

Build-to-Suit
± 338,287 SF



8120 SAUERKRAUT LANE, MACUNGIE, PA 18062

Prologis Lehigh Valley West

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 **PROLOGIS**[®]

DEVELOPMENT HIGHLIGHTS

- Pad-ready
- Flexible building design for single or multi-tenant use
- Queuing and guard shack-ready for two separate truck entrances
- Located in the heart of the Lehigh Valley's industrial market
- Local amenities such as restaurants, hotels and retail are in close proximity to the site
- Access to strong labor market
- Conveniently located within five miles of I-78, Route 100, Route 222 & Route 22 and minutes to I-476

PLD - Sauerkraut | State-of-the-Art Industrial Park

Designed for flexibility, 8120 Sauerkraut Lane offers modern, state-of-the-art design in either a single or multi-tenant configuration. Exceptional site design provides separate auto and truck entrances, full truck circulation with guard shack capability from either or both entrances and opposable trailer storage. Interior space accommodates 40' clear heights, multiple SRO's with truckers' lounges and ample utility services for a wide variety of operational needs.

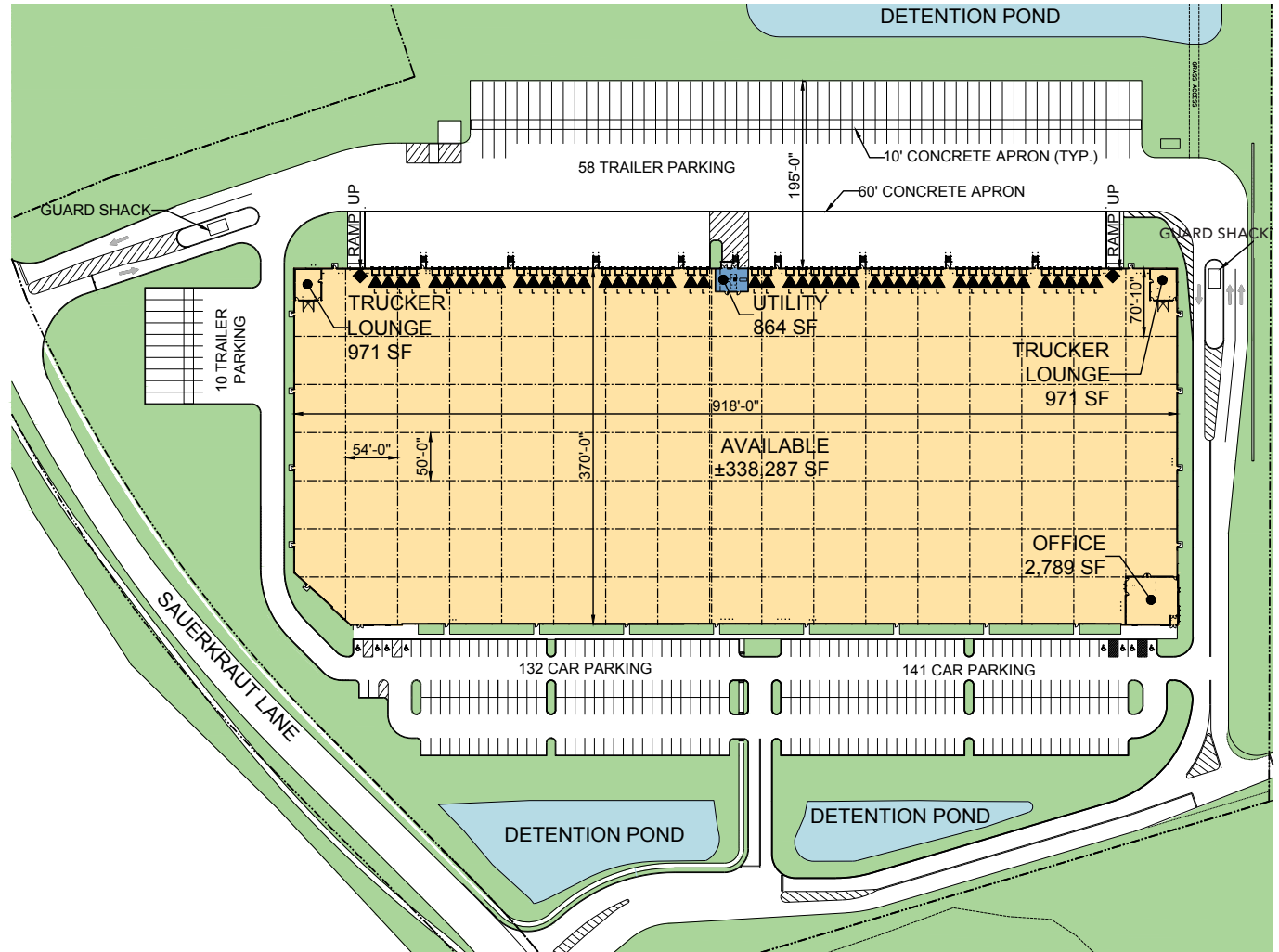
SIZE	DIVISIBILITY	DOCK DOORS	GRADE DOORS	TRUCK COURT	BUILDING DEPTH
338,327 SF	Yes	49	2	195'	370'



