



36' CLEAR HEIGHT

280 ACRE MASTERPLANNED CENTER

740 Cesanek Road | Northampton, PA 18067

HIGHLIGHTS

Proximity to large metro cities:
New York, Philadelphia,
Washington D.C. and Baltimore

Port of New York and New Jersey
within 75 miles

Easy access to Interstate Highways

Convenient to Lehigh Valley
International Airport in Allentown,
Pennsylvania

Within 3 miles of new FedEx Ground
distribution hub

Two Class 1 railroads (Norfolk
Southern and Canadian Pacific)
interchange at Bethlehem
Intermodal Terminal nearby

SPECIFICATIONS

OFFICE SIZE: ± 4,070 SF ground floor office
± 2,750 SF mezzanine
(unimproved mezzanine, not included in building SF)

LAND SIZE: Within 280 acre industrial park

TRUCK POSITIONS: Dock high: 34 (9' x 10')

Dock packages: 13 (40,000 lb mechanical
levelers, seals and lights)

Drive-in doors with ramp: 2 (12' x 16')

BAY SPACING: 46' 8" x 56' (typical) with
60' speed bay

TRAILER STORAGE: 36

TRUCK COURT DEPTH: 135'

MINIMUM CLEARANCE: 36'

SPRINKLER SYSTEM: ESFR (K-22 heads)

