



Lehigh Valley West 12

503,423 SF

CBRE



9750 COMMERCE CIRCLE, KUTZTOWN, PA 19530

Building Specifications



503,423 SF



50 Loading Docks
with Levelers



34' Clear Height



50' x 50' Column Spacing



2 Drive in Doors



248 Car Parking Spaces



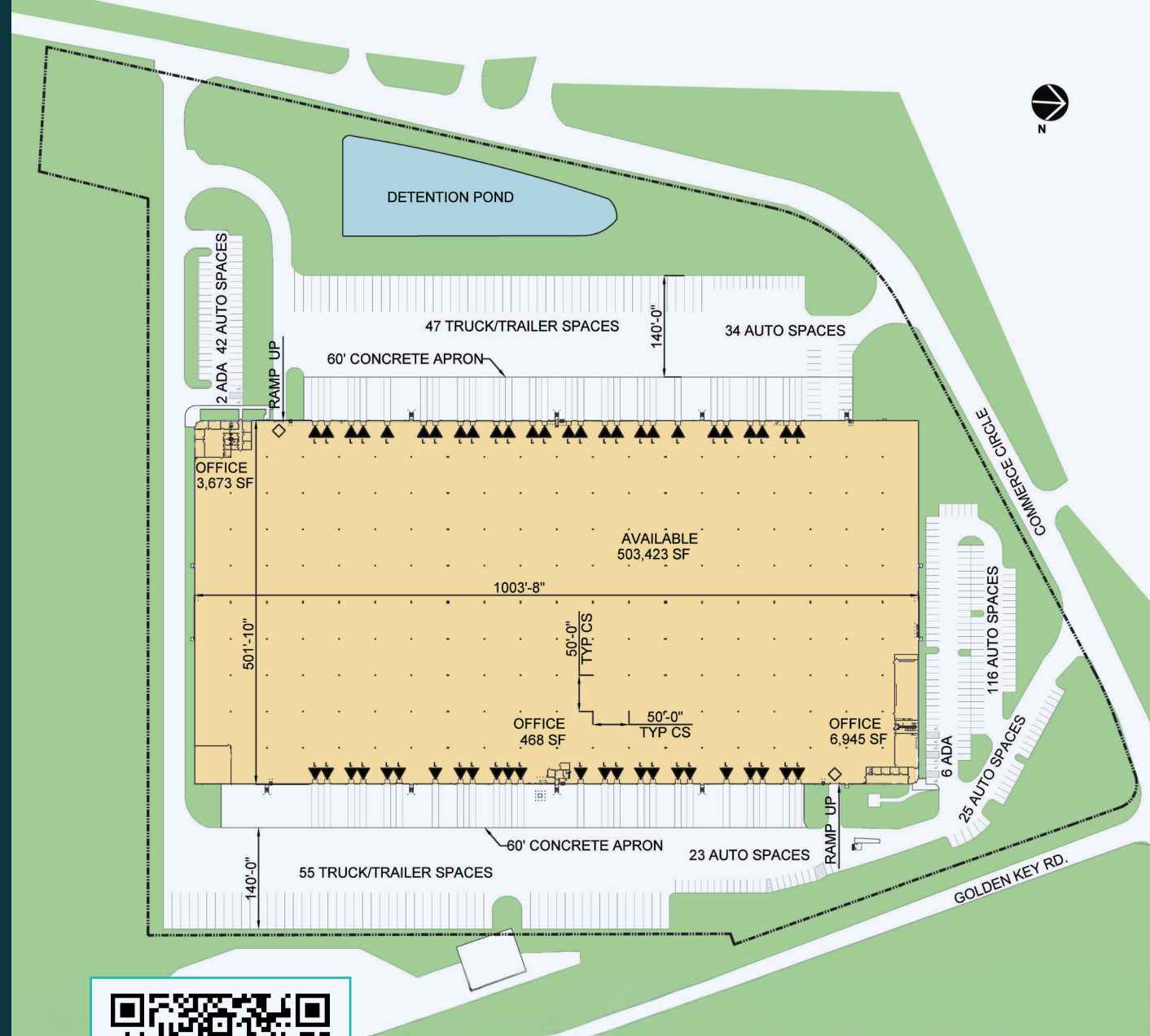
102 Trailer
Parking Spaces



3000 Amp Electrical
Service



200' Truck Courts with
60' Concrete Aprons



SCAN TO VIEW VIRTUAL TOUR

Legend



DOCK POSITION



DOCK w/ LEVELER



DRIVE-IN DOOR



LAND AREA



AVAILABLE



WATER

TYP CS

TYPICAL COLUMN SPACING

