



CORE5 LOGISTICS CENTER AT PARK 31

Building B | 515 Wambold Road, Souderton, PA 18964

196,560 SF Ready for Immediate Occupancy

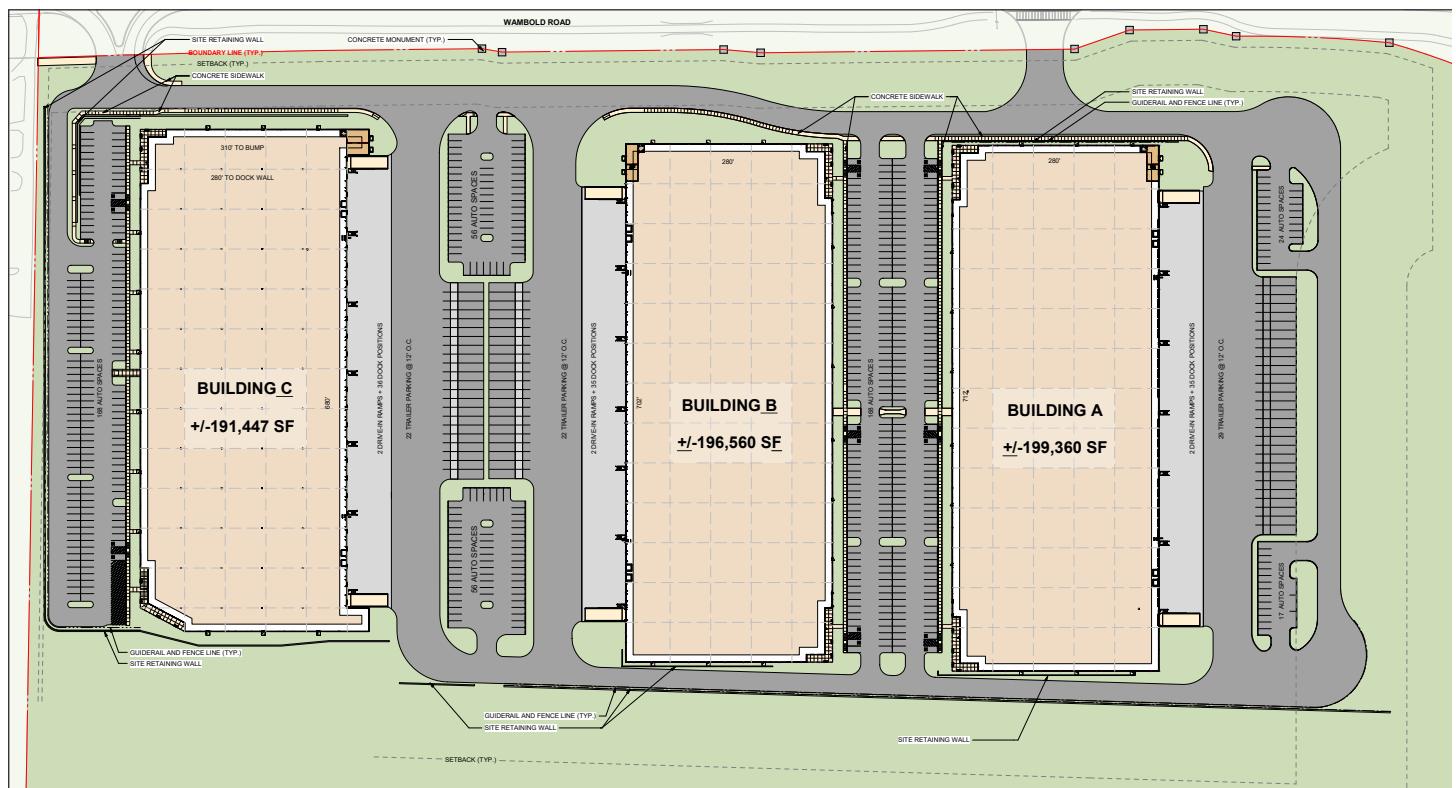
