



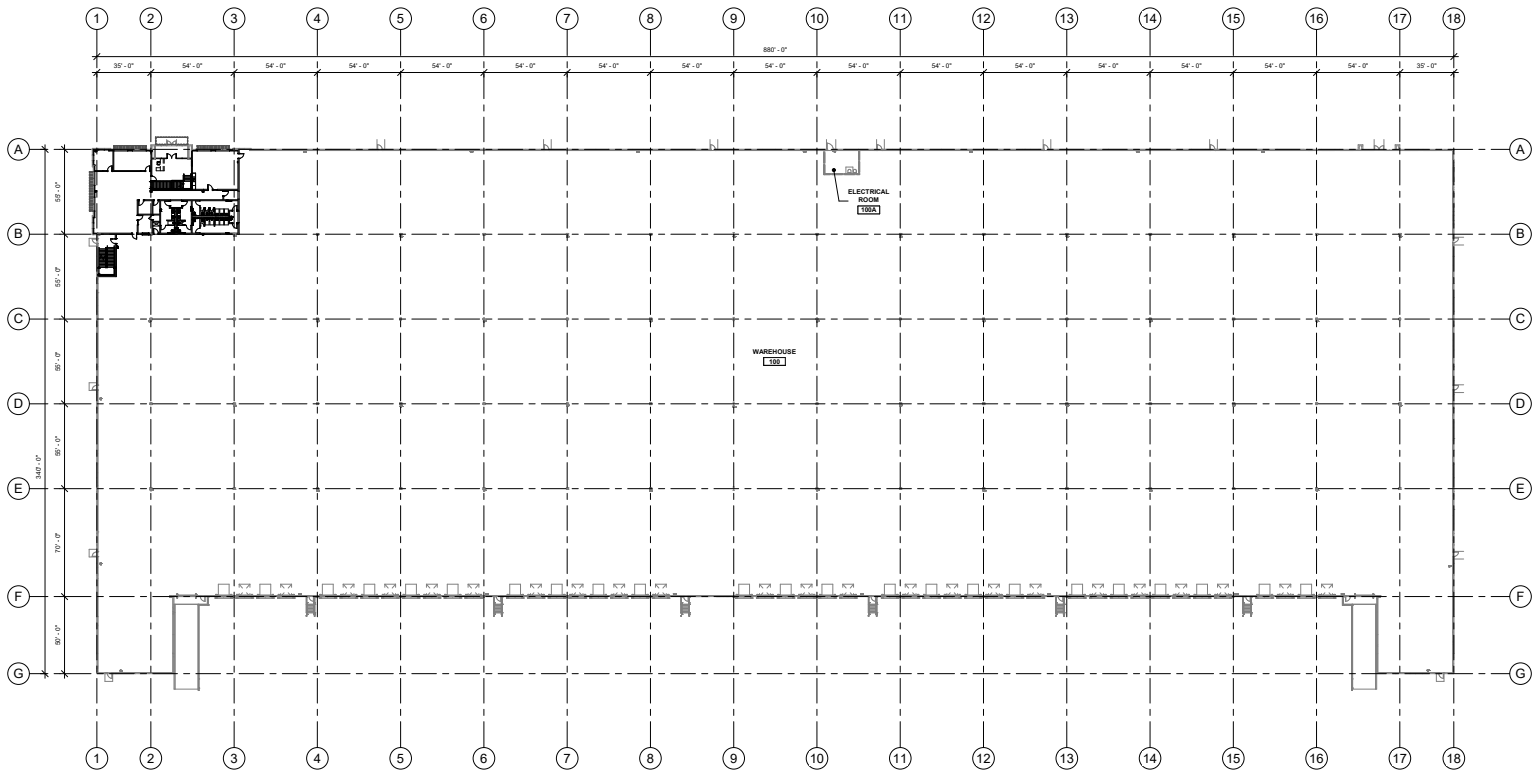
**263,195 SF +/- TOTAL
UNDER CONSTRUCTION**

PROPERTY DESCRIPTION

- 8,145 SF +/- Office (1st & 2nd Floor)
- 76.92 Acre +/- Site
- 40' Clear Height
- Single Loaded
- Standard Bay: 54' wide x 55' deep
- Speed Bay: 54' wide x 70' deep
- 196 Auto Parking & 46 Trailer Parking
- 46 Manually Operated Vertical Lift doors (9' x 10') with 3' Tracks, Vision Lites, and 50,000 Cycle Springs
- 23 Mechanical Dock Levelers (7' x 8') with 40,000# Capacity, Dock Bumpers, Standard Dock Seal, and Z-Guards



FLOOR PLAN



Another Quality Development by:



Zoning - NEB North End Business:

Permitted Uses Include*

- Processing
- Packaging
- Manufacturing
- Research & Development
- Distribution Centers
- Warehouses

Join current **CARSON33** tenants:



*<https://ecode360.com/29829374?highlight=north%20end&searchId=31095167489438319#29829374>



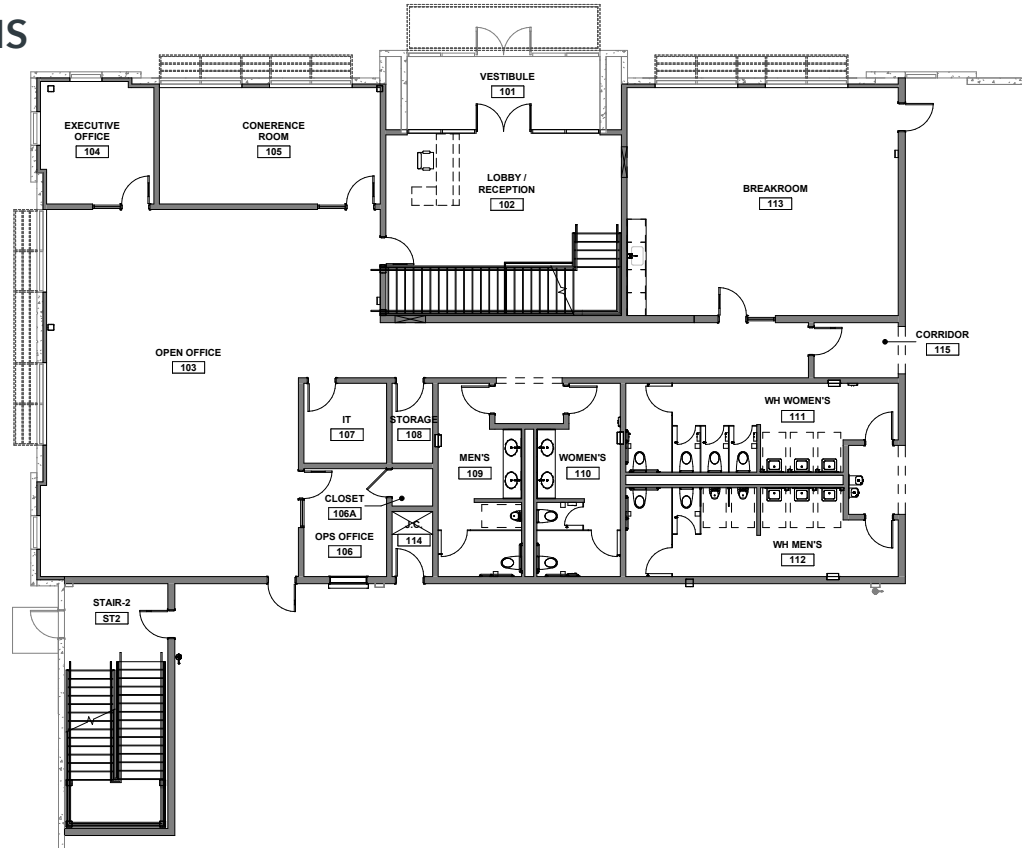
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OFFICE FLOOR PLANS