Demographics



Total Population

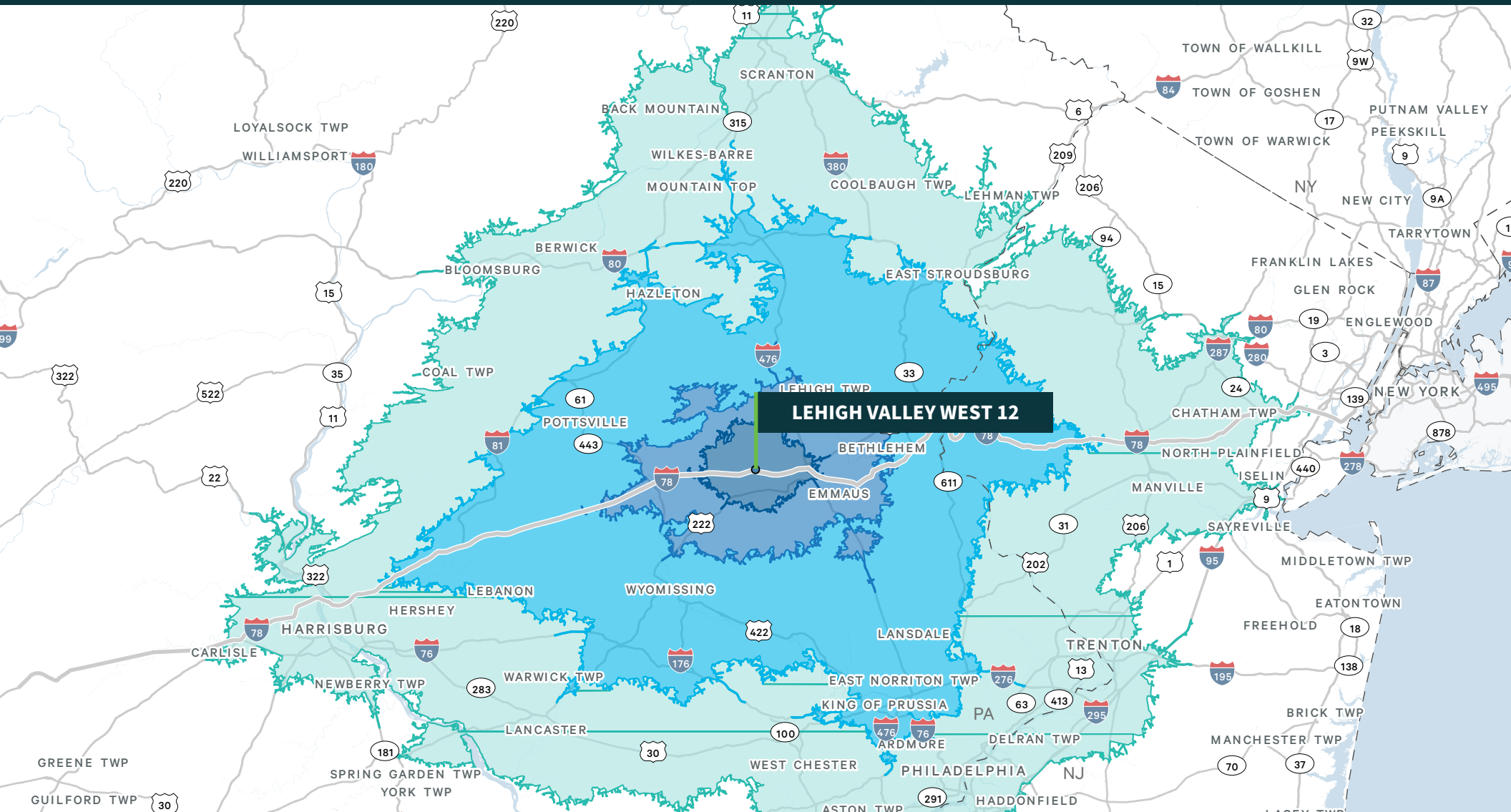


Labor Force



Blue Collar

15 MINUTES »	68,607	37,292	6,098
30 MINUTES »	576,245	305,055	76,304
60 MINUTES »	2,857,685	1,550,577	326,077
90 MINUTES »	10,460,458	5,634,091	1,027,003



Prologis Essentials

Keeping You Ahead of What's Next

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.



Operations



Energy + Sustainability



Mobility



Workforce

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions

Energy + sustainability tools and resources build your decarbonized business.