POWER: 3,000 amps, 277/480 volts,
3 phase, 4 wire

WAREHOUSE LIGHTING: LED with motion
sensors

PARKING SPACES: 87

FEATURES

Architectural two-story glass entry

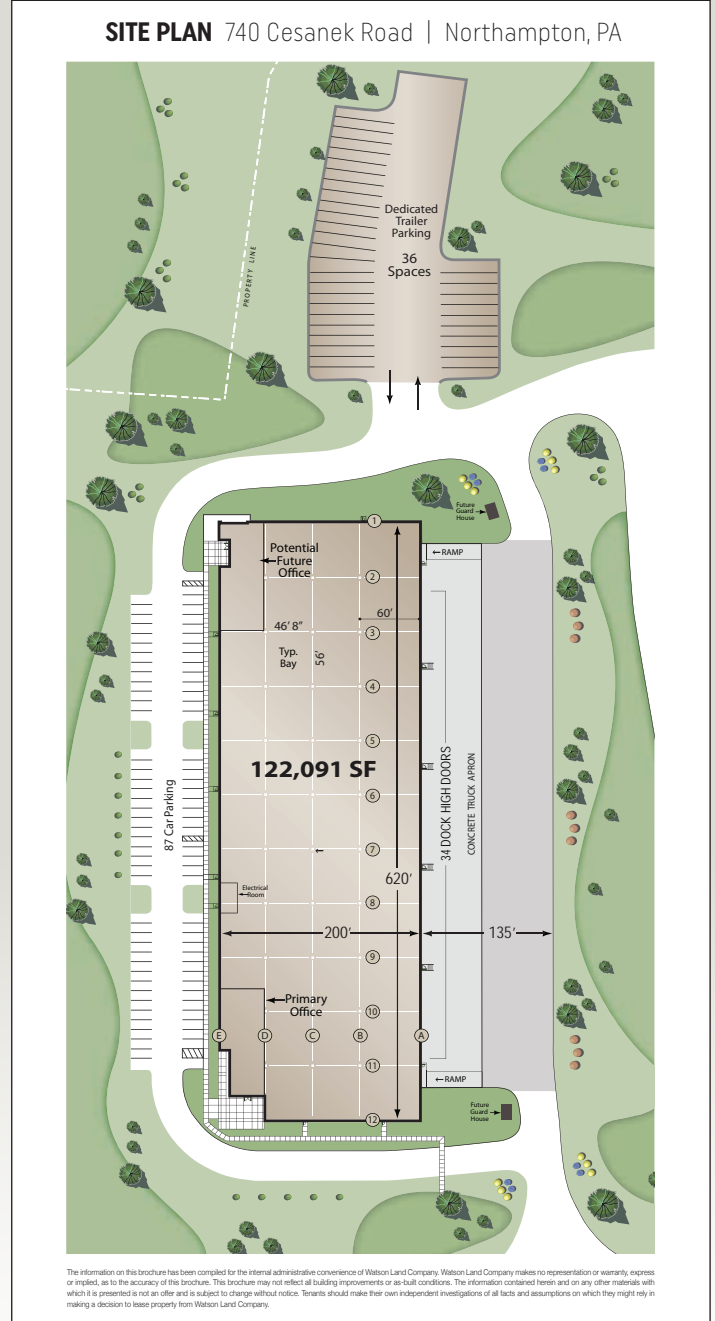
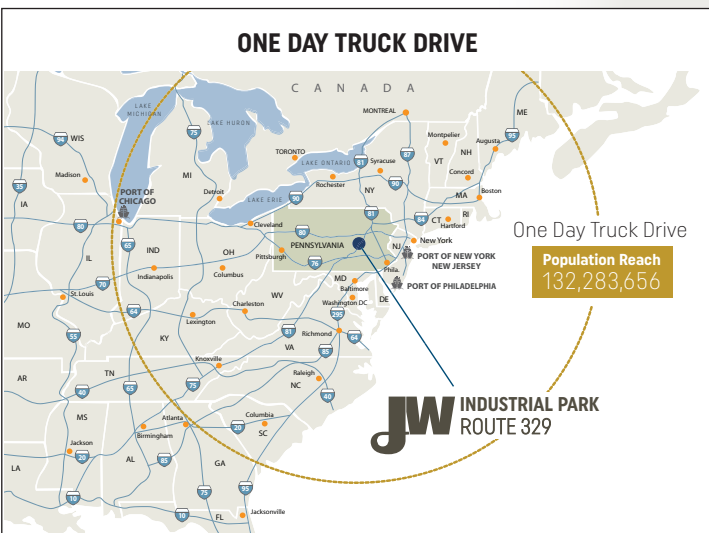
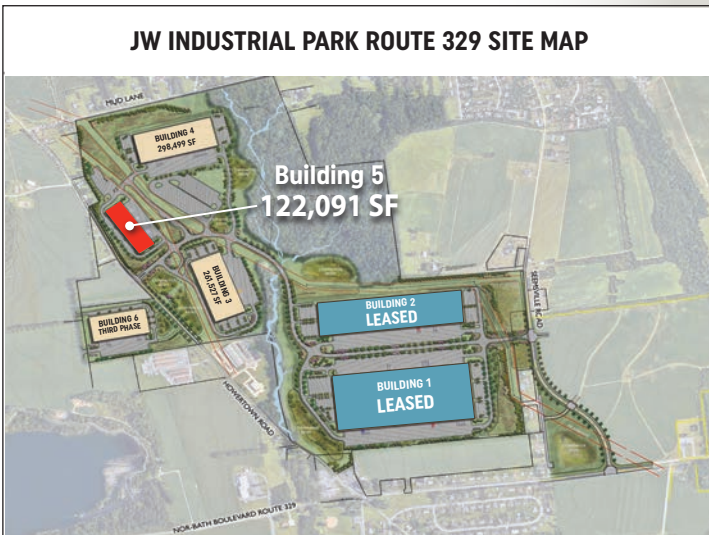
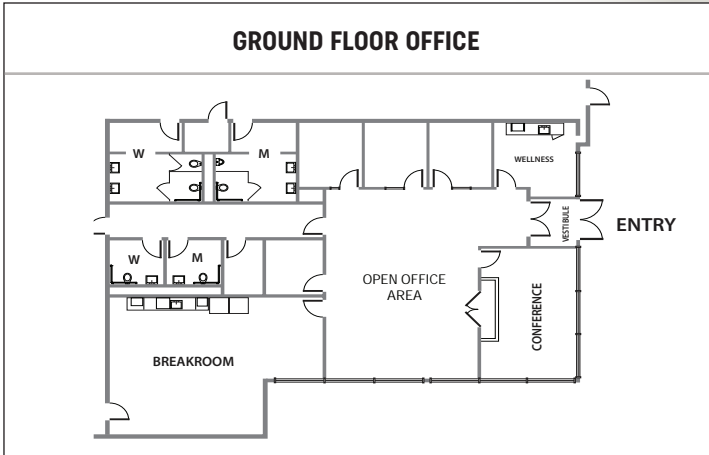
Abundant clerestory glass

Floor slabs 7" thick, 4,000 psi synthetic
fiber reinforced concrete

60' speed bay

60' concrete truck aprons





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