



## CORE5 LOGISTICS CENTER AT **PARK 31**

Building B | 515 Wambold Road, Souderton, PA 18964

196,560 SF Ready for Immediate Occupancy

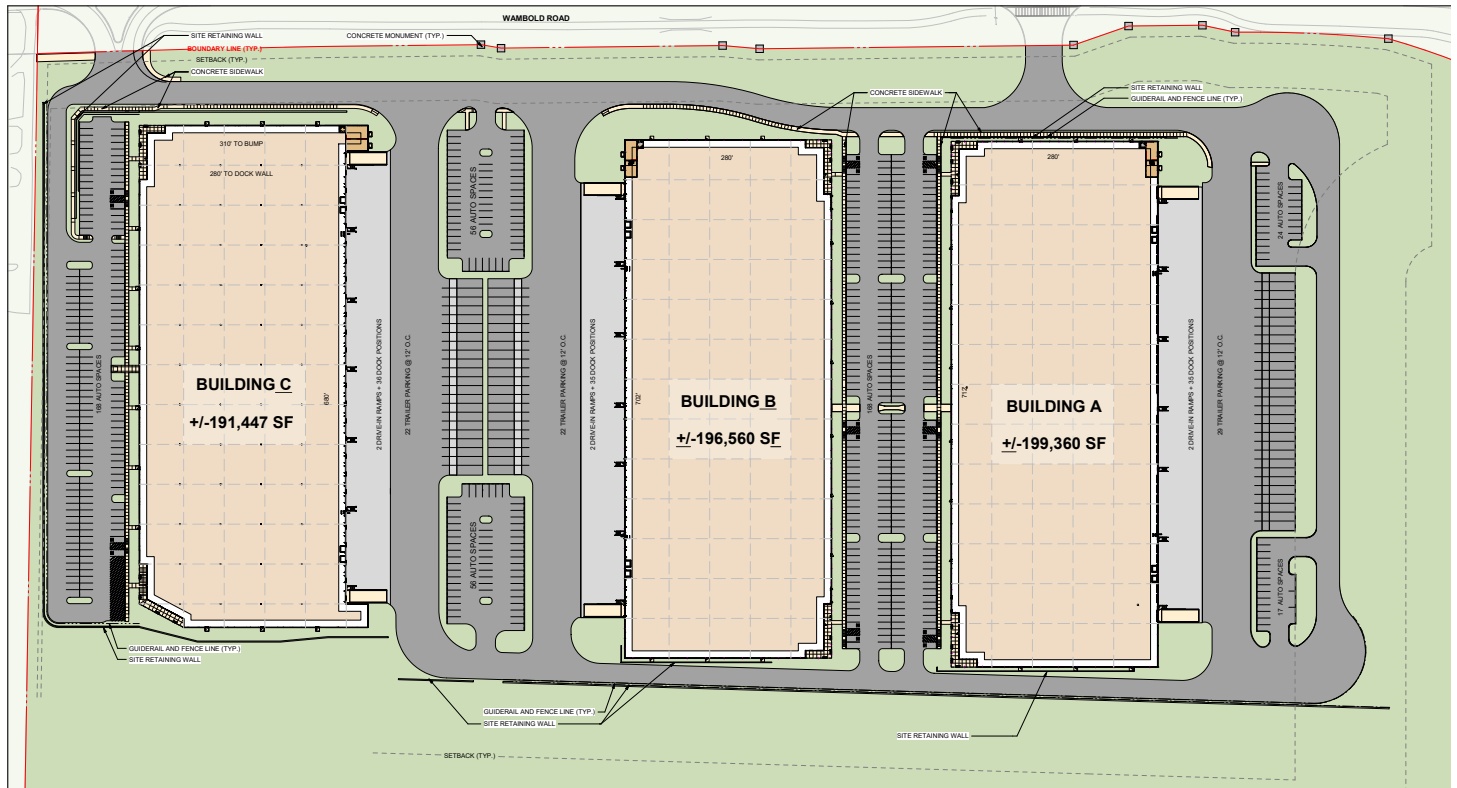
<https://www.core5lc.com/>



# CORE5 LOGISTICS CENTER AT PARK 31

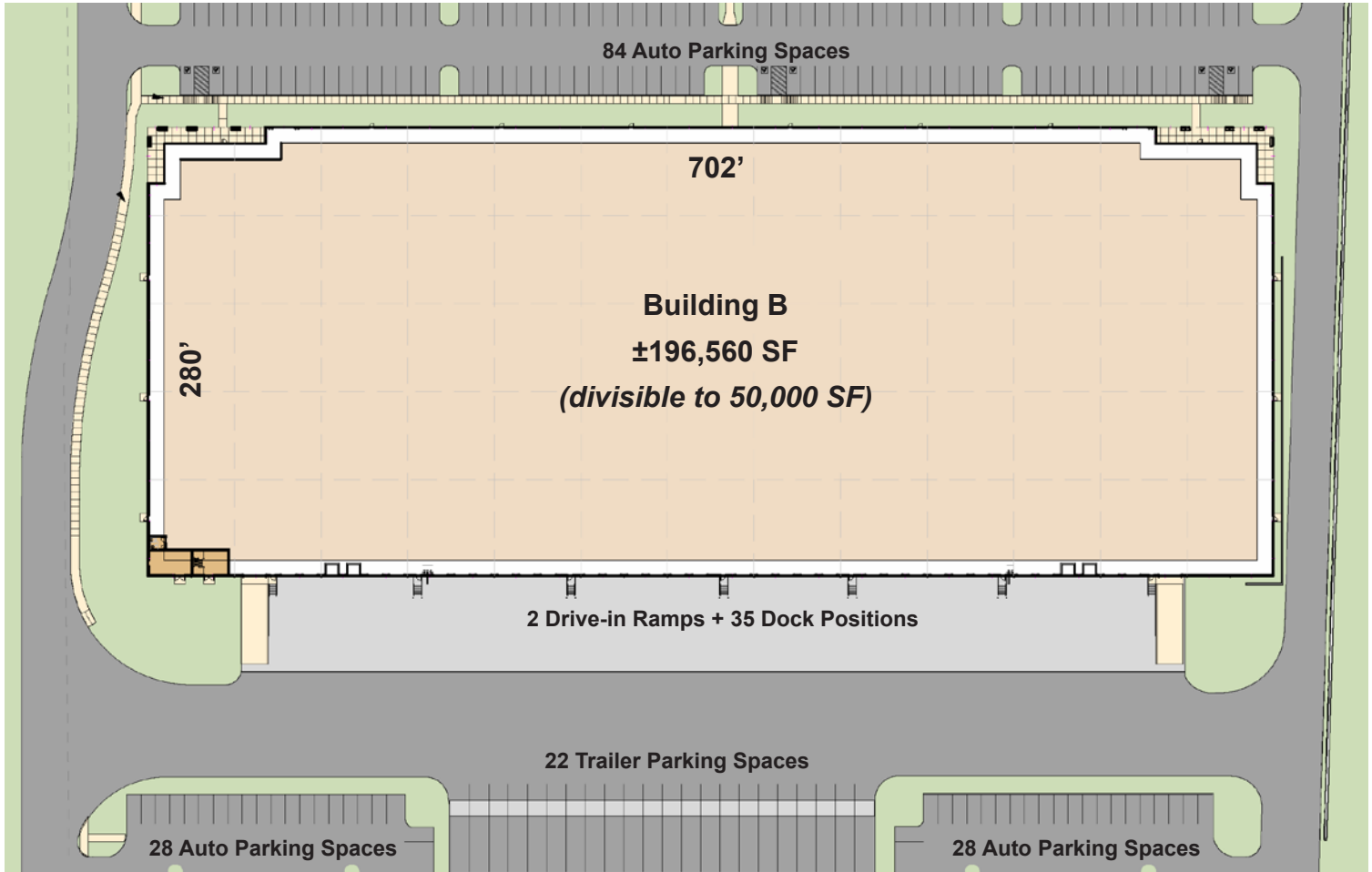
Building A | 505 Wambold Road, Souderton, PA 18964

On behalf of Core5 Industrial Partners, Colliers is pleased to present the Core5 Logistics Center at Park 31. This planned development totals  $\pm 587,360$  SF of industrial space. Building A ( $\pm 199,360$  SF) and Building B ( $\pm 196,560$  SF) are ready for tenant improvements. With almost immediate access to the Northeast Extension (I-476) via the newly improved Lansdale Interchange, this development is ideally positioned to service Eastern Pennsylvania and the Greater Northeast.



