

EAGLE POINT

LOGISTICS CENTER

SOUTH ANNVILLE, PA



LERTA APPROVED

±825,331 SF

Available For Lease

Available For Immediate Occupancy

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LOCATION OVERVIEW



LERTA TAX ABATEMENT APPROVED providing a reduction in real estate taxes from the Municipality and School District.



STATE-OF-THE-ART, CLASS A distribution center with best-in-class specifications

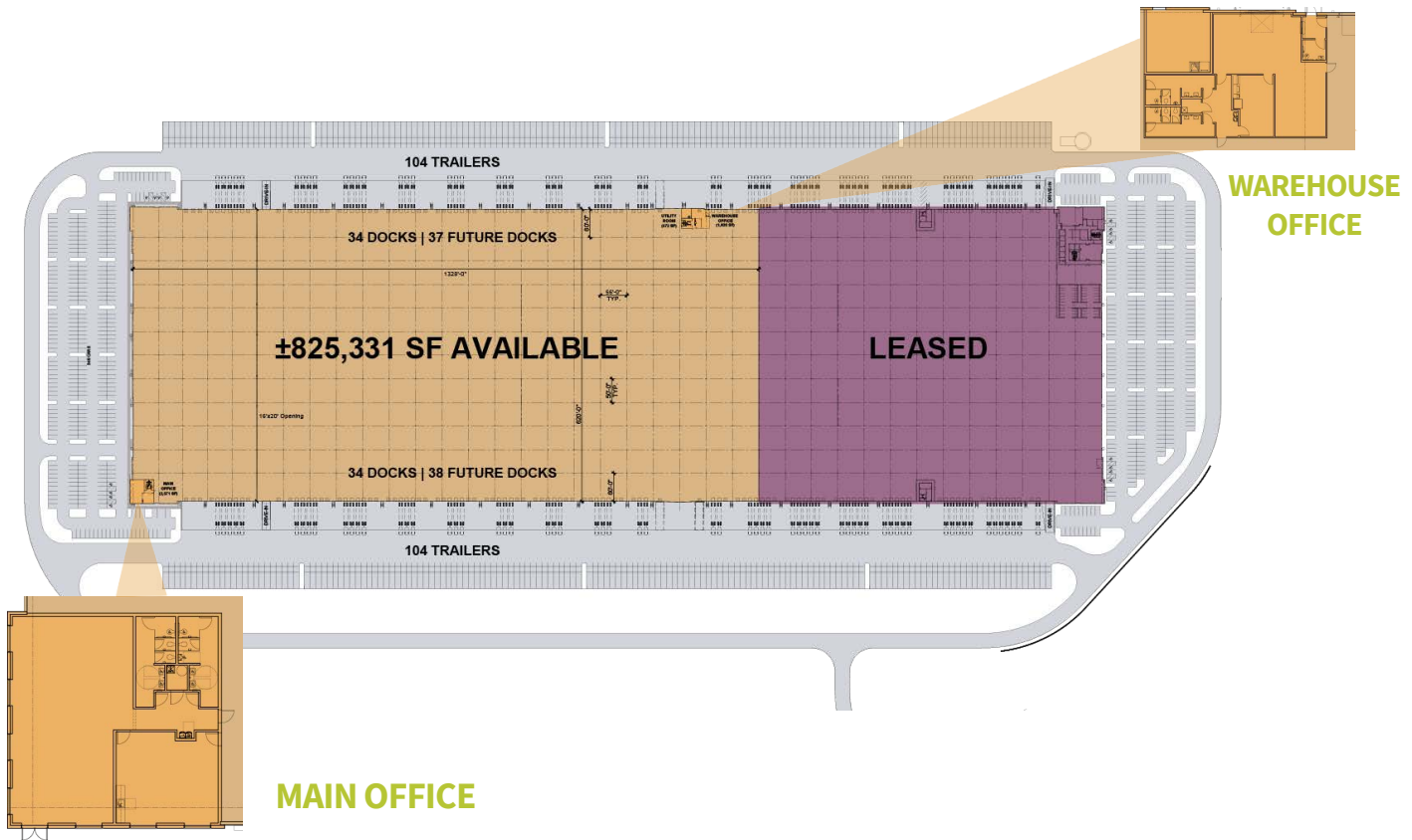


LOCATED IN THE CORE CENTRAL PA DISTRIBUTION CORRIDOR with close proximity to major interstates, several parcel and intermodal facilities, and an abundant labor pool.