Building Specifications

- ±338,287 SF total building size
- Lot size: 32.955 acres
- 40' clear height
- 49 dock-high doors
- (2) 12' x 14' drive-in doors
- Tilt-wall construction
- 2,789 GSF spec office
(971 SF - NW Truckers lounge & restrooms)
(971 SF - SW Truckers lounge & restrooms)
- 195' truck court
- 58 trailer parking spaces + 10 optional
- 273 car parking spaces + 37 optional
- ESRF sprinklers with K-25 heads
- 4,000 amp/480-volt electric service (ability to increase to 8,000 Amps)

- Available
- ▲ Dock position w/ leveler
- ◆ Drive-in door



Population

Total Population

30 MILES » 1,472,639

30 MINUTES» 511,532



Workforce (18+)

1,117,739

434,040

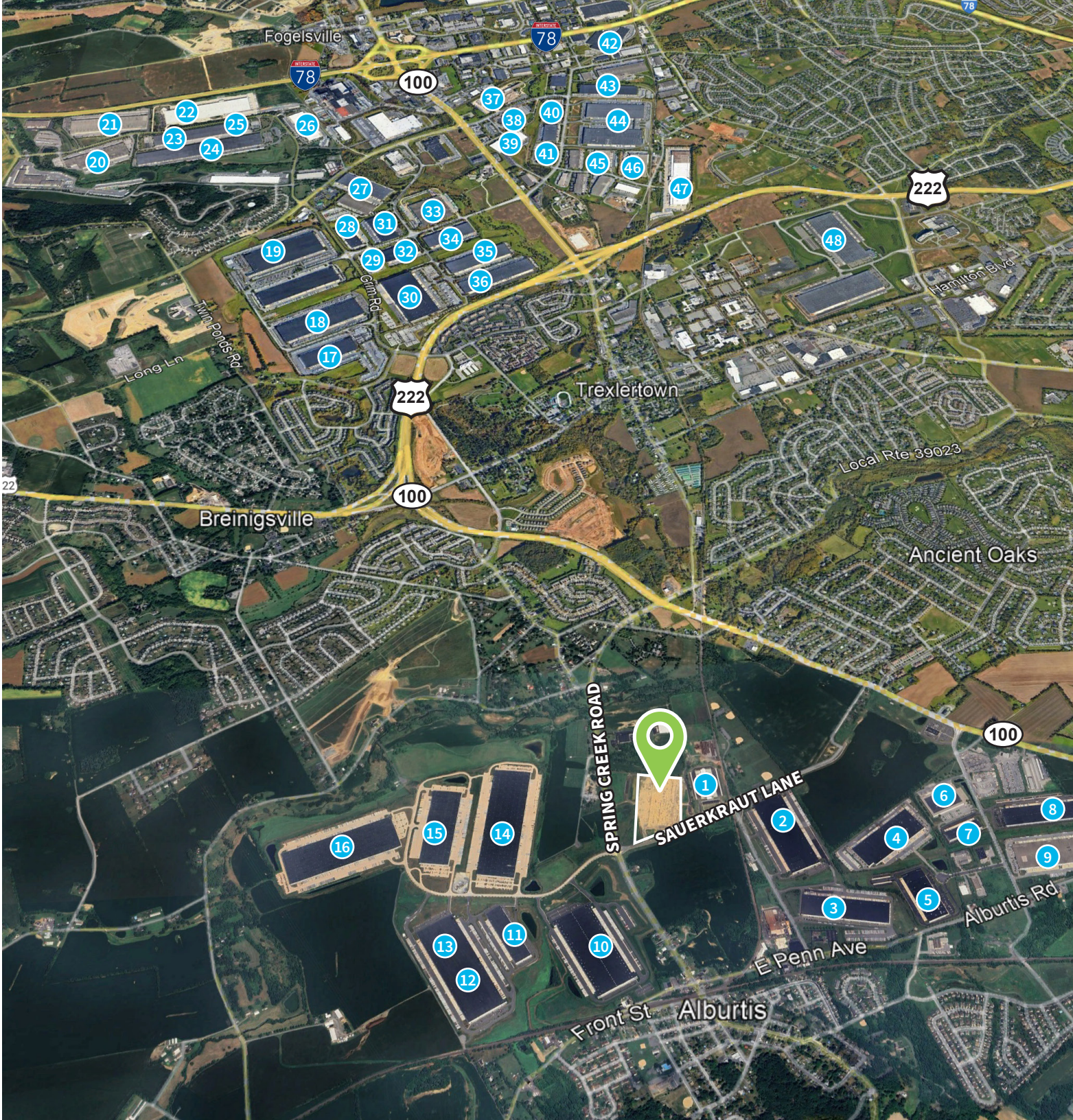
Flexible Build-to-Suit Location. Numerous Possibilities.

8120 Sauerkraut Lane offers the opportunity to join corporate neighbors such as Uline, Bimbo Bakeries, Knoll Furniture, Boston Beer Company, Westport Axle and Ryder Logistics in a buccolic development setting and just minutes from major regional transportation lanes.



