



# Available for Lease

Upper Ridge Commerce Park, Green Lane, PA

Available Q3 2027

Building A: 90,000 SF | Building B: 60,125 SF | Building C: 54,150 SF



# Site Plan & Building Specifications



## Building A

<b>BUILDING SIZE</b>	90,000 SF
<b>DIMENSIONS</b>	300' x 300'
<b>CLEAR HEIGHT</b>	36'
<b>DOCK DOORS</b>	15 (9' x 10')
<b>DRIVE-IN DOORS</b>	2 (12' x 14')
<b>COLUMN SPACING</b>	50' x 54' typical
<b>POWER</b>	2,400 – 3,000 amps at 480/277v
<b>TRUCK COURT</b>	135'
<b>CAR PARKING</b>	72 car parking spaces
<b>SPRINKLER</b>	ESFR system

## Building B

<b>BUILDING SIZE</b>	60,125 SF
<b>DIMENSIONS</b>	325' x 185'
<b>CLEAR HEIGHT</b>	32'
<b>DOCK DOORS</b>	14 (9' x 10')
<b>DRIVE-IN DOORS</b>	2 (12' x 14')
<b>COLUMN SPACING</b>	50' x 54' typical
<b>POWER</b>	2,400 – 3,000 amps at 480/277v
<b>TRUCK COURT</b>	135'
<b>CAR PARKING</b>	56 car parking spaces
<b>SPRINKLER</b>	ESFR system

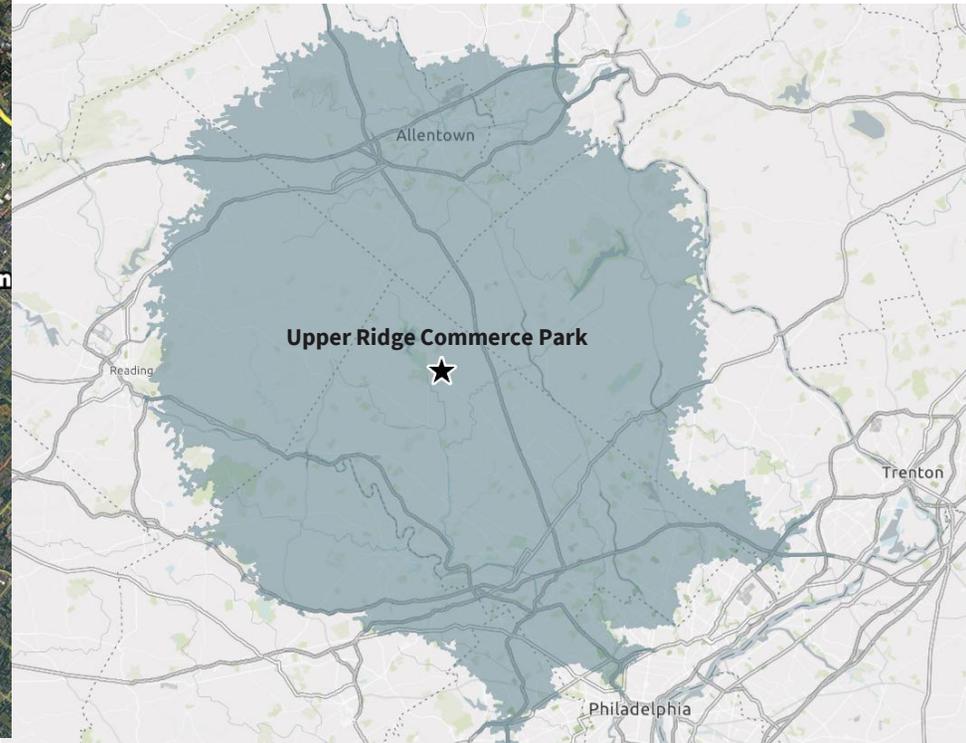
## Building C

<b>BUILDING SIZE</b>	54,150 SF
<b>DIMENSIONS</b>	190' x 285'
<b>CLEAR HEIGHT</b>	32'
<b>DOCK DOORS</b>	11 (9' x 10')
<b>DRIVE-IN DOORS</b>	1 (12' x 14')
<b>COLUMN SPACING</b>	50' x 54' typical
<b>POWER</b>	2,400 – 3,000 amps at 480/277v
<b>TRUCK COURT</b>	135'
<b>CAR PARKING</b>	43 car parking spaces
<b>SPRINKLER</b>	ESFR system

