



Available For Lease

**600 Valley Road,
Hamburg PA, 19526**



PROPERTY SUMMARY & PARCEL OUTLINE



600 Valley Rd, Hamburg, PA 19605

offers 54,607 SF of industrial flex space, including approximately 7,300 SF of office, on a 13.53-acre site. This Class B facility features 6 dock-high doors, 5 drive-in doors, and clear heights ranging from 13'4" to 18'11", with Building A reaching a 22' peak. The property offers substantial power with 1,200 amps at 480V, 3-phase in Building A and 1,600 amps at 480V, 3-phase in Building B. Zoned I – Limited Industrial, the site provides a versatile option for manufacturing, warehousing, distribution, or other industrial operations.

PROPERTY DETAILS & SPECIFICATIONS

Address: 600 Valley Road, Hamburg, PA 19605

Lease Rate: \$8.00

Building Type: Industrial Flex

Total SF Warehouse/Office: 54,607 / 7,300

Acreage: 13.53

Dock Doors: 6

Drive In Doors: 5

Clear Height:

Building A: 2' Peak / 16'2" Eave

Building B: 18'11" / 13'4" Eave

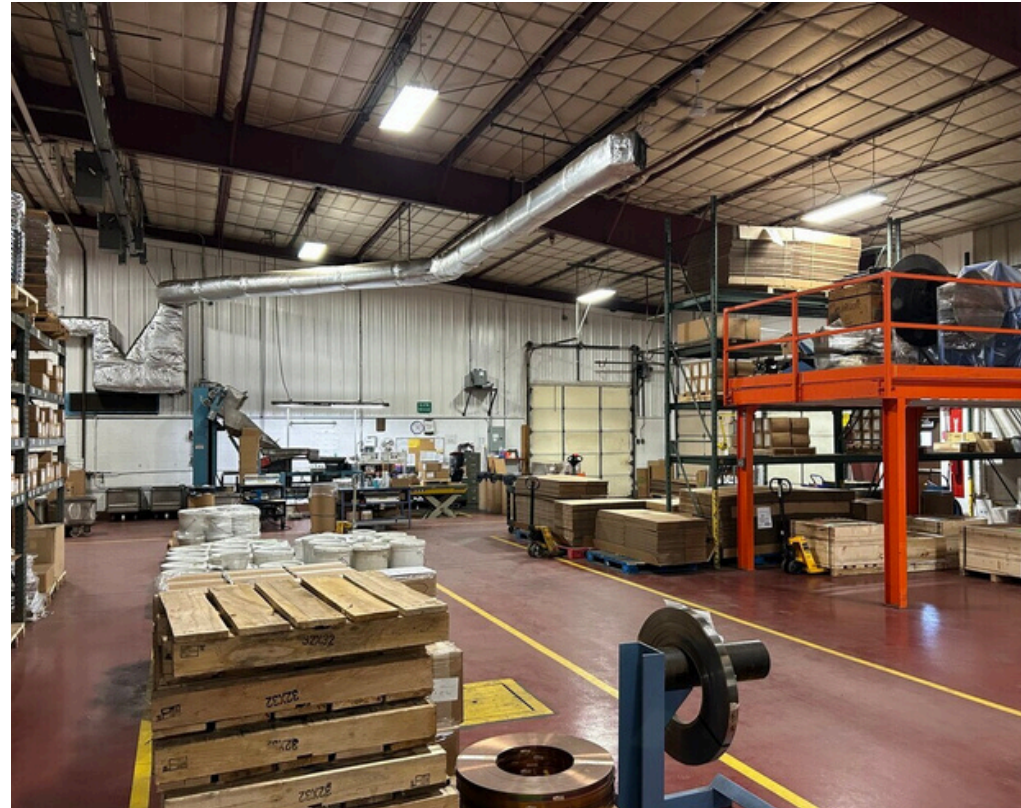
Power:

