



RACKED & READY

CARSON 33



75 Miles
to NY/NJ Ports



1.5 miles
to UPS and FedEx parcel hubs



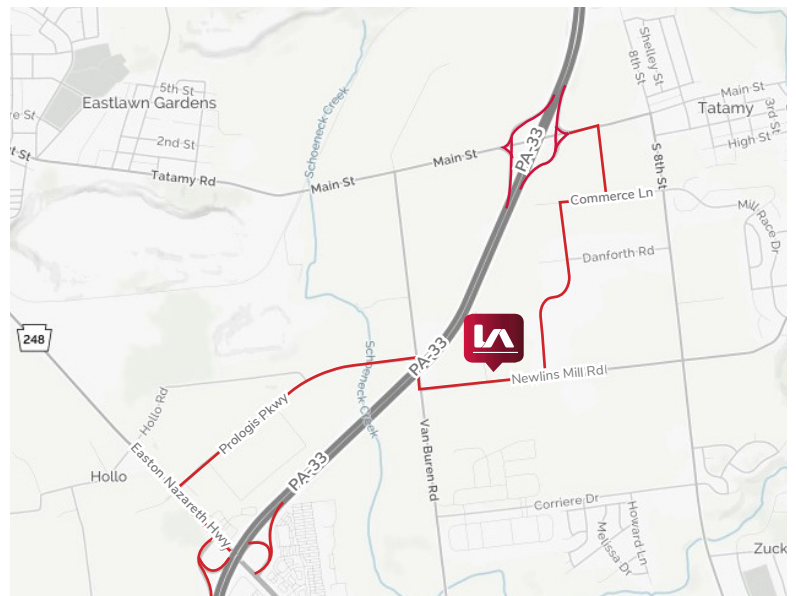
7 Miles
to I-78



8 Miles
to Norfolk Southern Intermodal

BUILDING FEATURES

- 139,634 SF +/- or Full Building Available
- 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:



Leasing:

Brian Knowles, CCIM, SIOR
 bknowles@lee-associates.com
 D 610.400.0484

Selwyn Simpson
 ssimpson@lee-associates.com
 D 610.947.1952

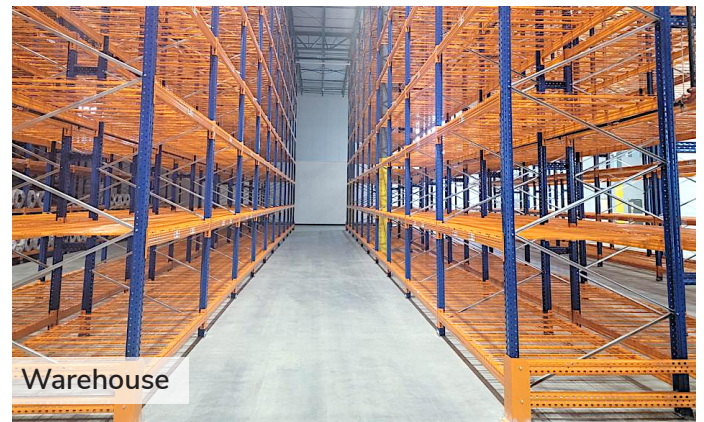
Owner/Developer:

CARSON COMPANIES
 carsoncompanies.com

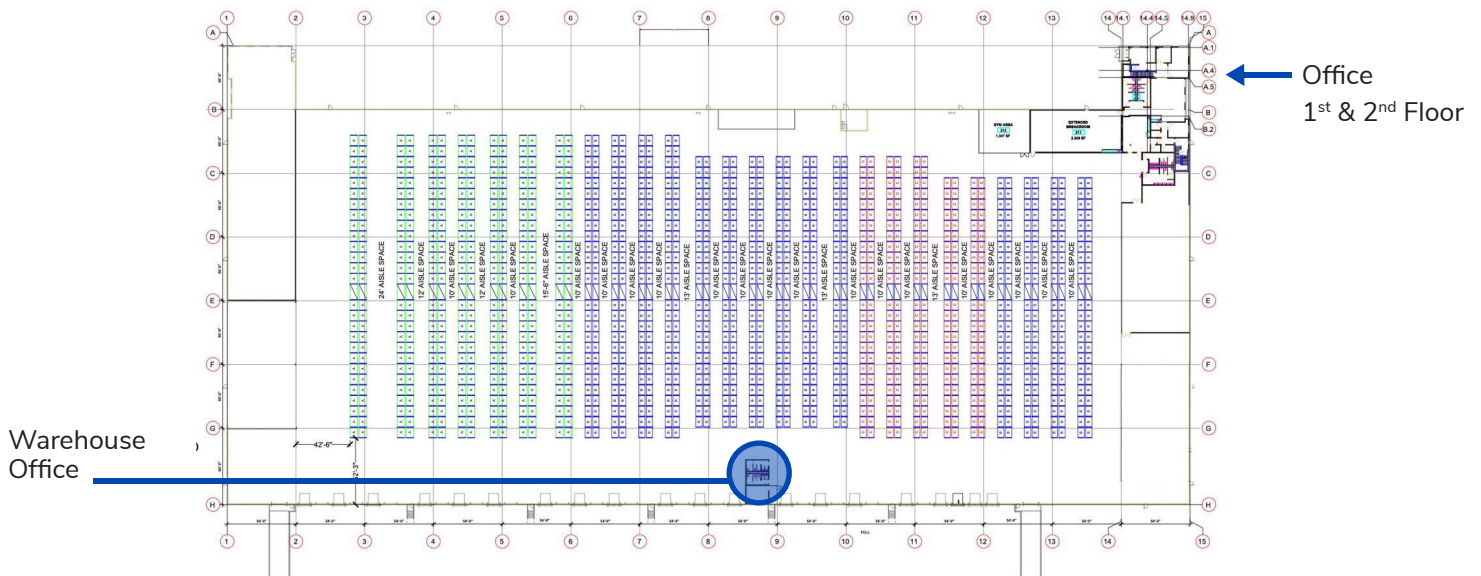
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FULL BUILDING