Corporate Neighbors

1. J.P. Express
2. Cooper Tire & Johnstone Supply
3. Millwork & BMS
4. Pratt
5. Sharp
6. Silgan
7. Tag Logistics
8. FedEx
9. Mack
10. Uline
11. Bimbo Bakeries
12. Bimbo Bakeries
13. Knoll Furniture
14. Ryder Logistics
15. East Penn Manufacturing
16. Westport Axle & Boston Beer Co.
17. Home Depot
18. FedEx Ground
19. Wakefern Food
20. KeHE
21. Home Depot
22. Nestle
23. RRD
24. CJ Logistics
25. Thermo Fisher Scientific
26. BlueTriton Brands
27. B Braun
28. Silgan Containers
29. Terumo
30. Amazon
31. Coca-Cola Company
32. Inmar Inc.
33. Bridgestone
34. Trinity Glass International
35. Geodis
36. Amazon
37. Coca-Cola Company
38. Thermo Fisher Scientific
39. Niagara Bottling
40. Sharp
41. Owens & Minor
42. Carpenter
43. Hain Celestial
44. Keurig DrPepper
45. Amcor
46. BEHR
47. Lineage
48. Uline



Location & Access



SAME DAY DELIVERY

- Philadelphia - 58 miles
- New York - 99 miles
- Baltimore - 134 miles
- Washington D.C. - 175 miles



