



**HCP**  
Hamburg  
Commerce  
Park  
Lehigh Valley, PA

**FOR LEASE | INDUSTRIAL SPEC & BUILD-TO-SUIT OPPORTUNITIES**

New Class A Construction: 2,176,880 Square Feet

600,238 Square Foot Speculative, Class-A Building Under Construction

PA Route 61 & Zion Church Road | Hamburg, PA

[HamburgCommercePark.com](http://HamburgCommercePark.com)

**CONTACT**

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**THE KEITH CORPORATION**

The logo for Hamburg Commerce Park (HCP) features the letters 'HCP' in a bold, white, sans-serif font, centered within a solid blue square.

Hamburg  
Commerce  
Park

The proposed site plan for Hamburg Commerce Park features 2,176,880 square feet of fully entitled industrial development on 209.8 acres in the following 4 buildings:

- o **600,238 sf Cross-Dock Spec Building (UNDER CONSTRUCTION)**
  - o 3,000 Square Feet of Office; additional per Tenant specifications
  - o 36' Minimum Clear Height
  - o Painted Concrete Tilt-Up Wall Panel Construction
  - o 53'4" x 54' Standard Column Spacing with 60' Speed Bays
  - o 7" thick, 4000 psi slab with densifier/ hardener over 6" stone base
  - o Premium Dock Packages:
    - o (50) Insulated 9' x 10' dock high doors with 2 view panels
    - o 45,000 lb. 6' x 8', mechanical dock levelers, dock seals, and track guards
    - o (56) knock-out panels for additional dock doors
    - o (2) 14' x 16' electric-operated drive-in doors
  - o ESFR Fire Protection System
  - o Lighting and Natural Light
    - o LED Lighting to 30 fc with 10' whips
    - o 3' x 9' Horizontal Clerestory Glass Panels around Building Perimeter
    - o 5' x 4' Double-Dome Skylights in Both Speed Bays, 2 per Column Bay
- o **1,000,200 sf Cross-Dock BTS (PAD DEVELOPMENT UNDER CONSTRUCTION)**
- o **500,000 sf Cross-Dock BTS**
- o **76,680 sf Rear Load BTS**

Hamburg Commerce Park is being developed to the highest investment-grade standards. Primary access will be provided at a new, signalized interchange on Highway 61 at Logistics Drive, with secondary right-in/right-out access also on the Logistics Drive loop road further north toward I-78 within the park. The park infrastructure will feature street lighting, attractive landscaping, all utilities (including natural gas), monument signage for the park, and standardized monument signage for each project.

# CLASS A INDUSTRIAL CAMPUS

# HCP

Hamburg  
Commerce  
Park



LOT	LOT AREA	BUILDING SIZE	CAR SPACES	TRAILER SPACES
1	56.375 AC	1,000,200 SF	264	275
2	32.550 AC	500,000 SF	305	162
3	38.603 AC	600,238 SF	315	169
4	14.807 AC	76,680 SF	133	20

# HCP

## Hamburg Commerce Park

### LOCATION



#### DRIVING DISTANCES

Harrisburg, PA	54.5 Miles
Philadelphia, PA	79 Miles
New York City, NY	117 Miles
Baltimore, MD	123 Miles
Washington D.C.	164 Miles



#### PORT PROXIMITY

Port of Philadelphia	87 Miles
Ports of NY/NJ	111 Miles
Port of Baltimore	121 Miles

#### PARCEL PROXIMITY

FedEx Smart Post	26 Miles
FedEx Ground Hub	36 Miles
UPS Regional Hub	39 Miles
USPS Regional Hub	39 Miles



Hamburg Commerce Park is within a 1-Day Truck Drive of:

**4**  
of the  
Top US MSA's

**40%**  
of the  
US POPULATION

**60%**  
of the  
CANADIAN  
POPULATION

**\$1.5**  
TRILLION  
USD IN ANNUAL  
CONSUMER  
EXPENDITURE

# HCP

## Hamburg Commerce Park

# DEVELOPER PROFILE



## THE KEITH CORPORATION

The Keith Corporation (TKC) is a full-service real estate development firm, headquartered in Charlotte, North Carolina. Since its founding in 1989, TKC's philosophy has been to cultivate trust and communication, making these the foundation of our client relationships, which range from multinational Fortune 500 corporations to start-up companies. TKC has completed over 300 projects valued at over \$2.5 billion in 34 states, Canada, Mexico and the United Kingdom.

Since joining The Keith Corporation in 1992, TKC's Industrial Development Partner, R. Alan Lewis, has completed over 18,000,000 square feet of distribution and manufacturing facilities. Over the last 25 years, Alan has grown TKC's industrial build-to-suit and business park development platform into one of national distinction.

### ALAN LEWIS | THE KEITH CORPORATION

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## KIEL GROUP



Prior to founding the Kiel Group in May 2016, Bob Kiel was a Senior Vice President with Liberty Property Trust. His primary responsibility was to the Lehigh Valley/Central Pennsylvania markets. During his career with Liberty, he also opened and managed markets in Chicago, Minneapolis, Milwaukee, and Michigan. In total, his development experience exceeds 50,000,000 square feet of distribution and manufacturing facilities.

Bob, Managing Principal of Kiel Group, has over thirty (30) years of experience in commercial real estate development and leasing with a primary focus on industrial properties. He has managed entitlements, planning, development and leasing on over 2,500 acres and 225 buildings exceeding 30,000,000 square feet starting from raw land. Bob has negotiated and executed over 2,300 leases.

### BOB KIEL | KIEL GROUP

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# TKC CLIENTS



For more information visit [TheKeithCorp.com](http://TheKeithCorp.com) or [HamburgCommercePark.com](http://HamburgCommercePark.com)