SF:	242,754 SF
Fully Racked:	Yes
Main Office:	8,083 SF
Shipping/Receiving:	1,000 SF
Clear Height:	36'
Power:	2,000 amps (Expandable 4000 amps)
Column Spacing:	54' x 50' (60' Speedbays)
Dock Doors:	37
Drive-ins:	2
Truck Court:	190'
Auto Parks:	116
Trailer Parks:	47
Lighting:	LED
Sprinkler:	ESFR
Zoned:	Planned Office/Industrial Park



Warehouse



CORPORATE NEIGHBORS





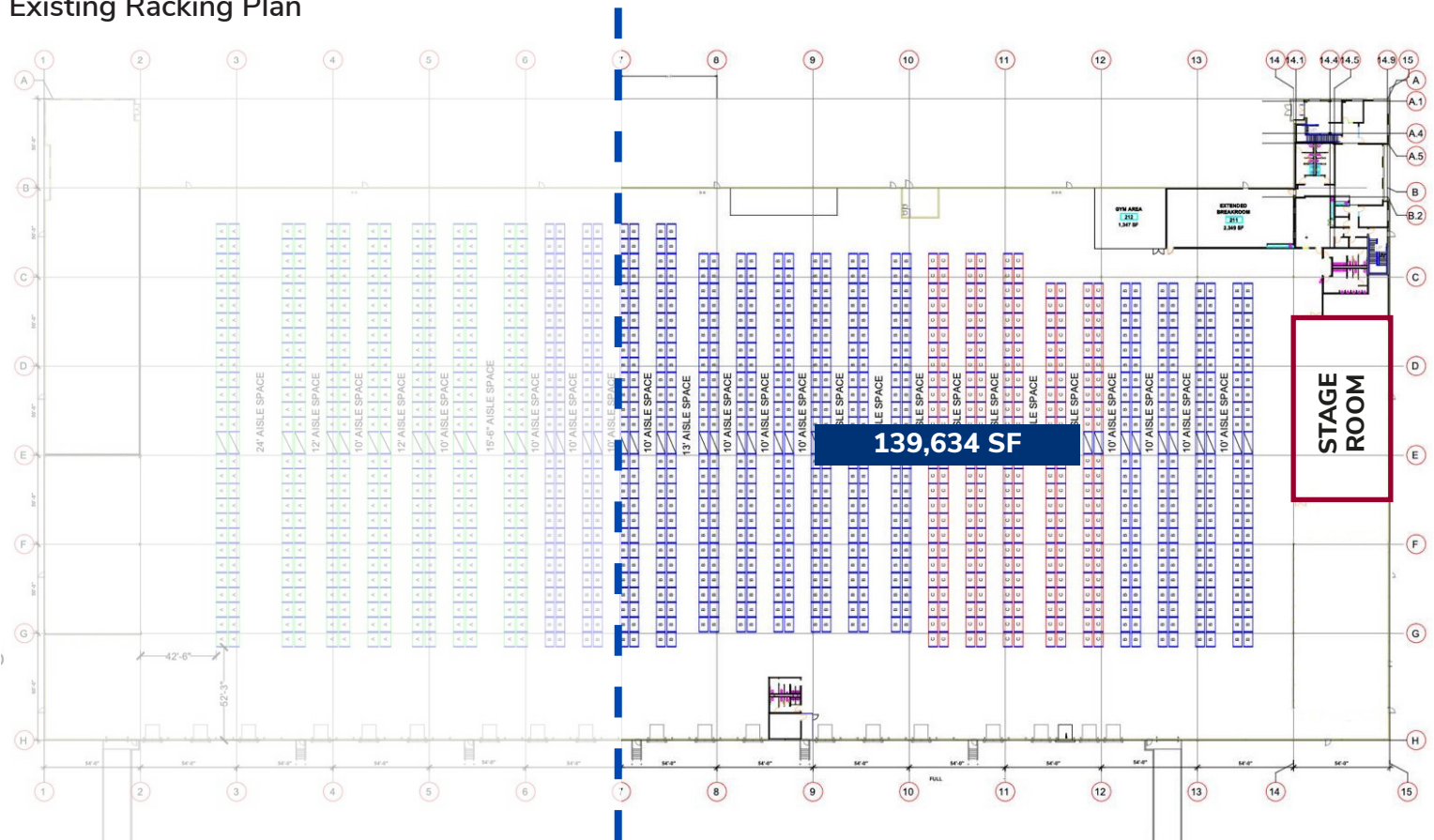
Loading Area

DEMISED PREMISES

COLUMNS 7-15

- 139,634 SF
