

**AVAILABLE | 803,778 SF**  
Proposed Warehouse/Distribution

**Route 115**

BLAKESLEE, PA

ROUTE 115



*Ideal  
Location*

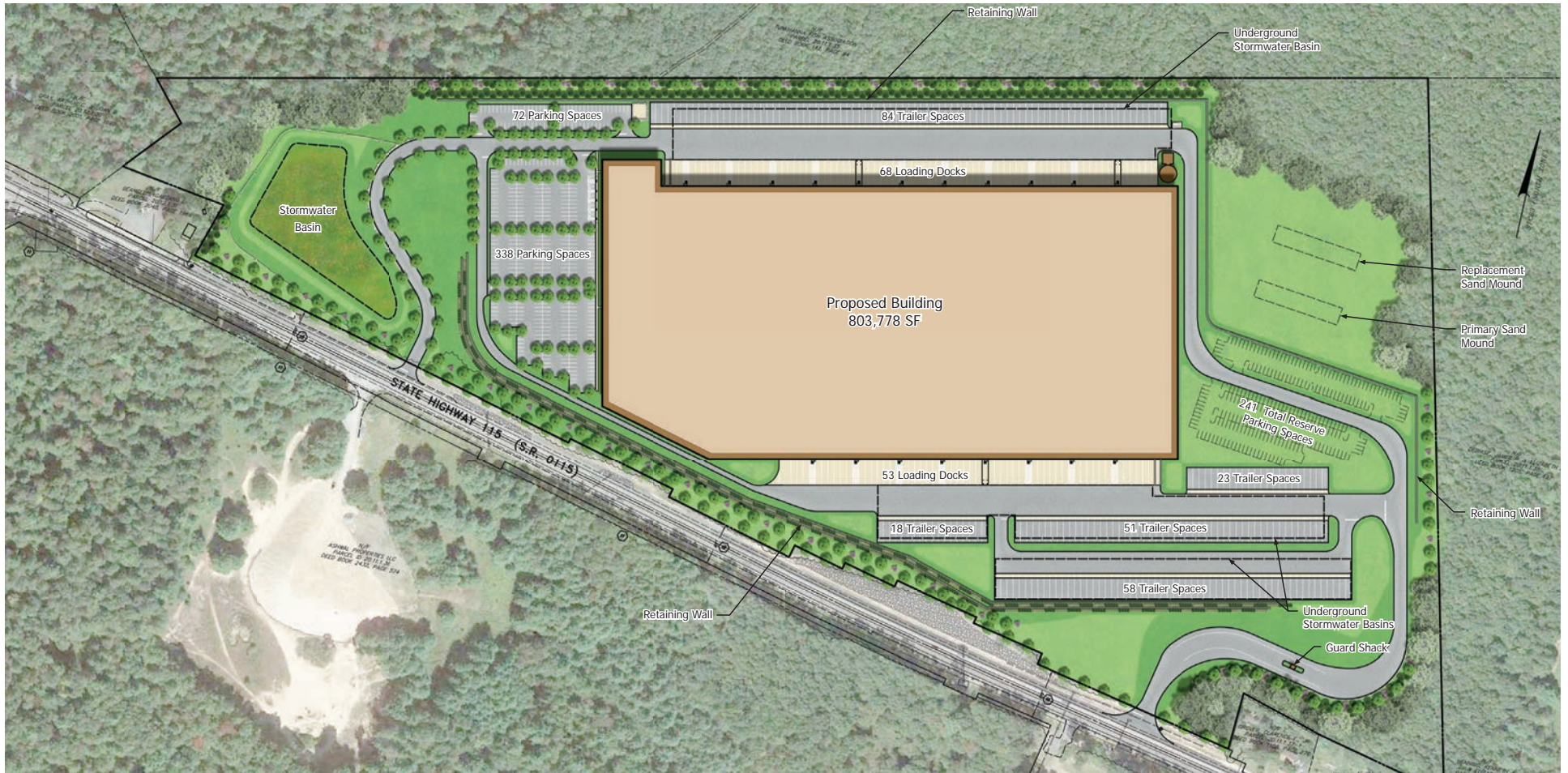


*Less than  
2 miles to I-80*



*High  
Parking Ratios*

**± 803,778 SF WAREHOUSE/DISTRIBUTION | FOR LEASE**



## Building Specifications

Building Size	803,778 SF
Dimensions	1,307' X 620'
Clear Height	To Suit (60' building height permissible)
Column Spacing	56' x 50' with 60' speed aisle
Dock Doors	121
Drive-in Doors	2
Truck Court	190'

Lighting	LED
Sprinkler System	ESFR
HVAC	To Suit
Power	To Suit
Car Parking Spaces	410 (Expandable to 651)
Trailer Parking Spaces	234 off-wall

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# ROUTE 115 | BLAKESLEE, PA



## PROPERTY & LOCATION HIGHLIGHTS

- Best-in-class specifications
- Site plan flexibility
- Nearby amenities
- 7 miles to I-476 and 37 miles to the Lehigh Valley
- 27 miles to New Jersey border
- Situated less than 2 miles from I-80, which provides easy access to New Jersey and New York Metro Areas
- Multiple major cities, parcel hubs, ports, and intermodal facilities located within a 2 hour drive

