

# 2345

## NEWLINS MILL ROAD

### PALMER TOWNSHIP, PA



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

# 2345 NEWLINS MILL ROAD

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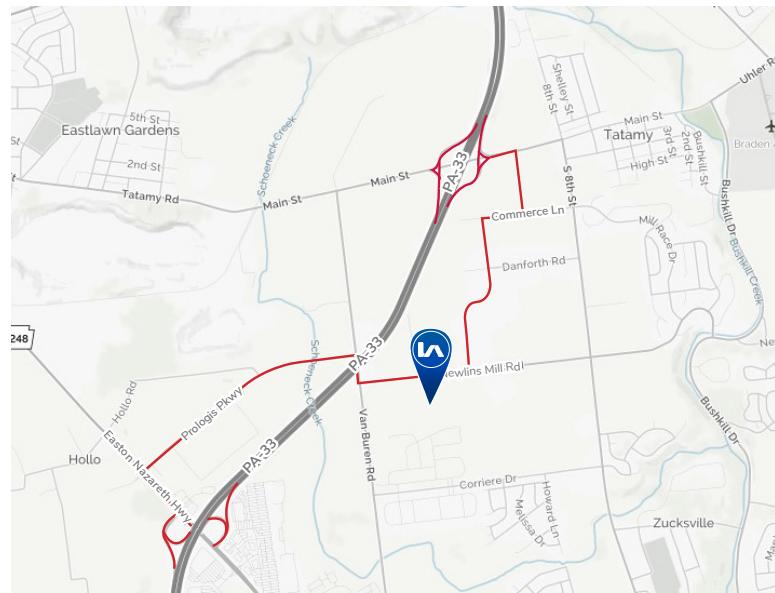
CARSON33

## 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 Amenities:



## PREMISES

### COLUMNS 1-6

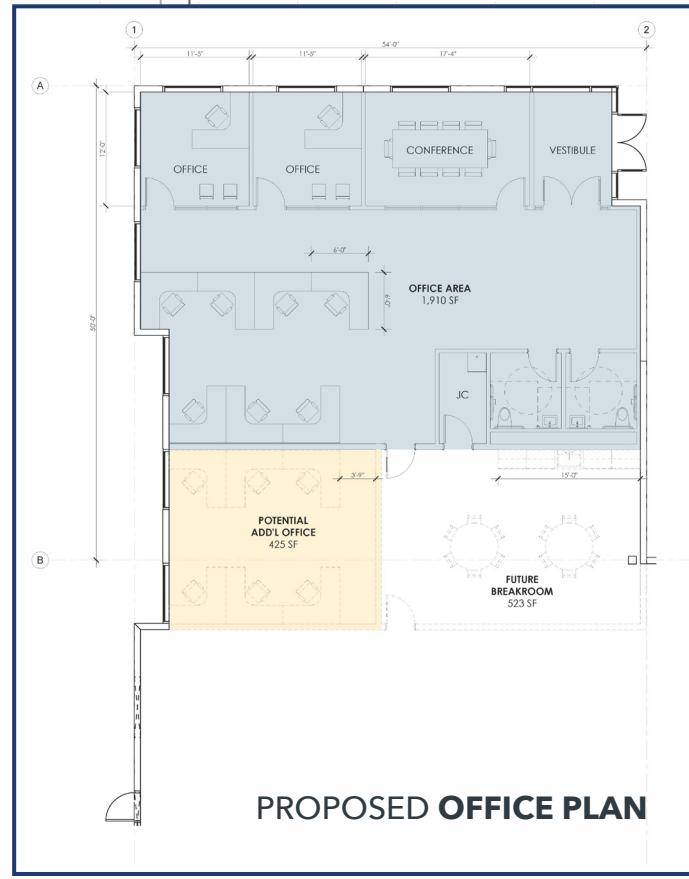
- 98,903 SF
- 17 Dock Doors (9 Fully Equipped)
- 1 Drive-In
- Includes Main Office

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## SITE PLAN



## CORPORATE NEIGHBORS

amazon



PHILLIPS  
PET FOOD & SUPPLIES



B&G  
FOODS, INC.

