

A person in a dark jacket is carrying a large white cardboard box. The box has a shipping label with a barcode and some numbers. The person is walking on a sidewalk with a brick building in the background.

GOOD IS
ACCESS TO
CONSUMERS

GREAT IS
WHAT YOU DO
FROM HERE

MAKING
SPACE
FOR
GREATNESS



Goodman Industrial Center Lehigh Valley
3200 Richmond Road, Easton, PA

Space for complete fulfillment



Goodman Industrial Center Lehigh Valley is a modern distribution center totalling $\pm 266,190$ square feet with a premier Lehigh Valley location.

This project is uniquely located to provide a broad supply chain solution for both Northeast and Mid-Atlantic networks and well positioned amongst surrounding communities. Additionally, outdoor storage is a permitted use, enhancing the facility's versatility for various logistical needs.



5MI
to I-78



18K
total Transportation and Warehouse workers within a 30-minute drive-time



18MI
to NS intermodal



73MI
to New York City

MARKET-LEADING SPECIFICATION

Goodman Industrial Center Lehigh Valley provides 266,190 s.f. logistics distribution center developed to a LEED certified building specification.

Benefiting from 40' clear internal height and 130ft truck court depth, the property is designed to offer customers flexibility, whilst maximising operational efficiency and includes the following features:

 40' clear internal height	 105 car parking spaces
 28 dock positions	 Truckers lounge
 10,000 sq ft potential office space	 Electric car charging infrastructure
 Electric truck charging infrastructure	 130ft truck court depth
 2 drive in doors	 Secure yard
 3,000 amp service	 Solar ready roof
 85 trailer parking stalls	 LEED certified building