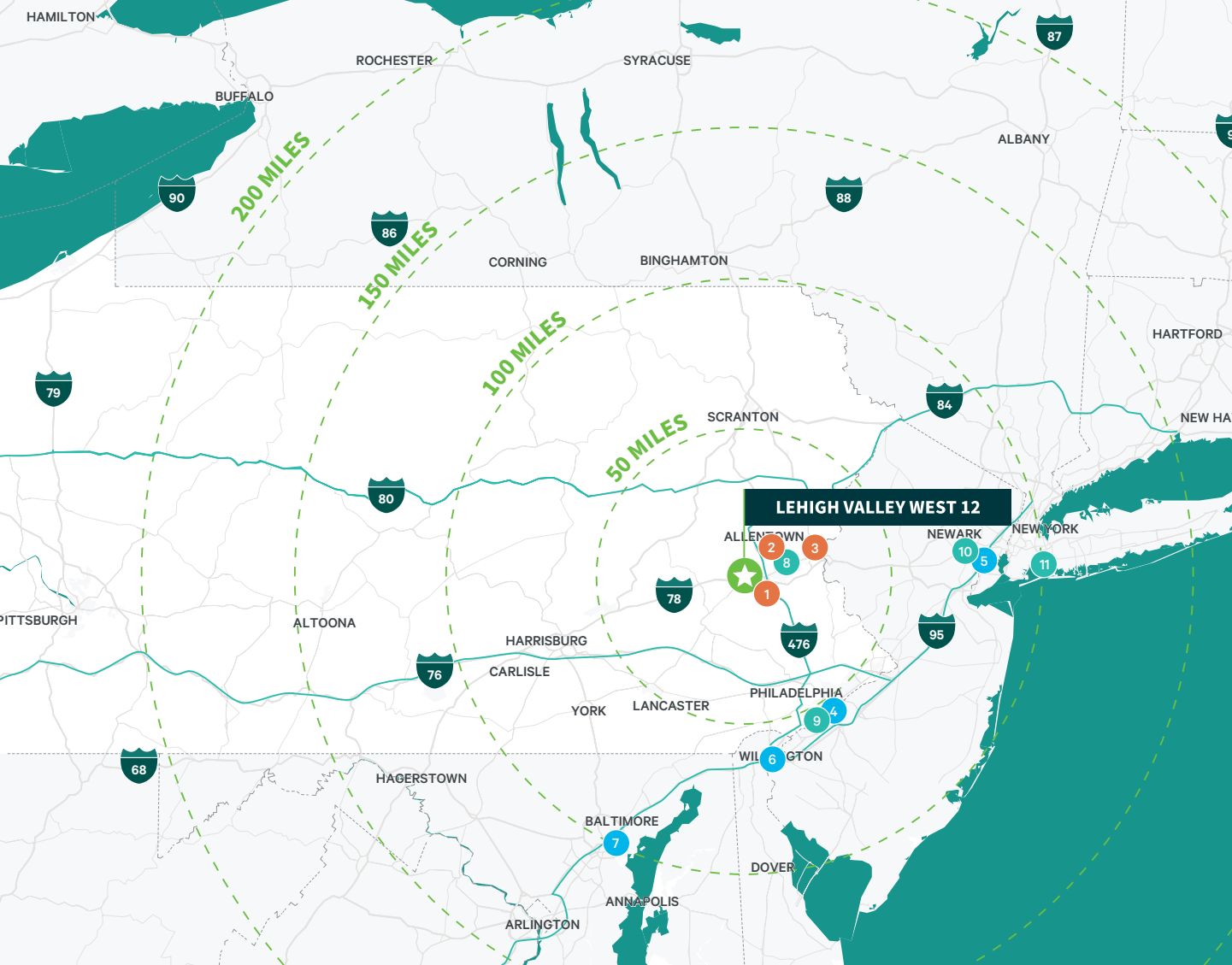
- Clean energy solutions
- Energy storage
- Backup power generators

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification



HIGHWAYS

-  I-78: ± 1 miles (3 minutes)
-  I-476: ± 8 miles (12 minutes)







LOGISTICS

- PROVIDE
-  1 FedEx Ground: 0.3 miles
 -  2 FedEx Ground:
 -  3 UPS:






SHIPPING PORTS

-  4 Port of Philadelphia: ± 70 miles
-  5 Port of NY/NJ: ± 95 miles
-  6 Port of Wilmington: ± 95 miles
-  7 Port of Baltimore: ± 125 miles



AIRPORTS

-  8 ABE: ± 17 miles
-  9 PHL: ± 71 miles
-  10 EWR: ± 91 miles
-  11 JFK: ± 125 miles

CBRE

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Prologis, Inc., is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. Prologis leases modern logistics facilities to a diverse base of approximately 6,500 customers principally across two major categories: business-to-business and retail/online fulfillment. Prologis owns or has investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.3 billion square feet (120 million square meters) in 20 countries, as of December 31, 2024.