- 18 Dock Doors
- 1 Drive-In
- 19 Trailer Parking Spots
- Includes Main Office & Shipping/Receiving Office

Existing Racking Plan



Leasing:

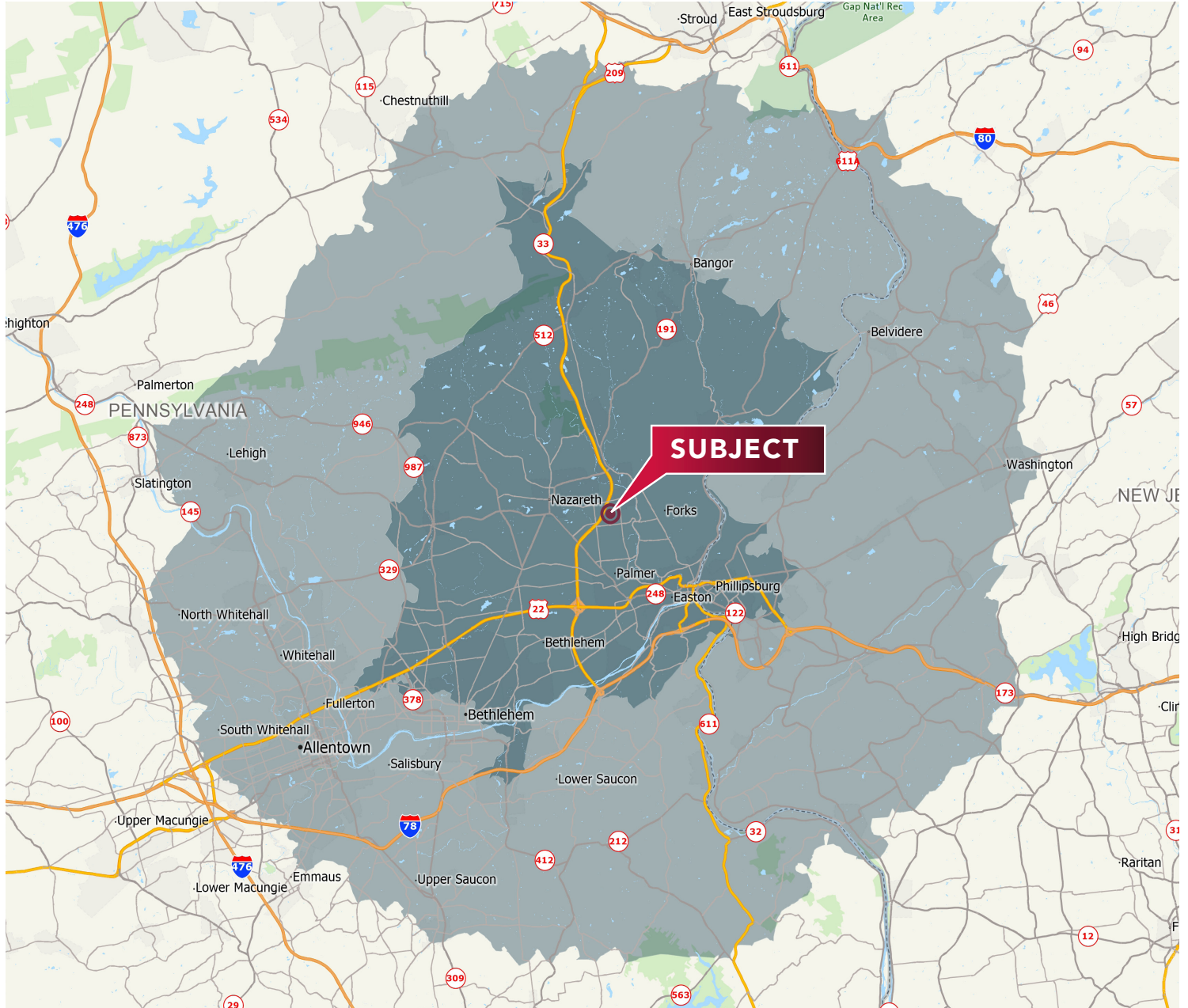
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FOR LEASE OPPORTUNITY
CARSON 33 | 2345 NEWLINS MILL ROAD
Palmer Township, PA



20 Miles

Population: 628,893

Workforce (18+): 492,491

20 Minutes

Population: 224,494

Workforce (18+): 177,878

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