SCAN FOR
VIRTUAL TOUR
CLICK FOR
VIRTUAL TOUR



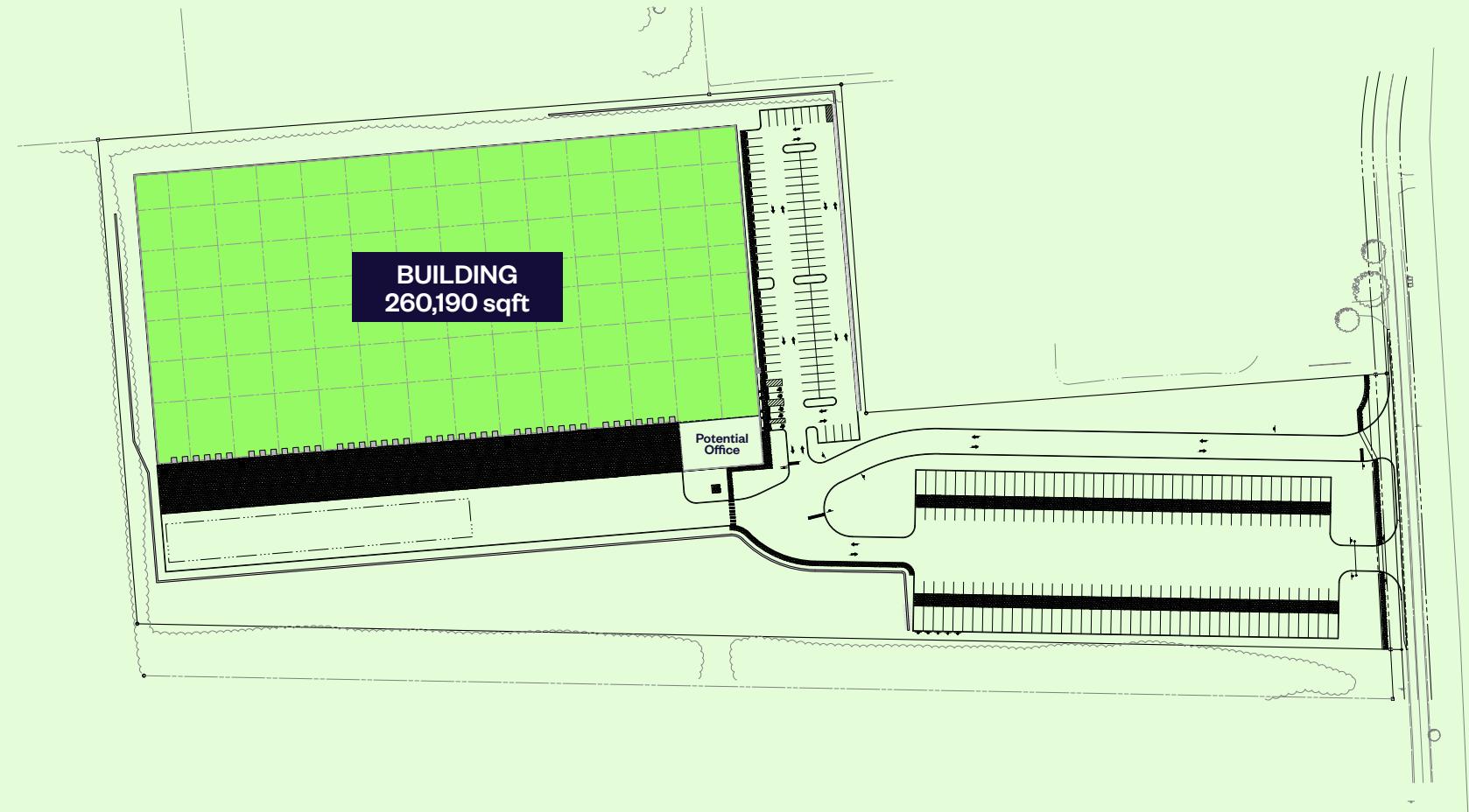
HIGH SPEC SPACE



SCAN HERE
TO VIEW VIDEO
CLICK TO
VIEW VIDEO

FOR LEASE

TOTAL AVAILABLE	260,190 sqft
Potential office	6,000 sqft
Clear height	40'
Dock door positions	34
Drive in ramp	2
Building dimensions	735' x 354'
Column spacing	49' x 58'
Car parking	105
Trailer parking	85
Power	3000amps



MAXIMIZED EFFICIENCY PER SF

40'
CLEAR


10,407,600
CUBIC FEET

25%
MORE
THAN 32'

60%
MORE
THAN 25'


32,746
PALLETS

40%
MORE
THAN 32'

75%
MORE
THAN 25'

ASSUMPTIONS

4'6"
PALLETS



5'6"

RACK OPENING BEAM TO BEAM

32'
CLEAR


8,326,080
CUBIC FEET


23,390
PALLETS

25'
CLEAR


6,504,750
CUBIC FEET


18,712
PALLETS

5'-6"
4'-6"

SAVINGS

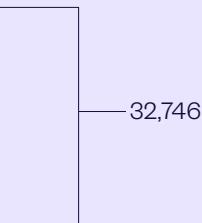
PROPERTY

RICHMOND RD
266,190 SF BLD
40' CLEAR

325,238 SF
BLD. 32' CLEAR

416,304 SF
BLD. 25' CLEAR

PALLET POSITIONS



ESTIMATED NET RENT PSF

\$11.50

\$12.00

\$10.50

RICHMOND RD RENT SAVINGS OVER 10 YEARS

(ASSUMES 3.5%
ANNUAL INCREASE)