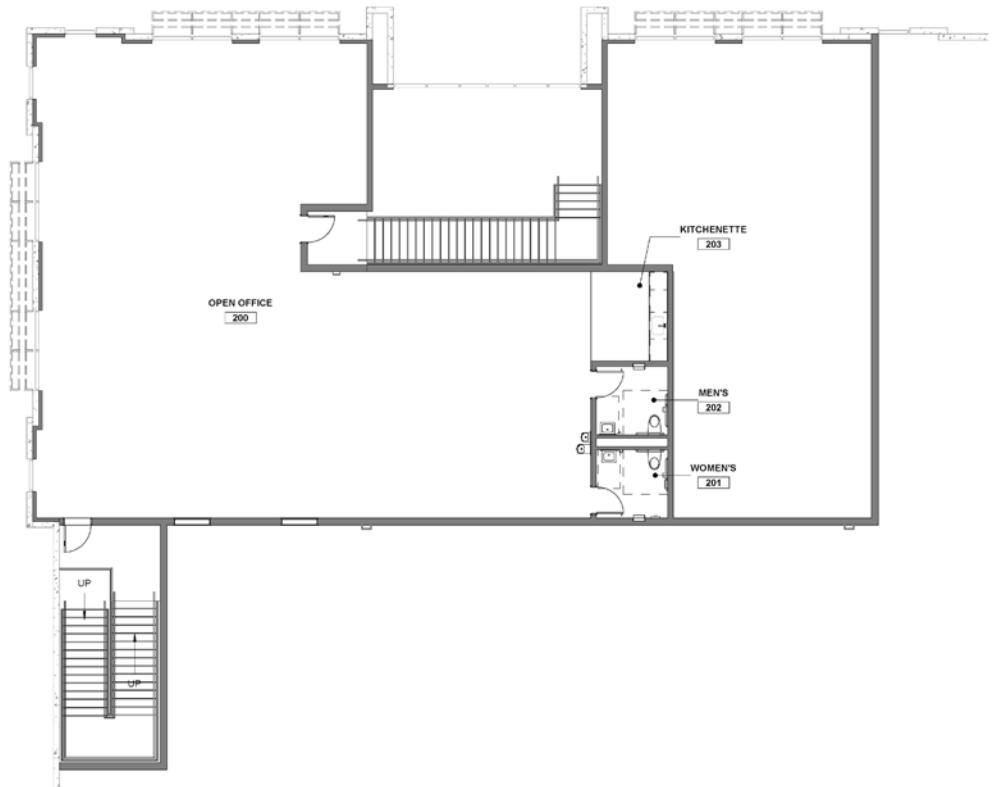
MAIN FLOOR 1st Floor

5,150 SF +/-



MEZZANINE 2nd Floor

2,995 SF +/-



BUILDING H | 1561 VAN BUREN ROAD PALMER TOWNSHIP, PA



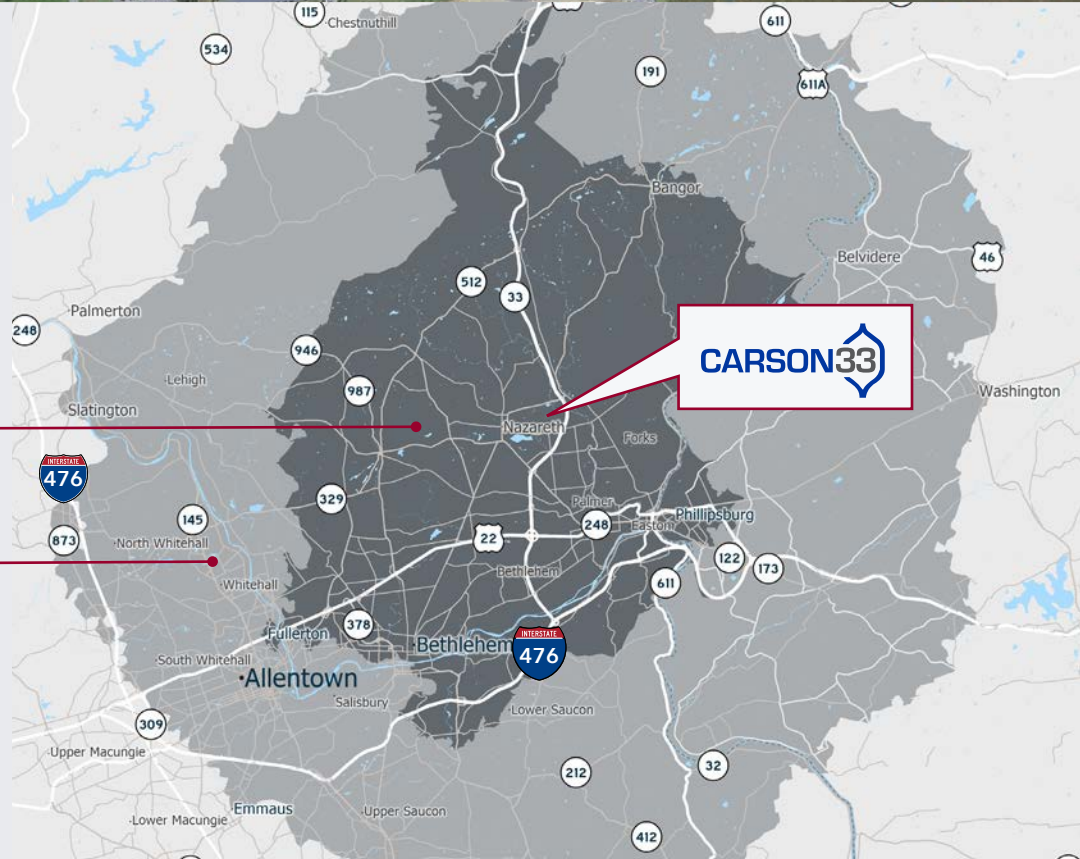
Superior Access and Labor Availability

20 Minutes

Population: 280,164
Workforce (18+): 223,848

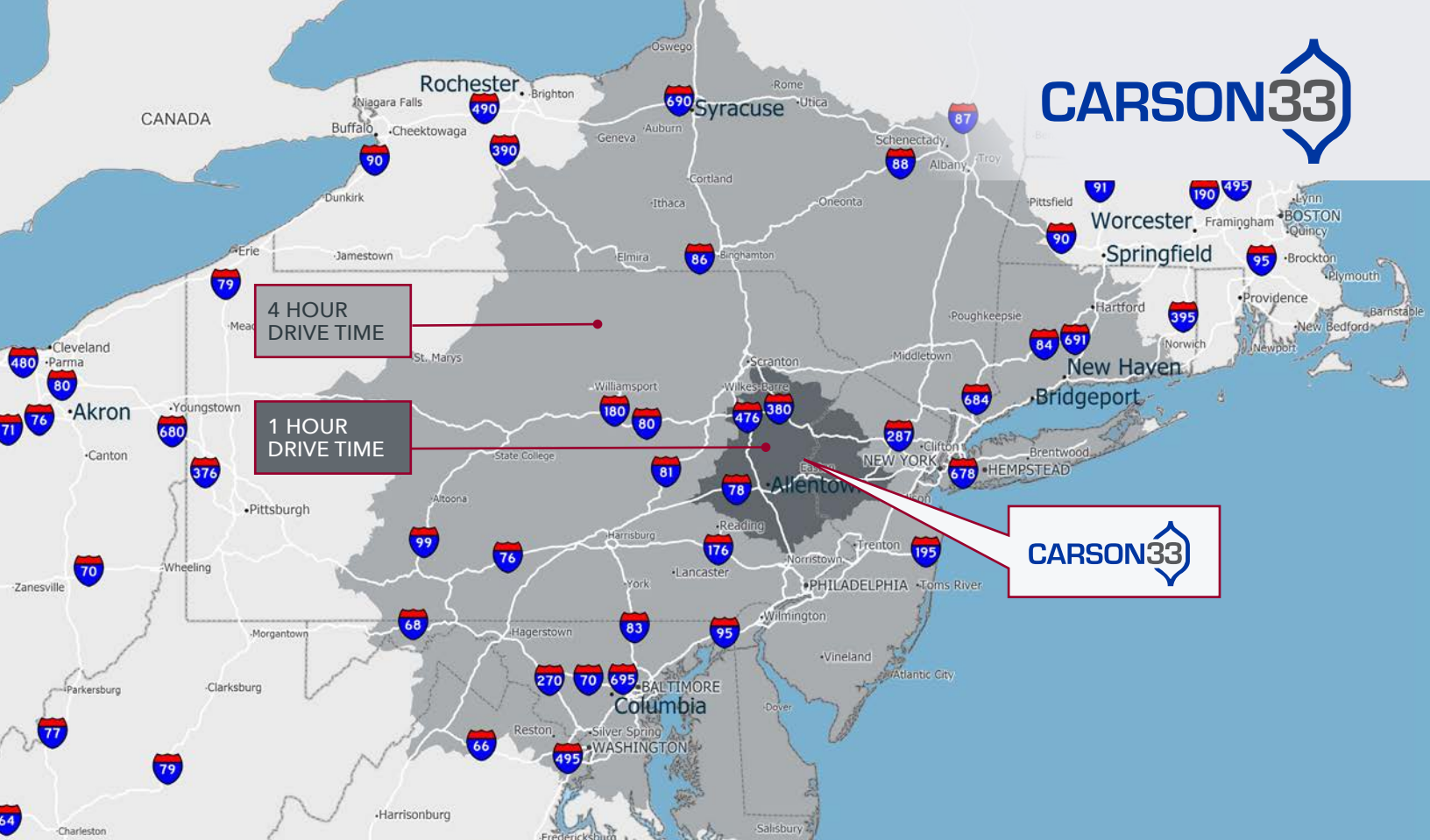
20 Miles

Population: 657,187
Workforce (18+): 520,362



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Market Access and Infrastructure

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		MILES	MINUTES
SAME DAY DELIVERY 	Harrisburg, PA	104	97
	Philadelphia, PA	97	77
	Washington, DC	219	202
	New York, NY	102	85
PORTS 	Port of Philadelphia	106	82
	Port of Wilmington	111	94
	Port of Newark	73	75
AIRPORTS 	Lehigh Valley International	18	13
	Philadelphia International	95	85
	Newark Liberty Intl.	70	73
PARCEL FACILITIES 	FedEx Shipment Center, Bethlehem, PA	17	8
	FedEx Ground (MegaHub), Northampton, PA	23	15
	UPS Easton, PA	1	1
INTERMODAL YARDS 	Norfolk Southern Intermodal Yard, Bethlehem, PA	18	14
	Norfolk Southern, Harrisburg, PA	102	103
	Norfolk Southern Taylor, PA Intermodal	65	65