HIGHLY EXPERIENCED Established in 2012, NorthPoint Development has grown to a family of companies with an emphasis on a factory-to-front door model. Our firm differentiates itself through a strong engineering and technical focus. We employ numerous civil, geotech, electrical, and industrial engineers, as well as logistics, labor, and incentives professionals. NorthPoint has developed 149.9 Million SF for tenants such as Home Depot, Amazon, GE, Lowes, UPS, Chewy, Adidas, Dollar General, Ford and General Motors.

BUILDING PLAN & SPECS



Building SF: ± 1,113,178 SF

Available SF: ± 825,331 SF

Available Dimensions: 620' (depth) x 1,328' (width)

Main Office: 2,751 SF

Warehouse Office: 1,938 SF

Car parking: ± 349 spaces

Trailer parking: ± 208 spaces

Drive in doors: 2 doors (12' x 16')

Column spacing: 50' x 56' w/ 60' speed bays

Clear height: 40' clear

Dock doors: 68 dock doors; expandable to 143 dock doors

Construction: Tilt Up Concrete

Floor slab: 7" non-reinforced concrete; 4,000 PSI

Truck court: 185'

Loading configuration: Cross-dock loading

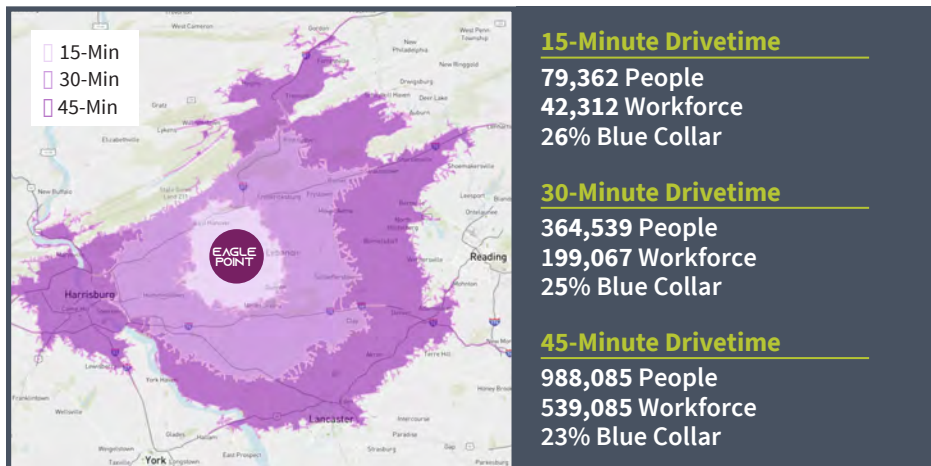
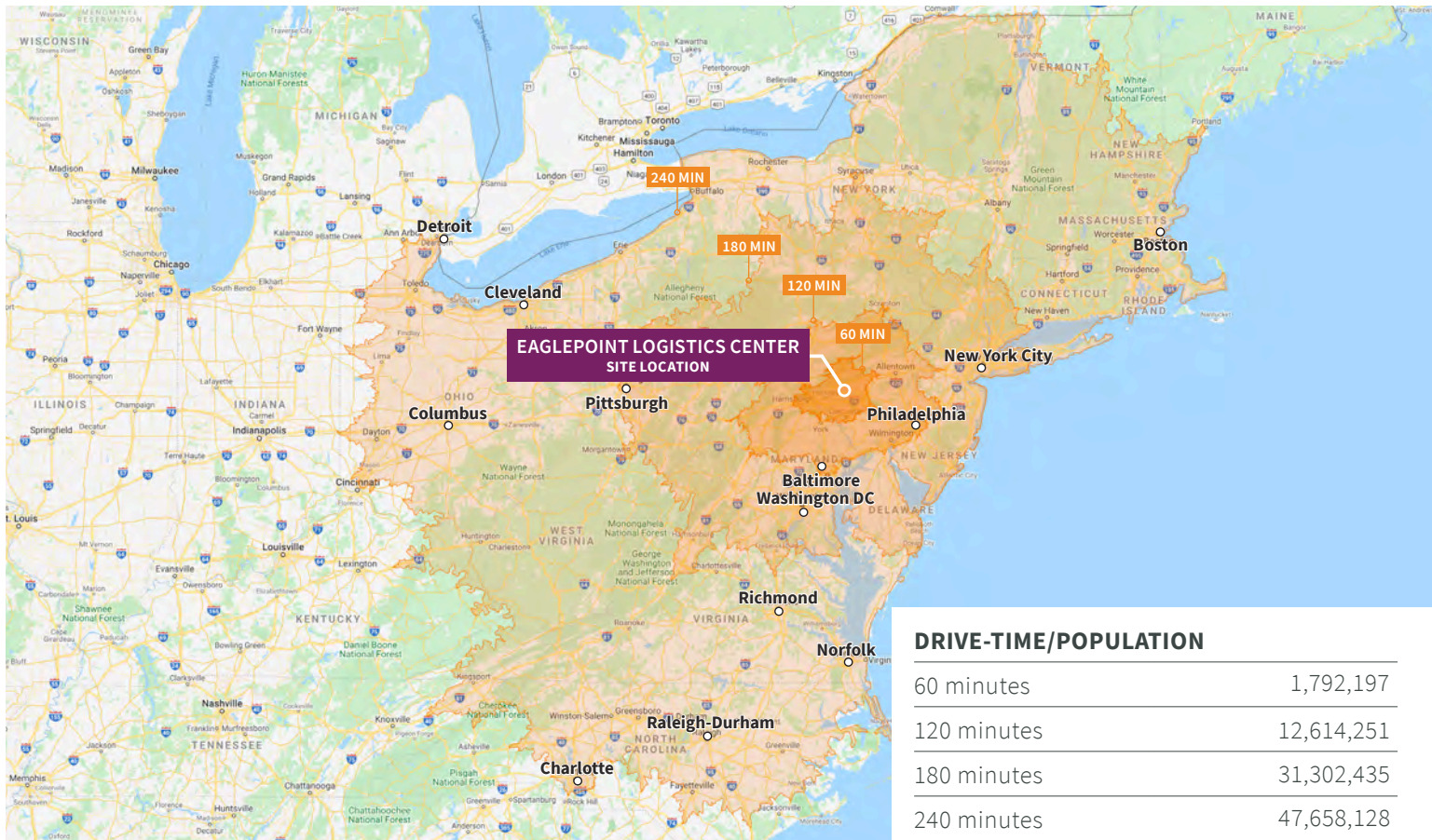
Lighting: LED fixtures @ 30 FC on motion sensors

Electrical service: Building equipped with two (2)-3,000 amp switch gears serviced by two (2) 2,500 kva transformers

Sprinkler system: ESFR system

HVAC: Rooftop mounted Cambridge hot air rotation units

REGIONAL ACCESS



I-81	7.0 Miles / 10 Mins
I-76	10.4 Miles / 15 Mins
I-78	11.0 Miles / 15 Mins
I-83	15.5 Miles / 25 Mins
Philadelphia	88 Miles / 85 Mins
Baltimore	95 Miles / 100 Mins
Washington DC	135 Miles / 140 Mins
New York City	150 Miles / 150 Mins
Pittsburgh	222 Miles / 225 Mins

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