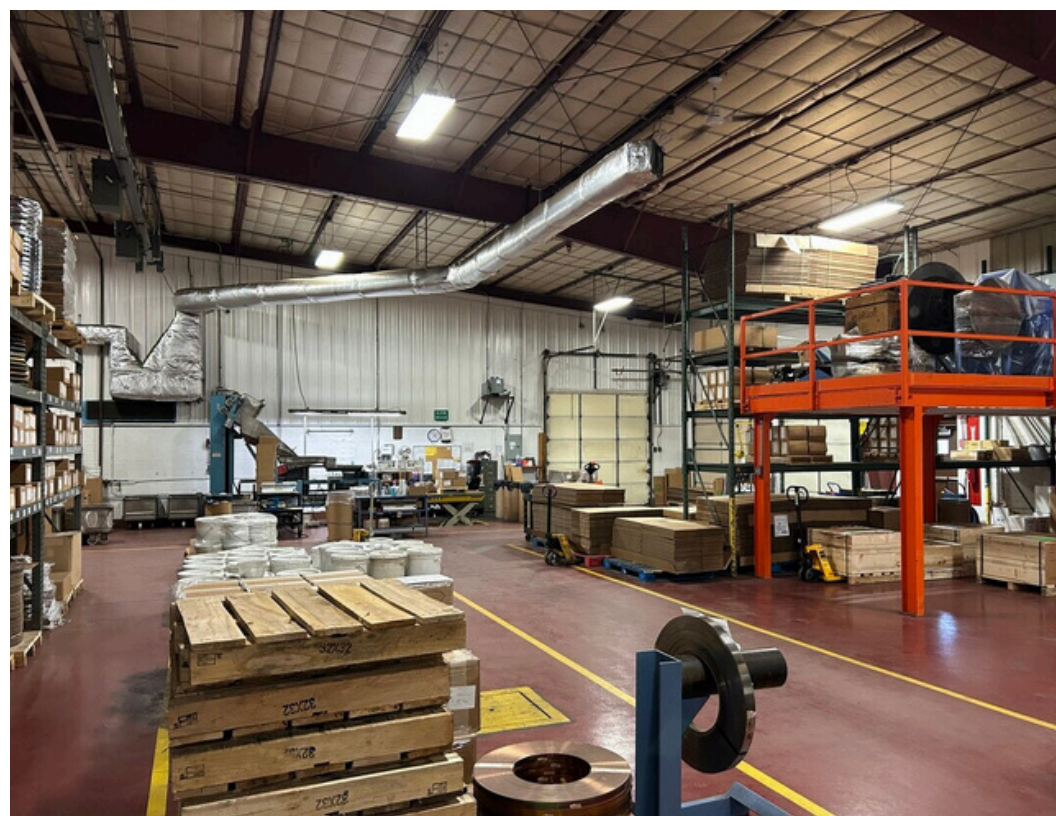
Bldg. A 1,200 Amps at 480 Volts 3-Phase

Bldg. B 1,600 Amps at 480 Volts 3-Phase

Building Class: B

Zoning: I - Limited Industrial

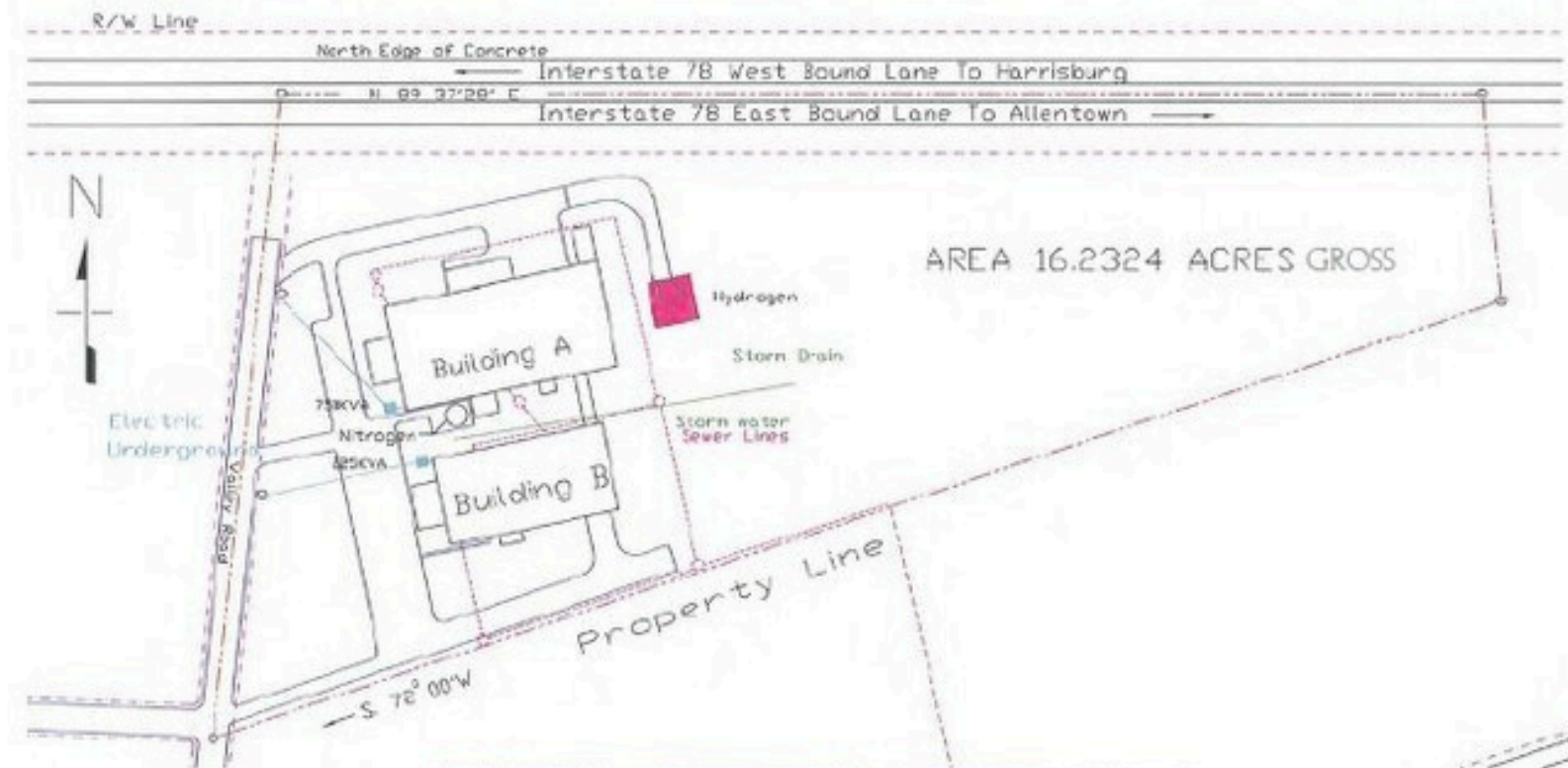




PROPERTY SITE PLAN

← 1.9 Miles to Rt. 61 at I-78 Hamburg Exit

4 Miles to I-78 Lenhartsville Exit →



PRIME INDUSTRIAL LOCATION - HAMBURG, PA

600 Valley Road is strategically positioned within the I-78 industrial and logistics corridor, offering strong connectivity throughout Eastern Pennsylvania and the broader Mid-Atlantic region. The property benefits from convenient access to I-78/US-22 and PA Route 61, providing efficient east-west and north-south transportation to the Lehigh Valley, Reading, Harrisburg, and Greater Philadelphia markets. Located within a region known for its strong manufacturing, warehousing, and distribution presence, the site is well-suited for logistics, manufacturing, warehousing, service operations, and regional distribution. Its strategic location between the Lehigh Valley and Central Pennsylvania provides access to a substantial workforce and major Northeast population centers while offering efficient connectivity to the region's interstate freight network.