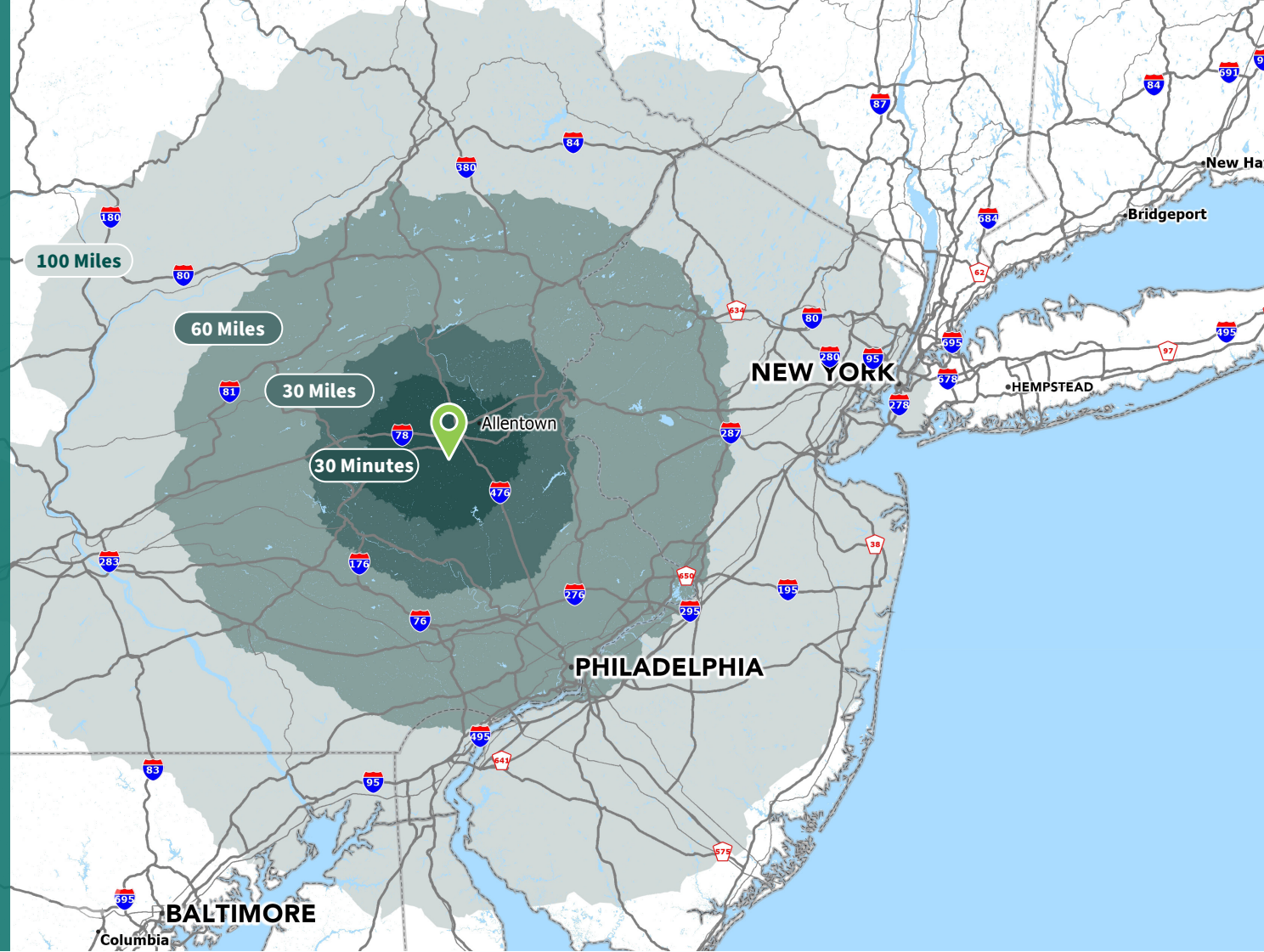
PORTS

- Port of Philadelphia - 68 miles
- Port of NY/NJ - 91 miles
- Port of Baltimore - 134 miles



AIRPORTS

- Lehigh Valley Intl. - 16 miles
- Philadelphia Intl. - 70 miles
- Newark Liberty Intl. - 89 miles
- JFK Intl. - 123 miles



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