

# 2345

## **NEWLINS MILL ROAD** **PALMER TOWNSHIP, PA**



**+98,903 SF AVAILABLE FOR LEASE**  
***INDUSTRIAL BUILDING***



# 2345

## NEWLINS MILL ROAD

PALMER TOWNSHIP, PA

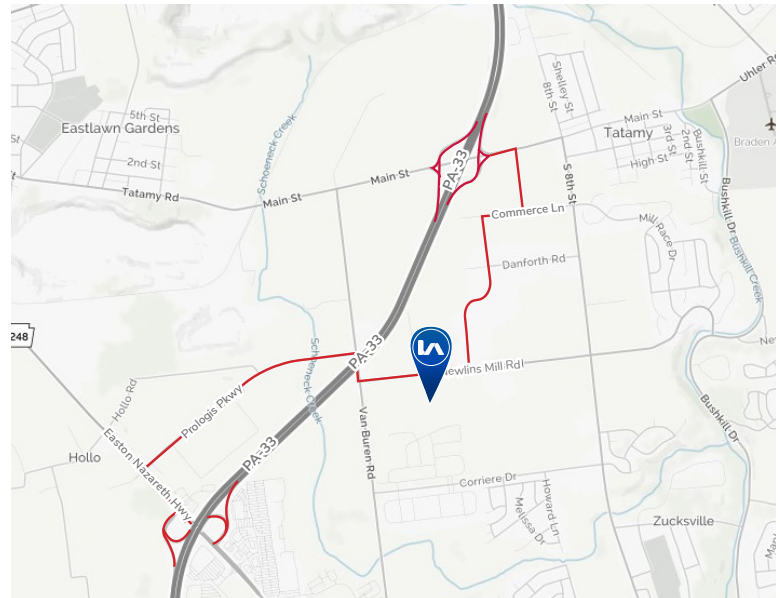


### BUILDING FEATURES

Available:	98,903 SF
Fully Racked:	Yes
Main Office:	1,910 SF
Clear Height:	36'
Power:	2,000 amps (Expandable 4000 amps)
Column Spacing:	54' x 50' (60' Speedbays)
Dock Doors:	17 (9 Fully Equipped)
Drive-ins:	1
Truck Court:	190'
Auto Parks:	116
Trailer Parks:	19
Lighting:	LED
Sprinkler:	ESFR
Zoned:	Planned Office/Industrial Park

### LOCATION OVERVIEW

- Vehicle access via Route 33 Tatamy Interchange through Chrin Commerce Center
- Excellent labor availability and profile
- Superior access to parcel hubs, NY/NJ Ports, intermodal, and Northeast consumer base
- New Local Amentities:



Loading Area

### PREMISES

#### COLUMNS 1-6

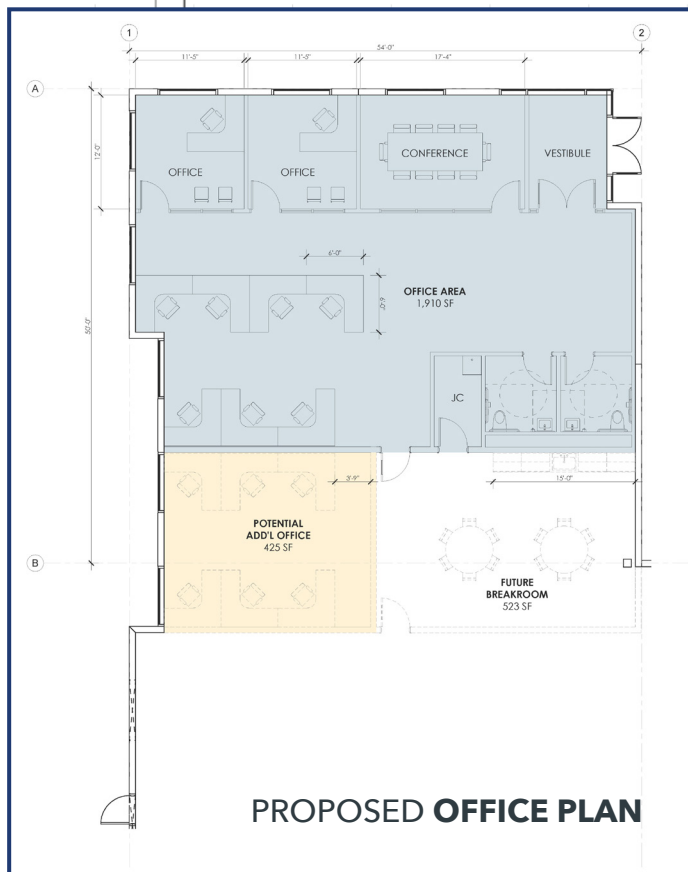
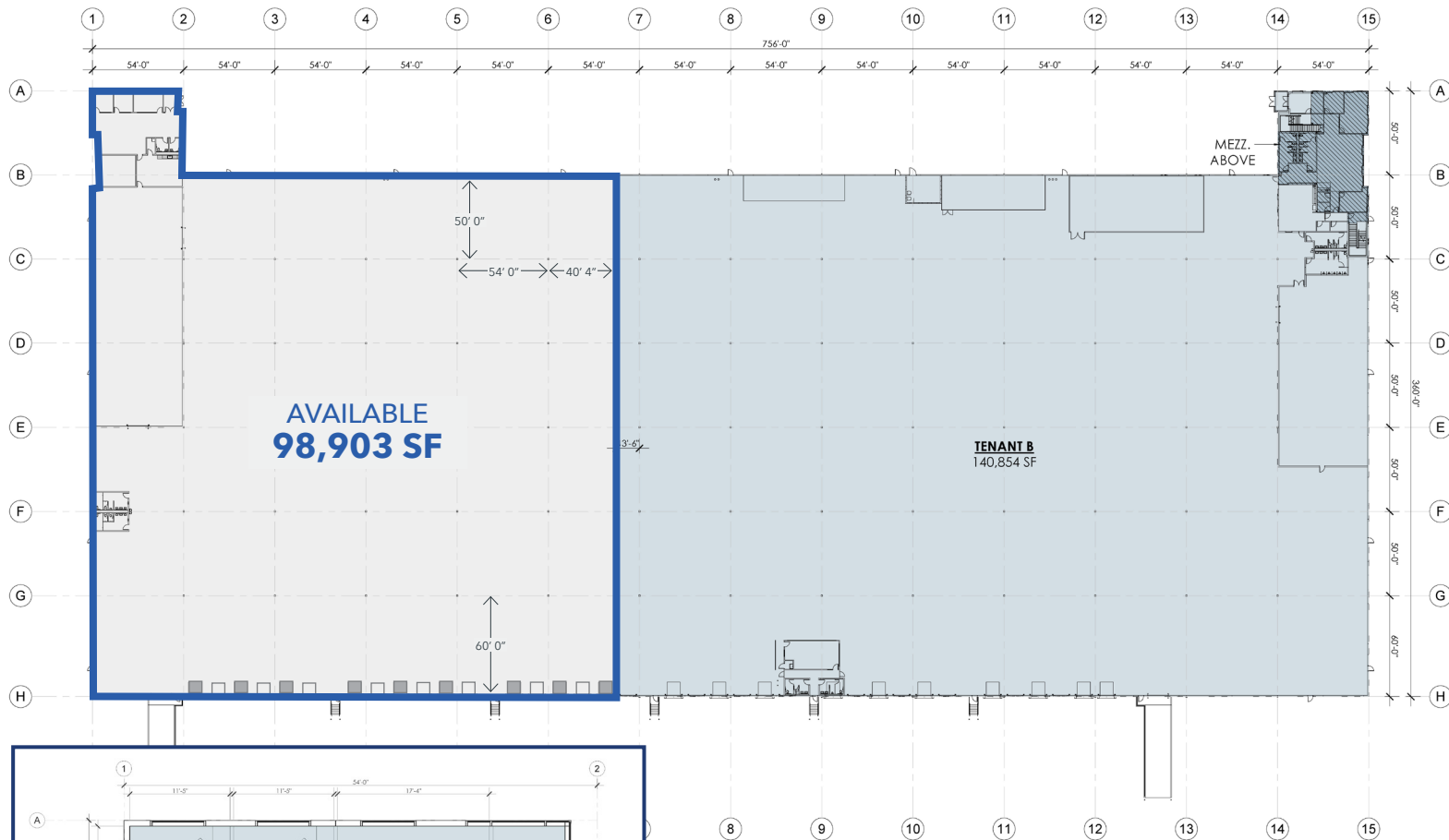
- 98,903 SF
- 17 Dock Doors (9 Fully Equipped)
- 1 Drive-In
- Includes Main Office