# Location Overview

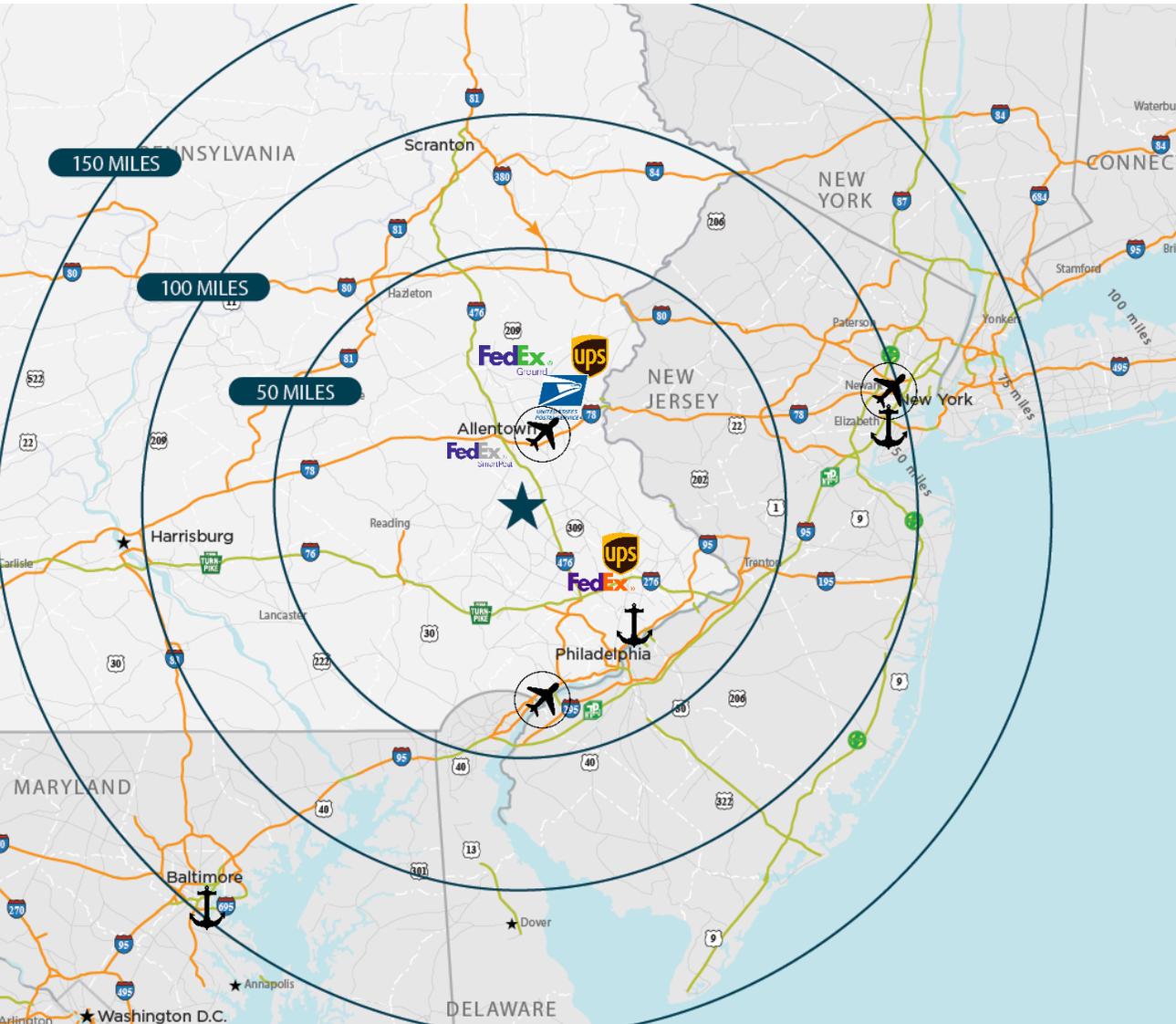


## 30-Minute Drive Time



\*45-minute drive time

# Regional Overview



**Distance (mi)**      **Drive Time (min/hrs)**

**Distances to Cities**

Allentown, PA	18	30 min.
Philadelphia, PA	37	45 min.
New York City, NY	105	1 hr. 50 min.
Baltimore, MD	123	2 hr. 5 min.
Washington, DC	162	2 hr. 50 min.
Boston, MA	317	5 hr. 5 min.

**Distances to Intermodal**

Norfolk Southern Bethlehem	26	40 min.
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**Distances to Ports & Airports**

Lehigh Valley Intl Airport	30	45 min.
PhilaPort	42	45 min.
Philadelphia Intl Airport	44	47 min.
Newark Liberty Intl Airport	94	1 hr. 30 min.
Port of NJ/NY	97	1 hr. 40 min.
Port of Baltimore	127	2 hr.

**Distances to Parcel**

UPS Horsham	21	35 min.
FedEx Fort Washington	22	37 min.
FedEx SmartPost Breinigsville	22	37 min.
USPS Allentown	33	40 min.
FedEx Ground Northampton	35	41 min.
UPS Hub Easton	37	45 min.



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