\$9,873,973.41

\$15,368,207.16

MAXIMIZE PALLET POSITIONS

3200
RICHMOND
RD

OF PALLET
POSITIONS

40' CLEAR
260,190 SF

32,746

IF 32' CLEAR
260,190 SF

23,390

IF 25' CLEAR
260,190 SF

18,712

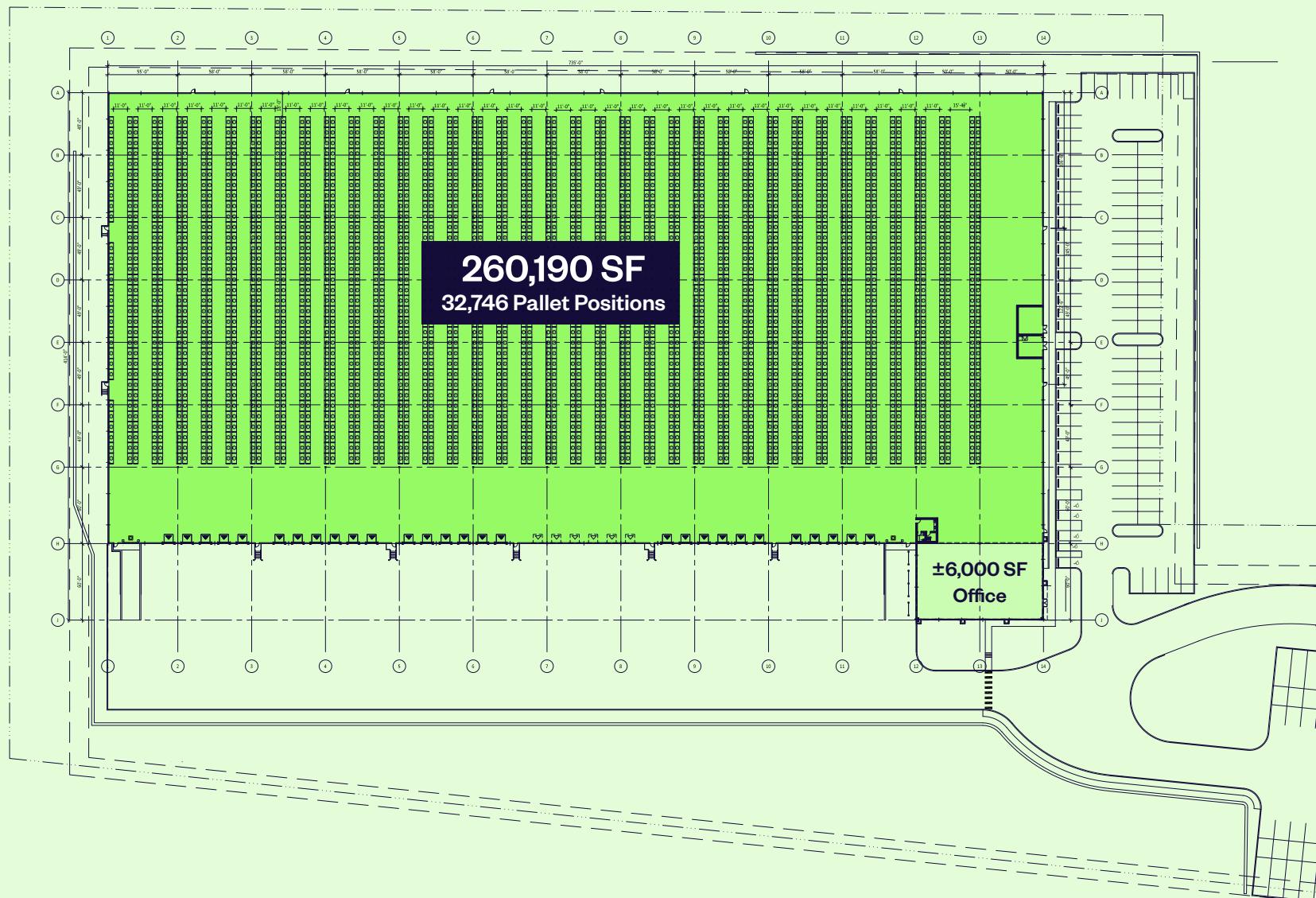
ASSUMPTIONS

4'6"

PALLETS

5'6"