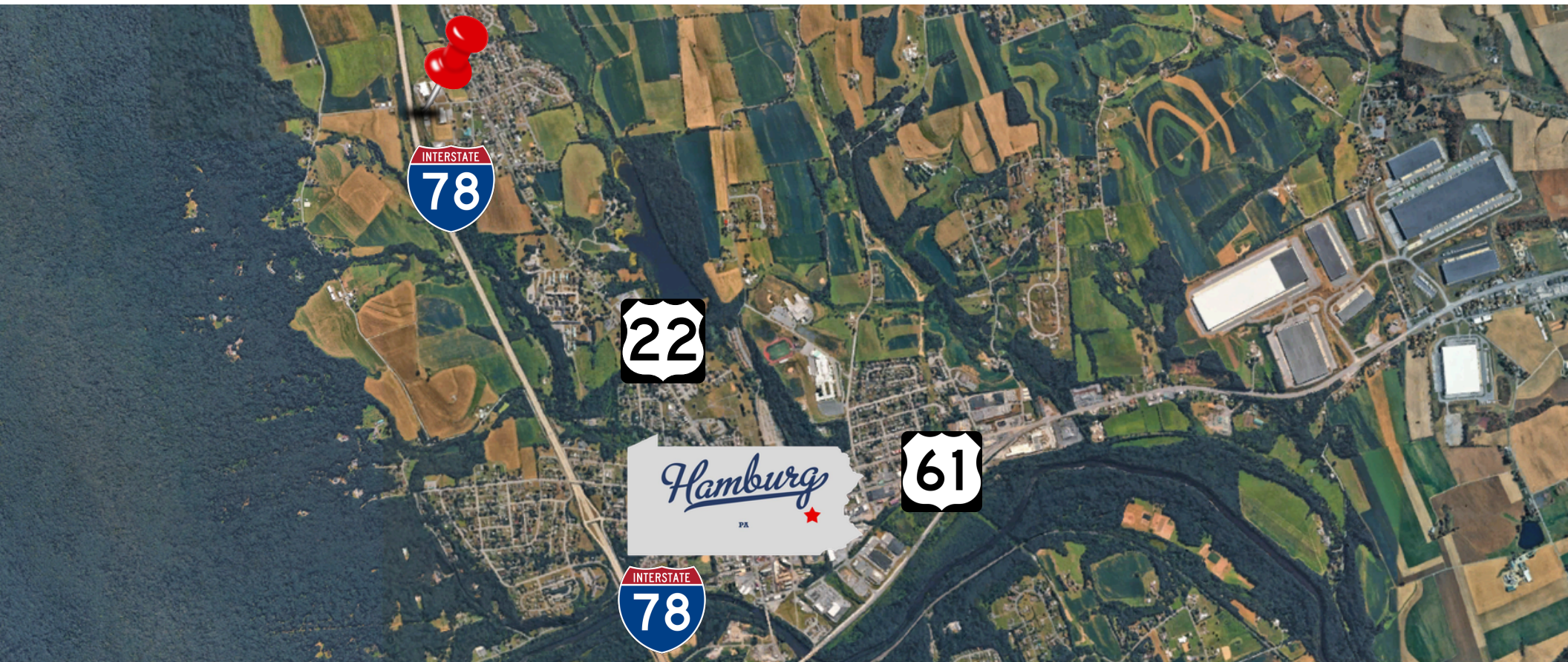
LOCATION KEY DISTANCES

PA Route 61: 1 mile

I-78 / US-22: 2 miles

Downtown Hamburg: 2 miles

Reading, PA: 20 miles





Logan Parker



Vice President of Acquisitions



(585) 410-1714



Logan@IronHornEnterprises.com

Available For Lease

**600 Valley Road,
Hamburg PA 19526**