<https://www.core5lc.com/>



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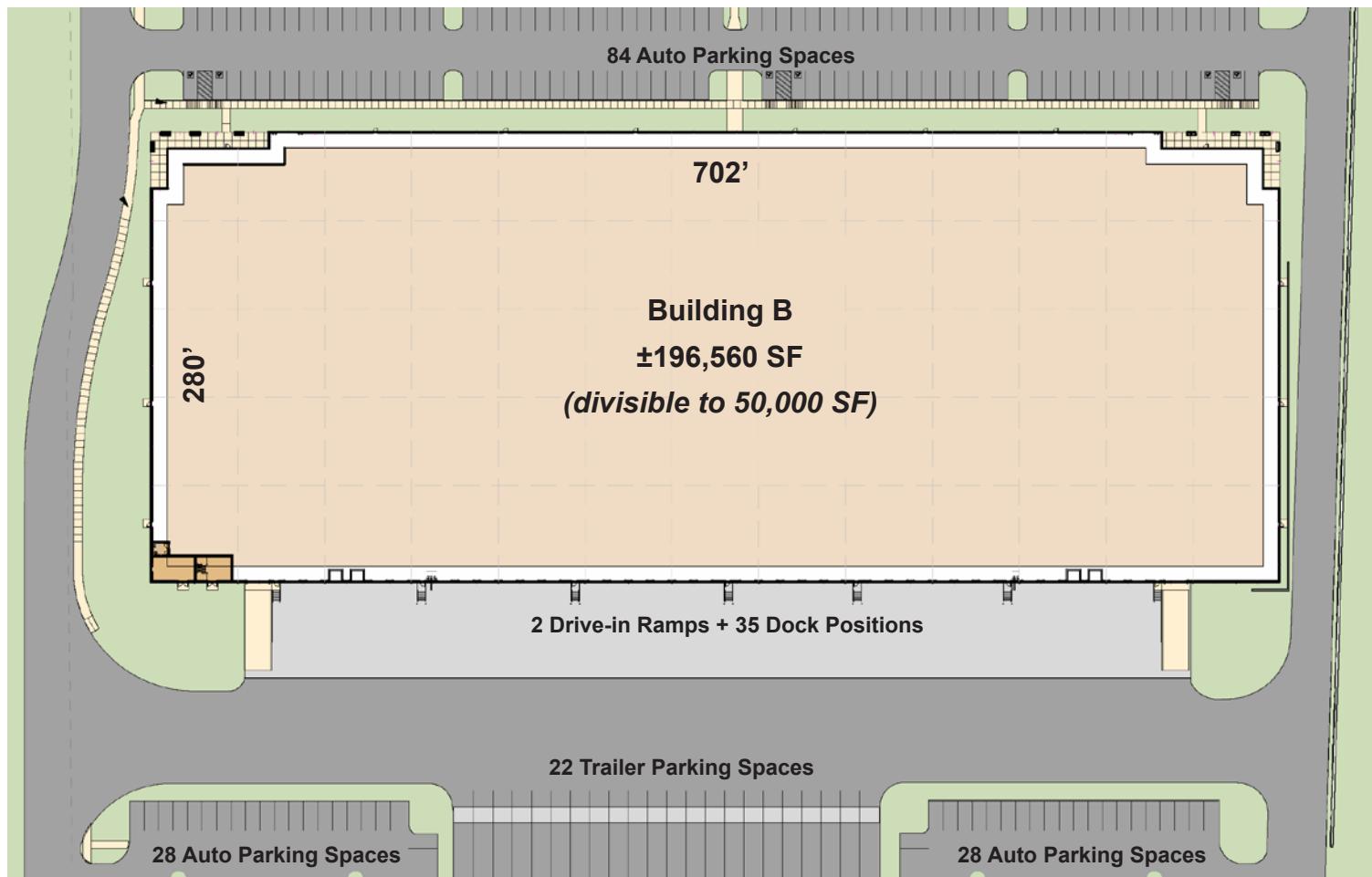
Building A | 505 Wambold Road, Souderton, PA 18964

