OR SALE

LERTA TAX ABATEMENT SECURED

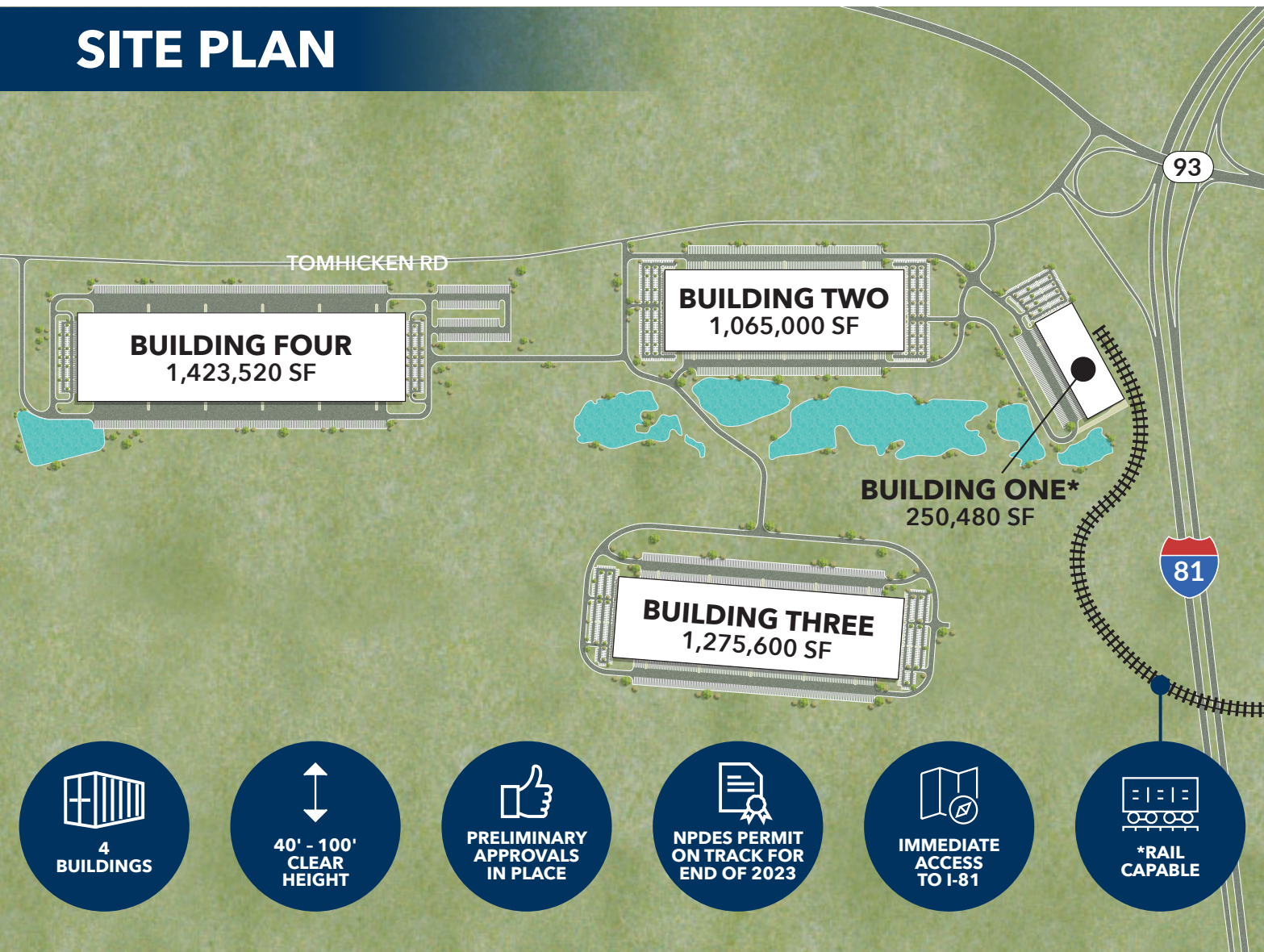


SUGARLOAF JUNCTION

TOMHICKEN ROAD, SUGARLOAF, PA

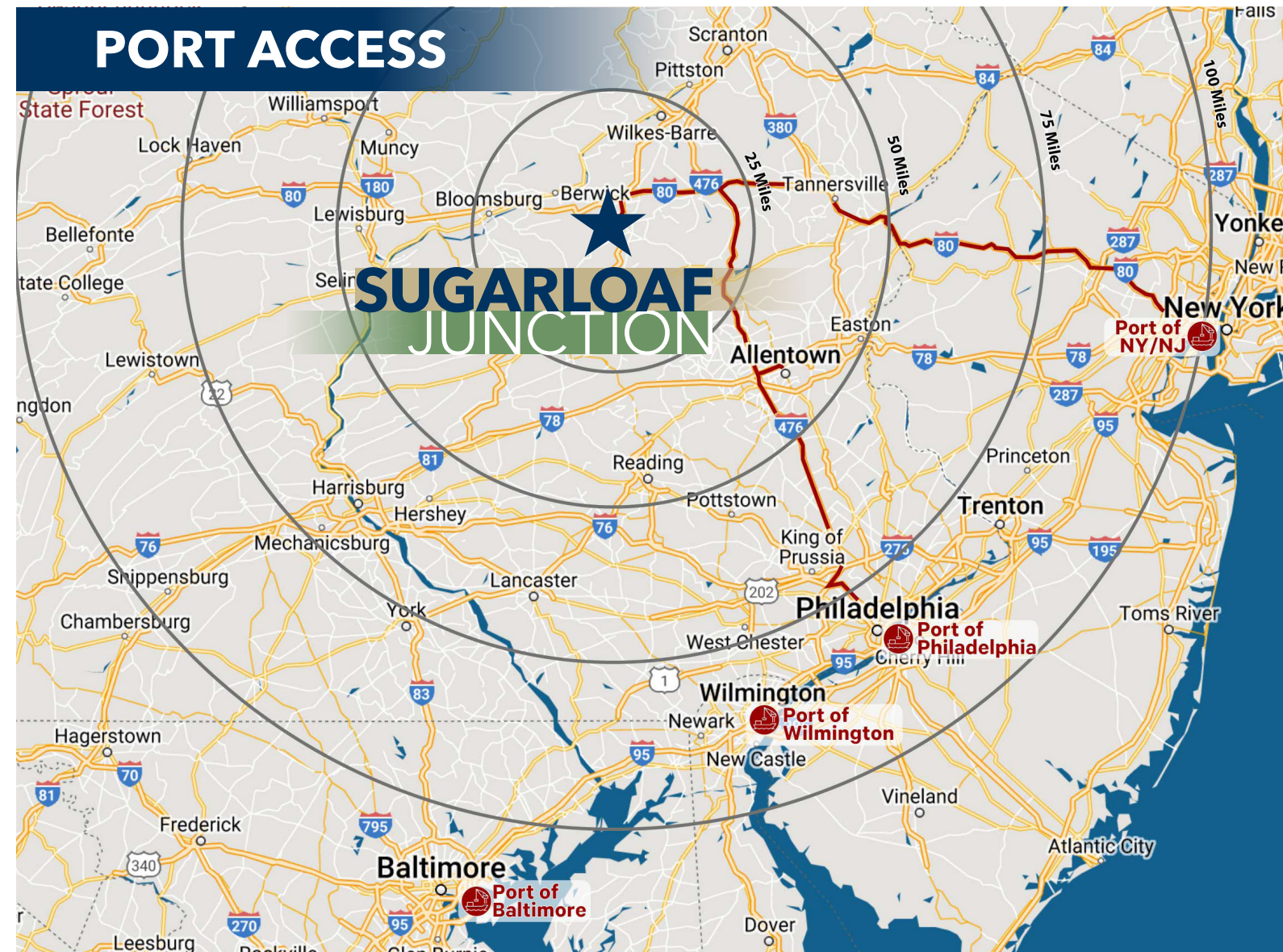


SITE PLAN



	BUILDING ONE*	BUILDING TWO	BUILDING THREE	BUILDING FOUR
SF AVAILABLE	250,480 SF	1,065,000 SF	1,275,600 SF	1,423,520 SF
BUILDING DIMENSIONS	310' x 808'	600' x 1775'	600' x 2126'	620' x 2300'
CAR PARKING	312	829	718	282
TRUCK LOADING	61 Spaces	236 Spaces	290 Spaces	328 Spaces
TRUCK PARKING	63 Spaces	242 Spaces	300 Spaces	342 Spaces
CLEAR HEIGHT	100'	40'	40'	40'

PORT ACCESS



PORT OF PHILADELPHIA	108 miles	2 hours 4 mins
PORT OF WILMINGTON	121 miles	2 hours 7 mins
PORT OF NEWARK/NY	126 miles	2 hours 4 mins
PORT OF BALTIMORE	161 miles	2 hours 32 mins

DEMOGRAPHICS Within 30 Minutes





IMMEDIATE HIGHWAY ACCESS



0.1 Mile
1 Min



5 Miles
8 mins



56 Miles
51 mins

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