RACK OPENING
BEAM TO BEAM



LOCATION



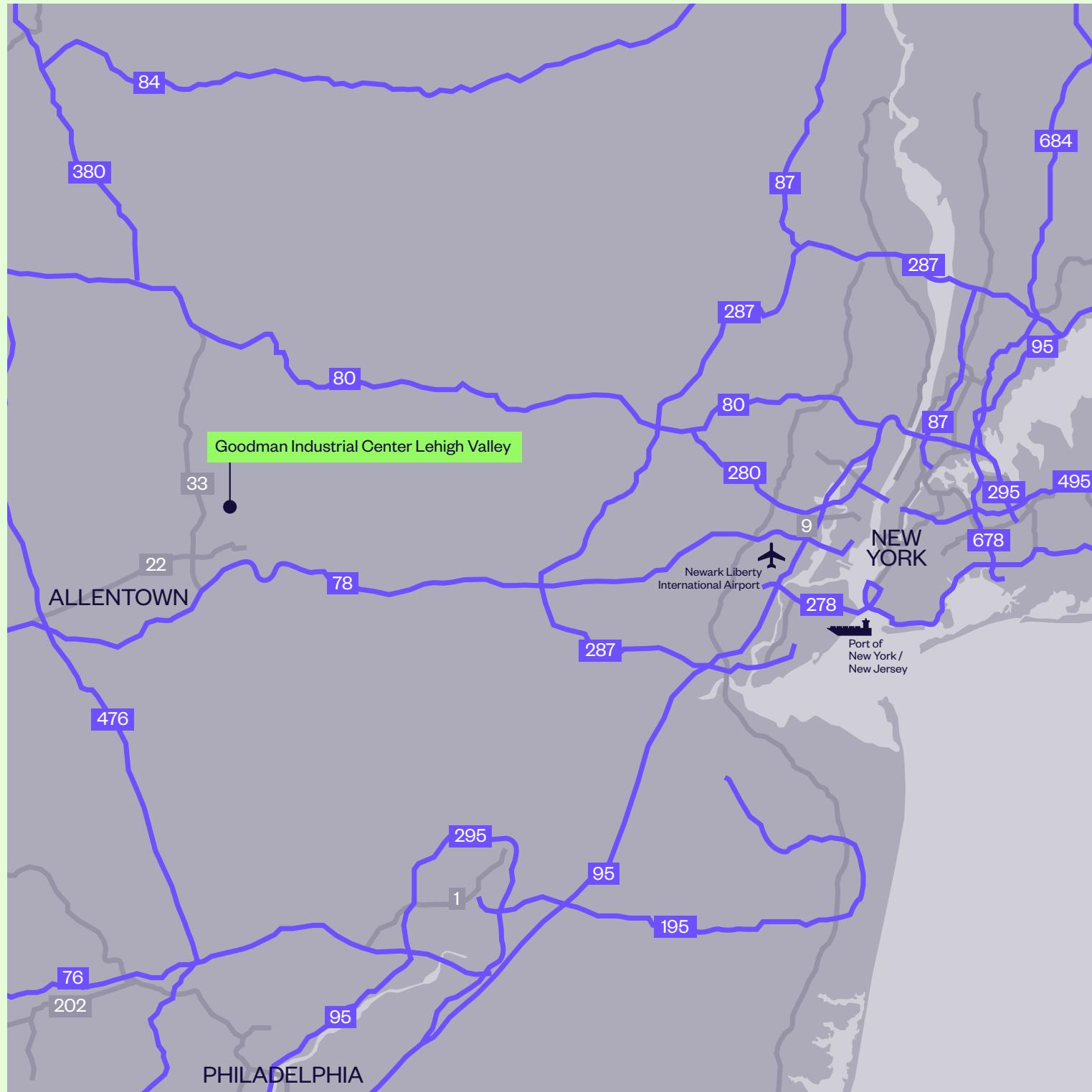
ROAD

Route 33	3.5 miles
Route 22	4 miles
I-78	5 miles
New York City	73 miles



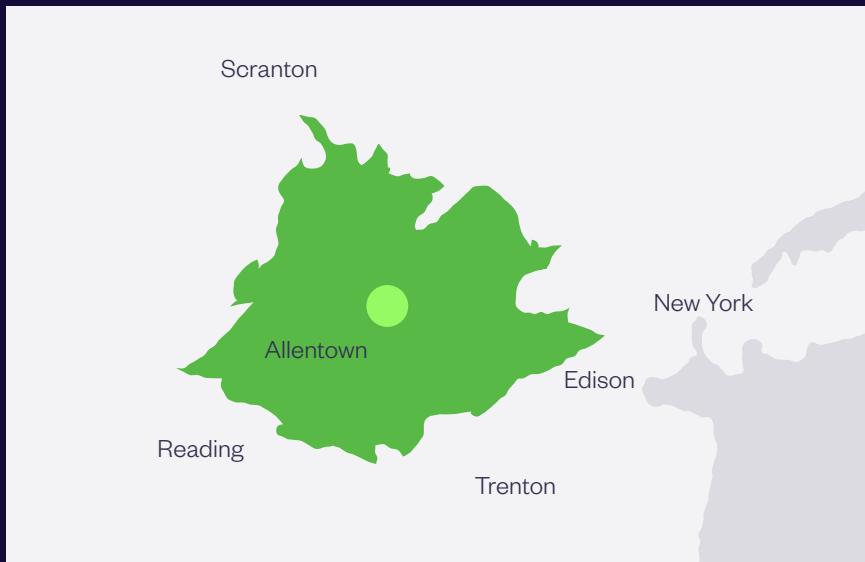
AIRPORTS & PORTS

Lehigh Valley International Airport	16 miles
Newark Liberty International Airport	63 miles
Port of NY/NJ	67 miles