*lulus*

Mondelēz  
International



FedEx

FritoLay

GXO  
Logistics at full potential

Fanatics

KEystone

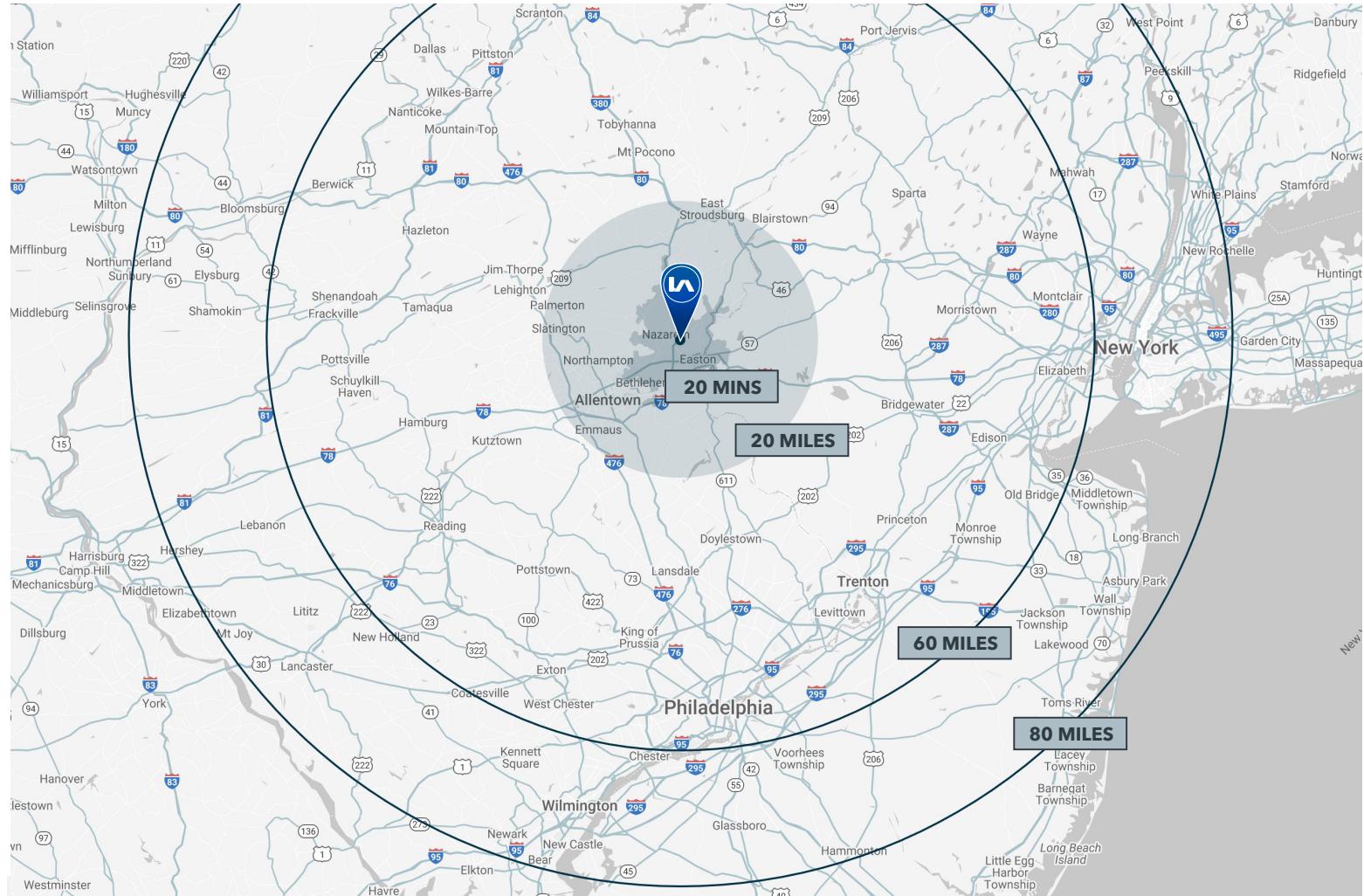
NEOVIA  
Living, breathing logistics

# 2345

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### PALMER TOWNSHIP, PA

Owner/Developer:



#### POPULATION

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



#### WORKFORCE

<b>20 min</b>	169,546
<b>20 mi</b>	598,961
<b>60 mi</b>	8,544,120
<b>80 mi</b>	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:



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