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

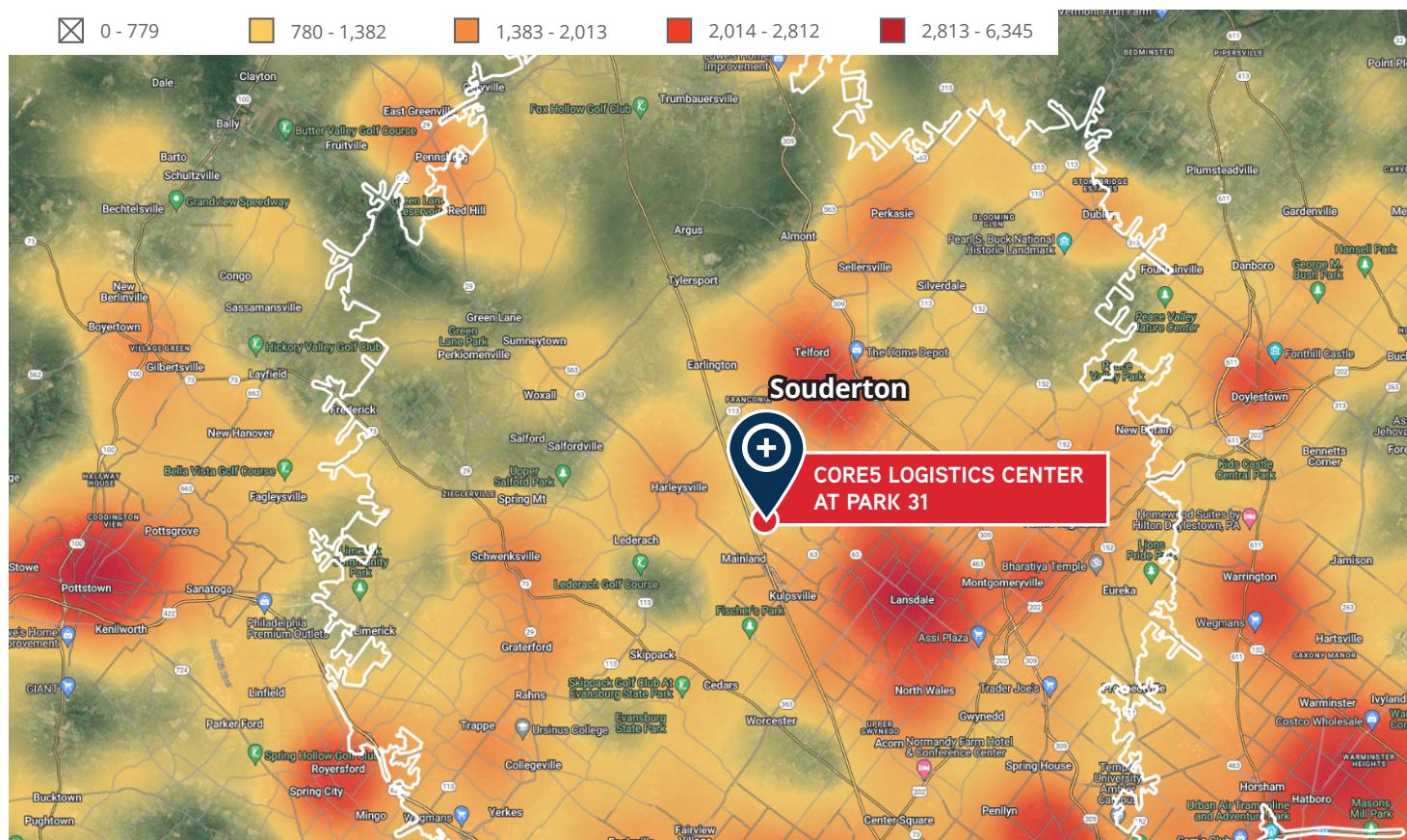




BUILDING B SPECIFICATIONS

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



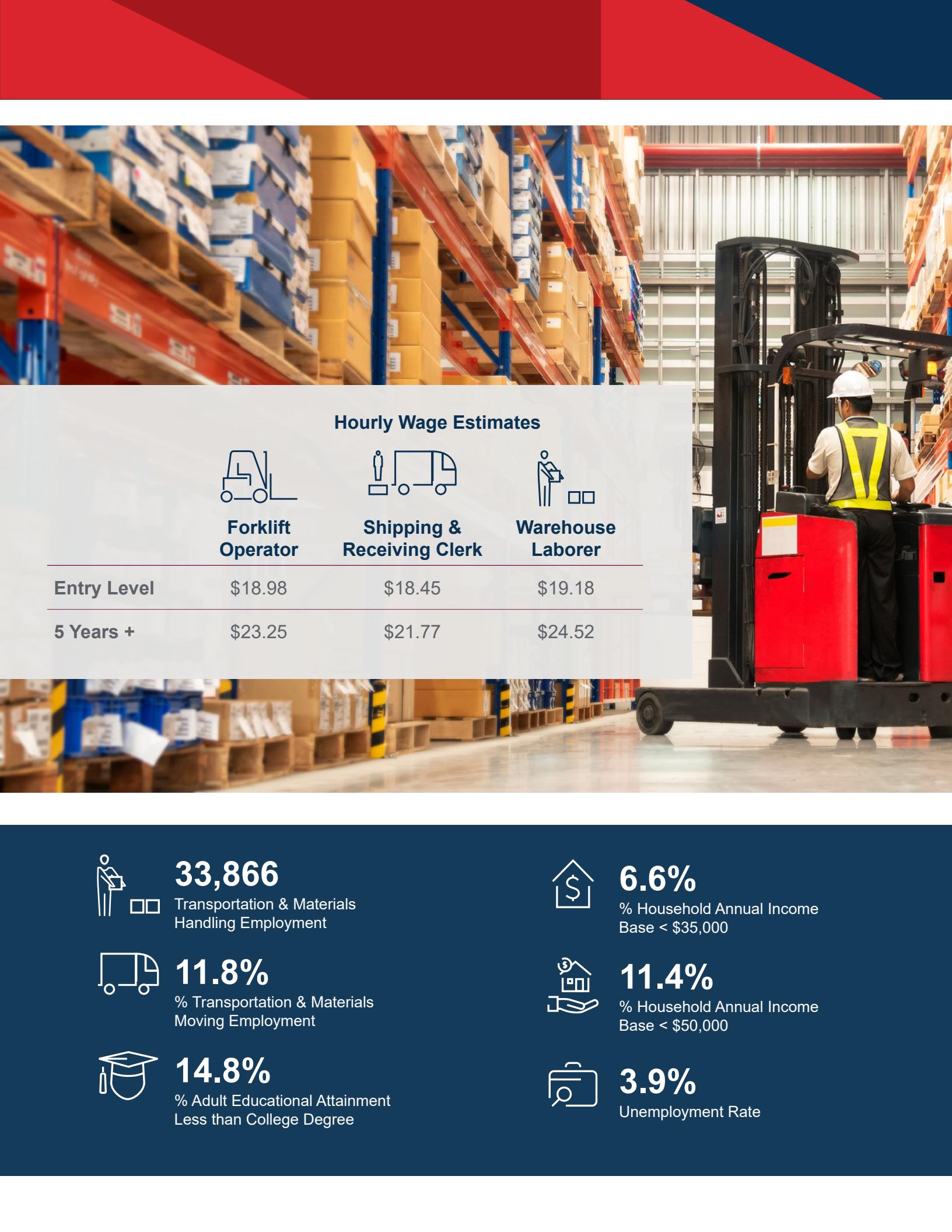
298,723

Civilian Labor Force



72,898

Blue Collar Employment



LAST MILE LOCATION



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.

BRIDGEPORT



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.

CORPORATE NEIGHBORS



Michael Golarz
Executive Vice President

O 215.928.7569
C 215.275.0188
michael.golarz@colliers.com

Tom Golarz, SIOR
Senior Vice President

O 215.928.7577
C 215.388.7462
tom.golarz@colliers.com



Paul Pontius
Vice President Investments

O 717.230.1839
C 267.997.6851
ppontius@c5ip.com