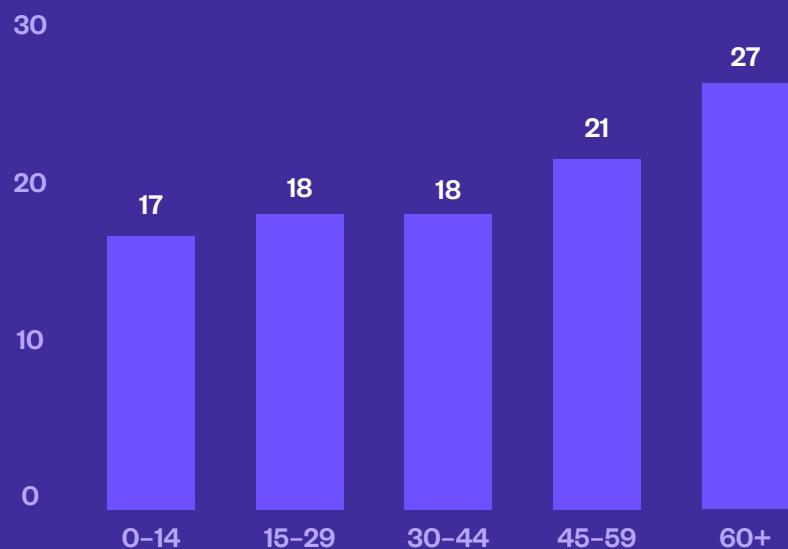


KEY AREA STATISTICS - WITHIN 1 HOUR DRIVE TIME

3200 RICHMOND ROAD, EASTON, PA 18040-7435



POPULATION BY AGE (%)



TOTAL POPULATION

1.7^m



TOTAL HOUSEHOLDS

634,936



AVERAGE HOUSEHOLD SIZE

2.54 people



AVG. DISPOSABLE INCOME

\$92,041



TOTAL DISPOSABLE INCOME

\$58.4^{bn}



WEALTH INDEX

133

TOTAL SPEND ON:



FOOTWEAR

\$367.4^m



CLOTHING

\$1.6^{bn}



FOOD AT HOME

\$5.0^{bn}



NUM. ORDERED ONLINE

\$1.2^m



RETAIL GOODS

\$21.3^{bn}



PERSONAL CARE

\$404.4^{bn}

OWNERSHIP



Goodman is a worldwide leading real estate owner, developer, and property manager with \$54 billion of assets under management and operations in 14 countries. Goodman is committed to excellence in customer relationships and creating long-term, sustainable logistics solutions for the new digital economy.

SERVICE

Our teams provide progressive insights to business needs in an ever-changing world



Customer focus

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

Presentation

Our property services teams attend to your operational needs and provide unparalleled maintenance and presentation standards.



We aim to be leaders in environmental social governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.

SUSTAINABILITY

GOODMAN FOUNDATION

The Goodman Foundation unites our people, properties and resources to make a tangible difference to the lives of people in our communities. Through our partnerships with an exceptional – and often grassroots – group of charities, we're able to make a real difference, where and when it matters most.

**Doing good
in the world**



**Goodman
Foundation**



How we do good in the world

The Goodman Foundation offers support to charities within three key areas:

Children and youth

Charity organizations who help protect, nurture and support children or young people.

Food rescue and environment

Charity organizations who reduce waste and support those in need by redistributing fresh food or useful items that would otherwise go to landfill.

Community and community health

Charity organizations who support those living with a condition, illness or disability, or whose efforts help to create a more inclusive and equitable community.

SAFETY AT WORK

We believe safe work practices not only protects our people and customers but delivers long-term value for our business and stakeholders. We work with our customers to design and integrate safety controls that focus on minimising and eliminating risk from our properties.



Safety in design

- + Rigorous safety in design assessment and review process
- + Industry leading specification
- + Technical consultation
- + Safe design principals incorporated into the entire building life-cycle.

Safety in construction

- + Pre-qualified D&C contractors
- + Collaborative design and construct process
- + Transparent safety reporting
- + Program of third party Principal Contractor health and safety reviews.

Safety in occupation

- + Pre-qualified service and maintenance contractors
- + High risk work permit process
- + Highly skilled and competent Property Management team
- + Height safety beyond standard and industry leading
- + Ongoing risk identification and mitigation process
- + Smart technologies employed for inductions and site registration
- + Real time alert systems.

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