



ARES
INDUSTRIAL
MANAGEMENT

LEHIGH VALLEY CROSSINGS | BUILDING III

2918 SHOENECK ROAD, MACUNGIE, PA

FOR LEASE | 106,080 SQ FT | Class A Warehouse Facility



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CBRE, INC.

555 E. Lancaster Ave, Suite 120
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Licensed Real Estate Broker

The CBRE logo, consisting of the letters "CBRE" in a bold, dark green, sans-serif font.

Property FEATURES

Available: Immediate

Loading: 28 dock doors / 2 drive-in doors

Total Building SF: 106,080 SF

Car Parking: +/- 114 Employee / Auto Parking

Available SF: 106,080 SF

Utilities Public water, Natural Gas, Electric, Sewer, and Telecom

Clear Height: 32'

Sprinkler: ESFR

Column Spacing: 60' x 52' Speed Bay & Interior Bay
50' x 52' Office Bay

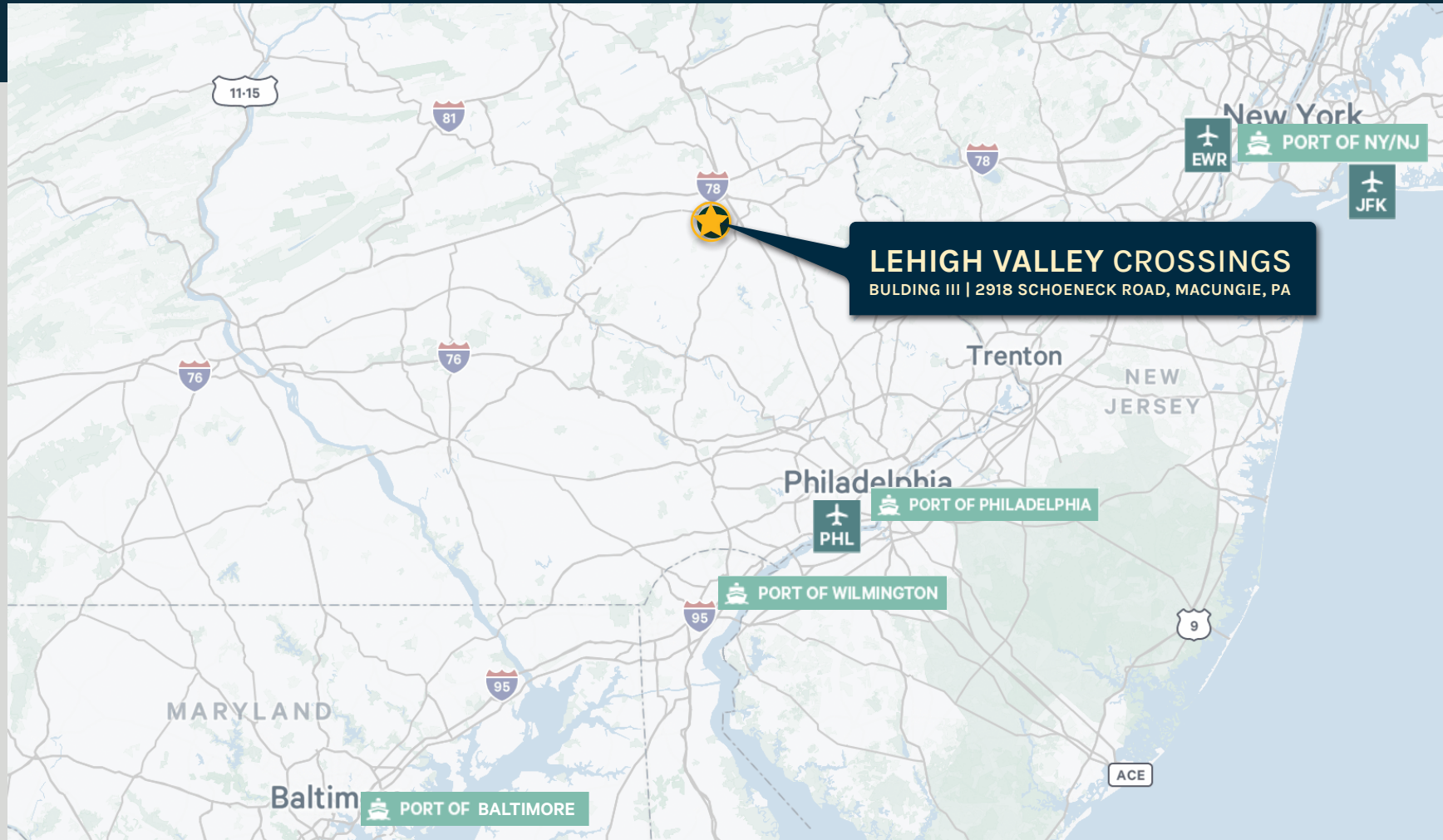
Power: One (1) 1,000 amp, 277/480 volt,
3-phase service





Location HIGHLIGHTS

- 2 minutes (.05 miles) to Route 100
- 8 minutes (3.8 miles) to Route 222
- 12 minutes (6.6 miles) to I-78
- 14 minutes (6.6 miles) to I-78
- 74 minutes (63miles) to PHL International
- 86 minutes (74 miles) to Port of Wilmington
- 115 minutes (95 miles) to Port of NY/NJ
- 134 minutes 121 miles) to JFK International
- 147 minutes (131 miles) to Port of Baltimore



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ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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