## CORPORATE NEIGHBORS



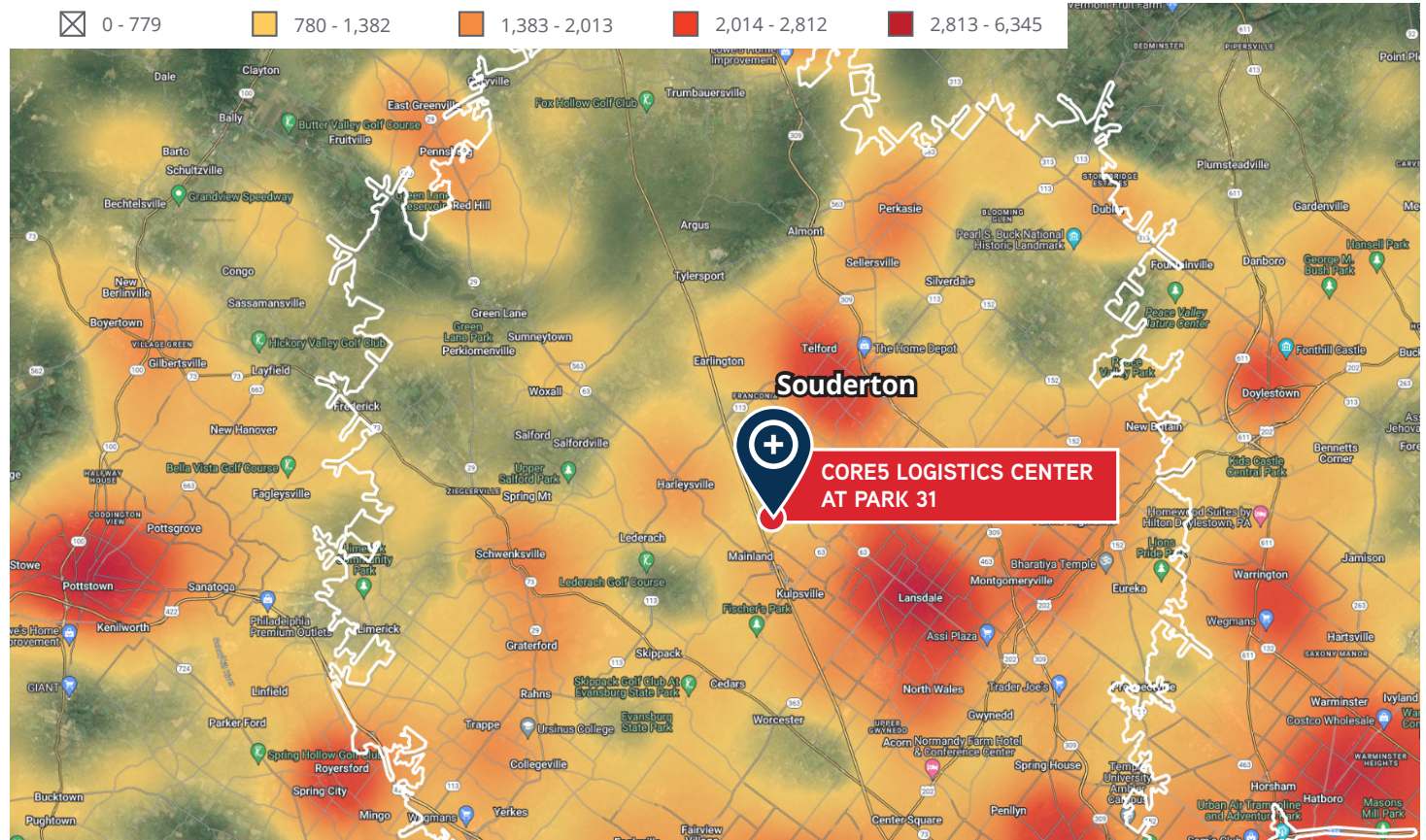


## BUILDING B SPECIFICATIONS

<b>Square Footage</b>	± 196,560 SF ( <i>divisible</i> )	<b>Column Spacing</b>	55' x 54' with 60' speed bay
<b>Dimensions</b>	±702' x ±280'	<b>Clear Height</b>	36' clear at first column line
<b>Office Area</b>	Build to Suit	<b>Floors</b>	7", 4,000 PSI
<b>Auto Parking</b>	±140 Stalls	<b>Construction</b>	Concrete tilt-up
<b>Trailer Parking</b>	±22 Stalls	<b>Power</b>	3,000 amp, 480V/3PH
<b>Dock-High Loading</b>	±35 dock doors (9'x10')	<b>Sprinklers</b>	ESFR
<b>Drive-In Loading</b>	±2 drive-in doors (12'x14')	<b>Lighting</b>	LED @ 35 Foot Candles
<b>Truck Court</b>	±135', ±185' overall	<b>Availability</b>	Ready for Tenant fit-out



# LABOR STORY



Based on a 25 minute drive shed, the property provides access to nearly **562,000 people** and a **25.4% blue collar workforce**.

Core5 Logistics Center at Park 31 is positioned to capitalize on a **robust blue collar labor force**, with an **established labor force commuting to this location** from Lansdale, Telford, and Souderton.



**561,528**

Total Population



**298,723**

Civilian Labor Force



**72,898**

Blue Collar Employment

25 Min Drivetime





### Hourly Wage Estimates



**Forklift  
Operator**



**Shipping &  
Receiving Clerk**



**Warehouse  
Laborer**

**Entry Level**

\$18.98

\$18.45

\$19.18

**5 Years +**

\$23.25

\$21.77

\$24.52



**33,866**

Transportation & Materials  
Handling Employment



**6.6%**

% Household Annual Income  
Base < \$35,000



**11.8%**

% Transportation & Materials  
Moving Employment



**11.4%**

% Household Annual Income  
Base < \$50,000



**14.8%**

% Adult Educational Attainment  
Less than College Degree



**3.9%**

Unemployment Rate



# LAST MILE LOCATION



90 MINUTE  
DRIVE SHED

CORE5 LOGISTICS CENTER  
AT PARK 31

## Distances

I-476	1.4 Miles
I-78 (Exit 56)	25 Miles
I-276 (Exit 20)	11 Miles
I-95/295	35.8 Miles
Port of Philadelphia	48.2 Miles
Port of New York & New Jersey	110 Miles
FedEx Lehigh Valley Hub	40.4 Miles
