

910 NEW BRUNSWICK AVENUE

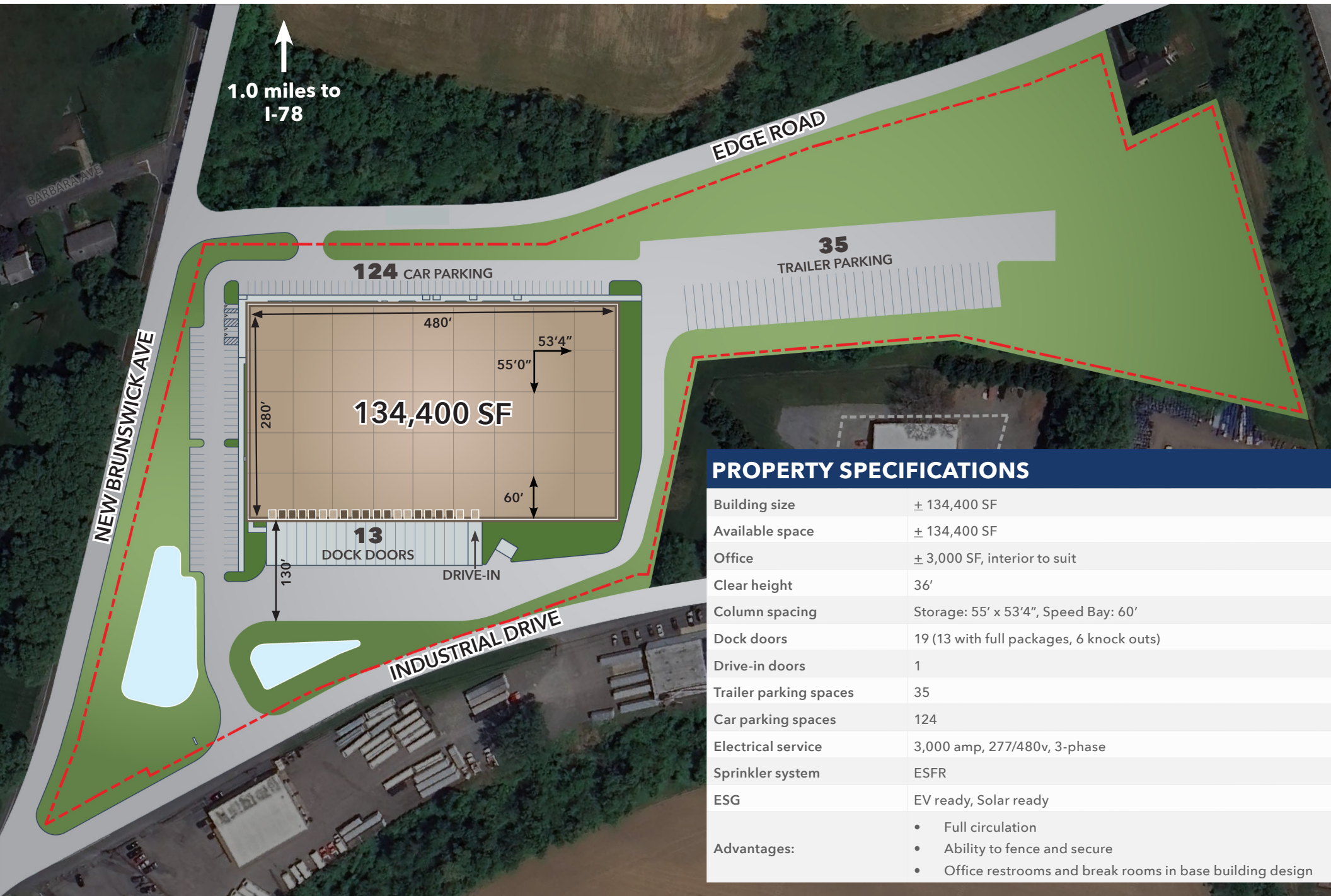
FOR LEASE: 134,400 SF ±
ALPHA, NJ



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

WOODMONT
Industrial Partners

910 NEW BRUNSWICK AVENUE



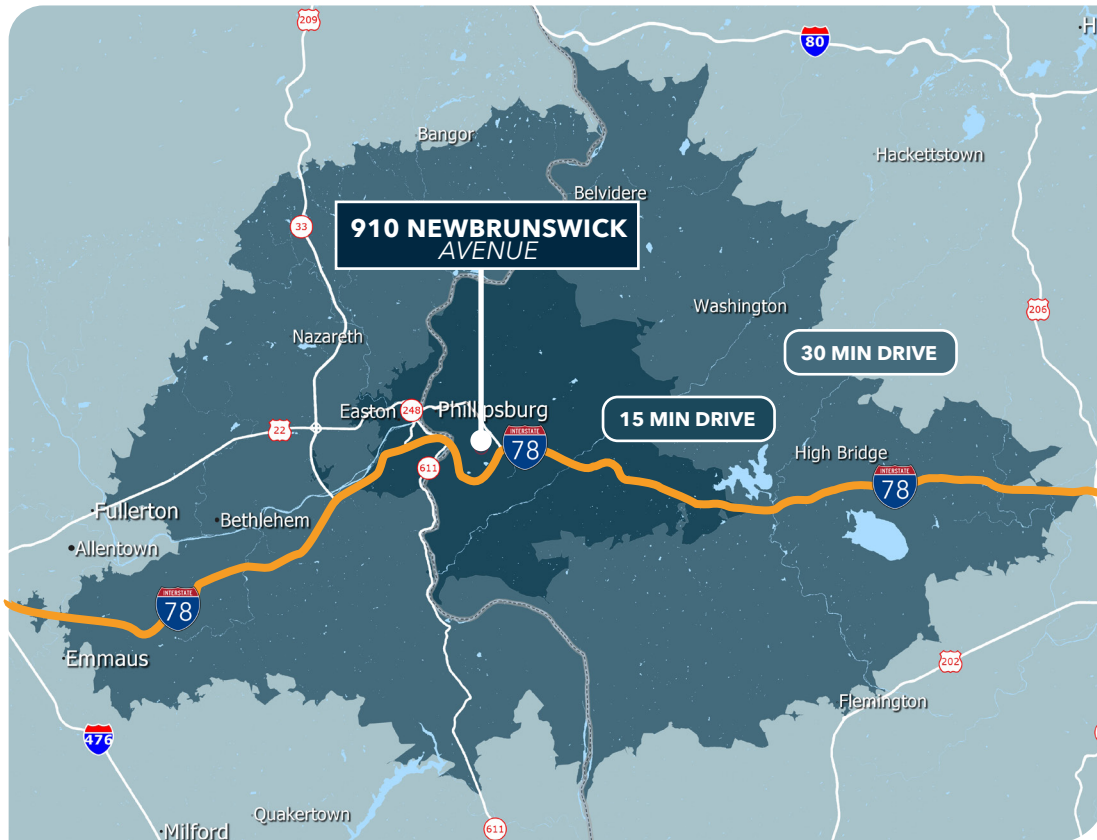
PROPERTY SPECIFICATIONS

Building size	± 134,400 SF
Available space	± 134,400 SF
Office	± 3,000 SF, interior to suit
Clear height	36'
Column spacing	Storage: 55' x 53'4", Speed Bay: 60'
Dock doors	19 (13 with full packages, 6 knock outs)
Drive-in doors	1
Trailer parking spaces	35
Car parking spaces	124
Electrical service	3,000 amp, 277/480v, 3-phase
Sprinkler system	ESFR
ESG	EV ready, Solar ready
Advantages:	<ul style="list-style-type: none"> • Full circulation • Ability to fence and secure • Office restrooms and break rooms in base building design

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LOCATION & ACCESS

Located directly off of I-78, 910 New Brunswick Avenue is in one of the most sought after markets in the county. It provides collocation opportunities to the Lehigh Valley submarket, great access to FedEx and UPS parcel hubs, while being strategically closer to NJ ports and NYC Metro via toll-free I-78.

15 Minutes

Population: 89,002
Workforce: 71,108

30 Minute

Population: 474,264
Workforce: 380,012

	Miles	Minutes
 Philadelphia	75	85
New York	65	75
Wilmington	92	97
Harrisburg	106	103
Baltimore	166	172
Washington DC	199	215

Same Day Delivery



Ports

Port of Newark	58	64
Port of Philadelphia	74	78
Port of Wilmington	92	98
Port of Baltimore	162	170



Airports

Lehigh Valley Intl.	19	25
Newark Liberty Intl.	56	55
Philadelphia Intl.	84	88
Baltimore Washington Intl.	172	180



Parcel Facilities

USPS Hub, Bethlehem, PA	15	23
UPS Freight, Bethlehem, PA	16	25
FedEx Freight, Bethlehem, PA	16	24
FedEx Smartport, Allentown, PA	19	28
FedEx Allentown Hub, Northampton, PA	21	35



Intermodal Yards

Norfolk Southern, Bethlehem, PA	17	24
Norfolk Southern, Langhorne, PA	51	70
Norfolk Southern, Harrisburg, PA	102	104
CSX Inter-modal, Chambersburg, PA	154	150



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