LESS THAN 2 MILES TO I-80 INTERCHANGE

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**MARKET ACCESS AND INFRASTRUCTURE**



Same Day Delivery

	Miles	Minutes
Wind Gap, PA	34	35
Philadelphia	98	100
New York	102	113
Harrisburg	108	105
Wilmington	115	112
Baltimore	188	181
Washington DC	223	236



Ports

Port of Newark	100	101
Port of Philadelphia	103	109
Port of Wilmington	116	109
Port of Baltimore	189	179



Airports

Lehigh Valley Intl.	52	50
Newark Liberty Intl.	99	96
Philadelphia Intl.	106	97
Baltimore Washington Intl.	194	182



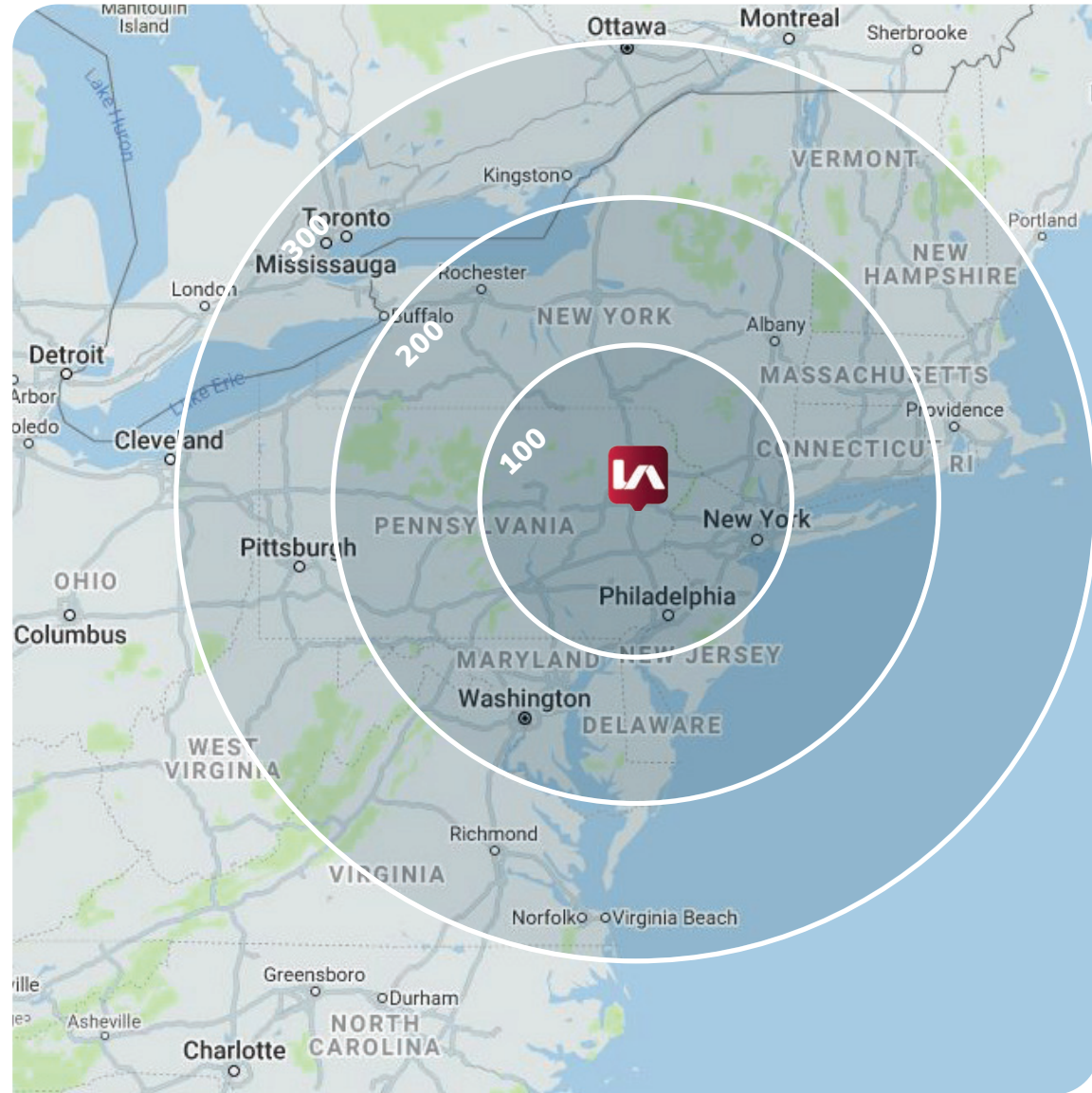
Parcel Facilities

FedEx Ground Hub Pittston, PA	29	36
UPS Ground Hub Taylor, PA	35	39
UPS Ground Hub Easton, PA	44	43
FedEx Ground Hub Northampton, PA	46	55
USPS Hub Bethlehem, PA	52	54
FedEx Freight Bethlehem, PA	53	54
UPS Freight Bethlehem, PA	53	54



Intermodal Yards

Norfolk Southern Intermodal Taylor, PA	34	36
Norfolk Southern Intermodal Bethlehem, PA	56	55
Norfolk Southern Reading, PA	74	88
CSX Intermodal Chambersburg, PA	165	157



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