FedEx Ground Bridgeport	19.6 Miles
UPS Willow Grove	15 Miles



**Excellent Consumer  
Access**

**Over 14.7 million  
people** live within 90  
minutes of the site.





## 309 Connector

The Sumneytown Pike/PA309 Connector Project is a highway improvement project in a 5-mile corridor running east to west with the purpose of the project to provide a direct connection from the Lansdale Interchange to PA 309 in order to relieve existing and projected traffic congestion.

The proposed project has been designed to accommodate two 11-foot lanes from Sumneytown Pike in Montgomery County to PA 309 in Bucks County with 8-foot wide paved shoulders. The project includes widening existing roadways, providing adequate shoulder width, realigning tight curves and intersection doglegs,

and providing turn lanes and traffic signals. The entire corridor will be improved and capacity will be increased as a result.

The first phase of the project, which included improvements to Wambold Road was successfully completed and opened to traffic in May 2012.

The second phase of the project will extend Wambold Road on new alignment from Allentown Road to Township Line Road. This phase is under construction and will be completed in 2024.



An aerial map of the CORE5 Logistics Center at Park 31, a large industrial facility marked with a red location pin. The map shows the center's strategic location near major highways, including Interstate 476 and State Route 309. Surrounding the center are numerous other businesses and commercial centers, each labeled with their respective logos: Continental Tire, Interstate Batteries, United States Cold Storage, TURN14 Distribution, Home Depot, Americold, accupac, ALMAC, PECORA CORPORATION, STEIN SEAL COMPANY, Greene Tweed, SKF, PARCELJET, FedEx, amazon, and TARGET. The map also displays local roads such as W. Broad St., S. Main St., and S. 1st St., as well as landmarks like the University of North Carolina at Chapel Hill and the Research Triangle Park.

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