# 2345 NEWLINS MILL ROAD PALMER TOWNSHIP, PA



## SITE PLAN



- FULLY EQUIPPED DOCK DOOR
- DOCK DOOR

## CORPORATE NEIGHBORS



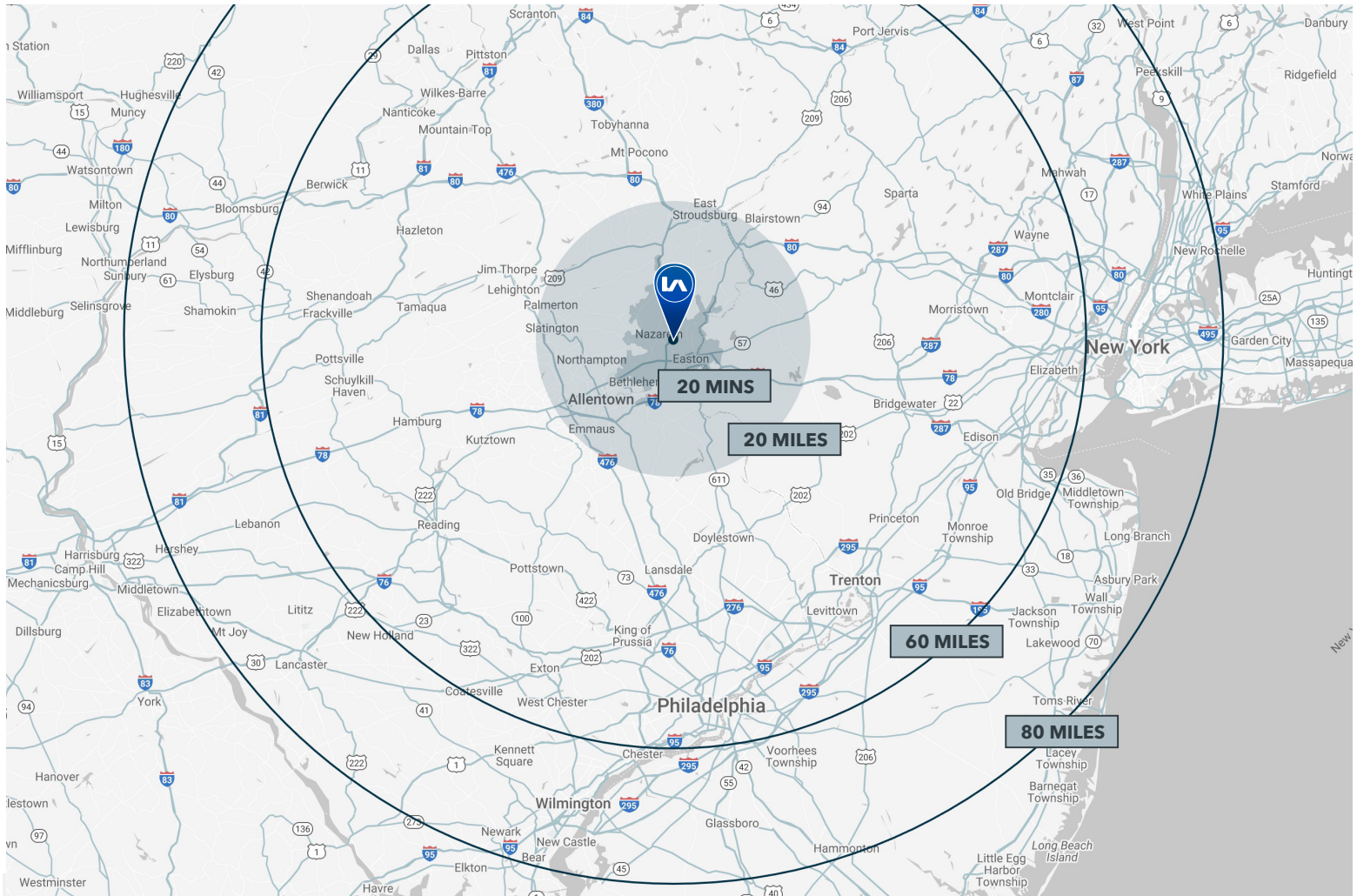


# 2345

## NEWLINS MILL ROAD

### PALMER TOWNSHIP, PA

Owner/Developer:



#### POPULATION

20 min	225,963
20 mi	856,679
60 mi	11,837,957
80 mi	26,188,976



#### WORKFORCE

20 min	169,546
20 mi	598,961
60 mi	8,544,120
80 mi	18,784,310



**60+ Miles**  
to NY/NJ Ports



**7 Miles**  
to I-78



**1.5 miles**  
to UPS and FedEx parcel hubs



**8 Miles**  
to Norfolk Southern Intermodal

Leasing:



**BRIAN KNOWLES, CCIM, SIOR**  
bknowles@lee-associates.com  
610.400.0484

**SELWYN SIMPSON**  
ssimpson@lee-associates.com  
610.947.1952

**MATT D'ALESIO**  
mdalesio@lee-associates.com  
610.947.1951

**Lee & Associates of Eastern Pennsylvania LLC**

610 Germantown Pike, Suite 160, Plymouth Meeting, PA 19462 USA | (610) 400.0499 | [lee-associates.com/easternpa](http://lee-associates.com/easternpa)