

# 910 NEW BRUNSWICK AVENUE

**FOR LEASE: 134,400 SF ±**  
ALPHA, NJ



**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**WOODMONT**  
Industrial Partners

# 910 NEW BRUNSWICK AVENUE



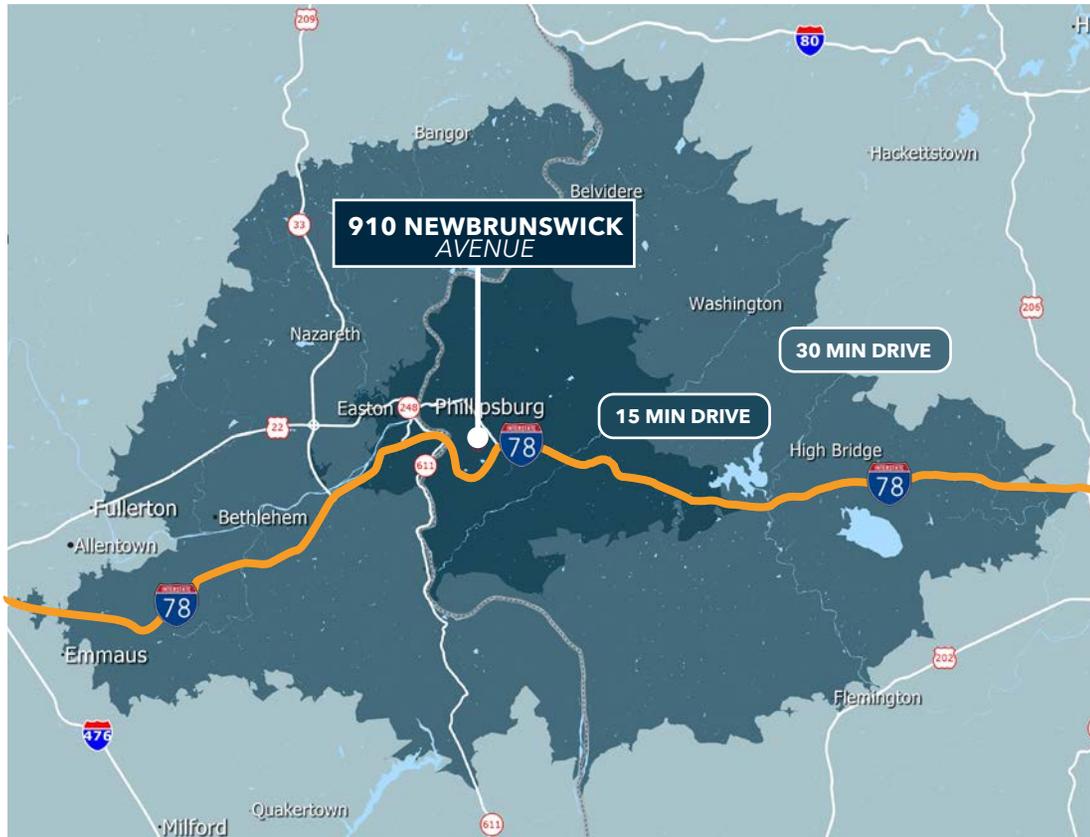
## PROPERTY SPECIFICATIONS

Building size	± 134,400 SF	Trailer parking spaces	35
Available space	± 134,400 SF	Car parking spaces	124
Office	± 3,000 SF, interior to suit	Electrical service	3,000 amp, 277/480v, 3-phase
Clear height	32'	Sprinkler system	ESFR
Column spacing	Storage: 55' x 53'4", Speed Bay: 60'	ESG	EV ready, Solar ready
Dock doors	19 (13 with full packages, 6 knock outs)	Advantages:	<ul style="list-style-type: none"> <li>• Full circulation</li> <li>• Ability to fence and secure</li> <li>• Office restrooms and break rooms in base building design</li> </ul>
Drive-in doors	1		

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## LOCATION & ACCESS

Located directly off of I-78, 910 New Brunswick Avenue is in one of the most sought after markets in the county. It provides collocation opportunities to the Lehigh Valley submarket, great access to FedEx and UPS parcel hubs, while being strategically closer to NJ ports and NYC Metro via toll-free I-78.

### 15 Minutes

Population: . . . . . 89,002  
Workforce: . . . . . 71,108

### 30 Minute

Population: . . . . . 474,264  
Workforce: . . . . . 380,012

## Same Day Delivery

	Miles	Minutes
Philadelphia	75	85
New York	65	75
Wilmington	92	97
Harrisburg	106	103
Baltimore	166	172
Washington DC	199	215

## Ports

Port of Newark	58	64
Port of Philadelphia	74	78
Port of Wilmington	92	98
Port of Baltimore	162	170

## Airports

Lehigh Valley Intl.	19	25
Newark Liberty Intl.	56	55
Philadelphia Intl.	84	88
Baltimore Washington Intl.	172	180

## Parcel Facilities

USPS Hub, Bethlehem, PA	15	23
UPS Freight, Bethlehem, PA	16	25
FedEx Freight, Bethlehem, PA	16	24
FedEx Smartport, Allentown, PA	19	28
FedEx Allentown Hub, Northampton, PA	21	35

## Intermodal Yards

Norfolk Southern, Bethlehem, PA	17	24
Norfolk Southern, Langhorne, PA	51	70
Norfolk Southern, Harrisburg, PA	102	104
CSX Inter-modal, Chambersburg, PA	154	150



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