



## CORE5 LOGISTICS CENTER AT **PARK 31**

Building A | 505 Wambold Road, Souderton, PA 18964

199,360 SF Ready for Immediate Occupancy

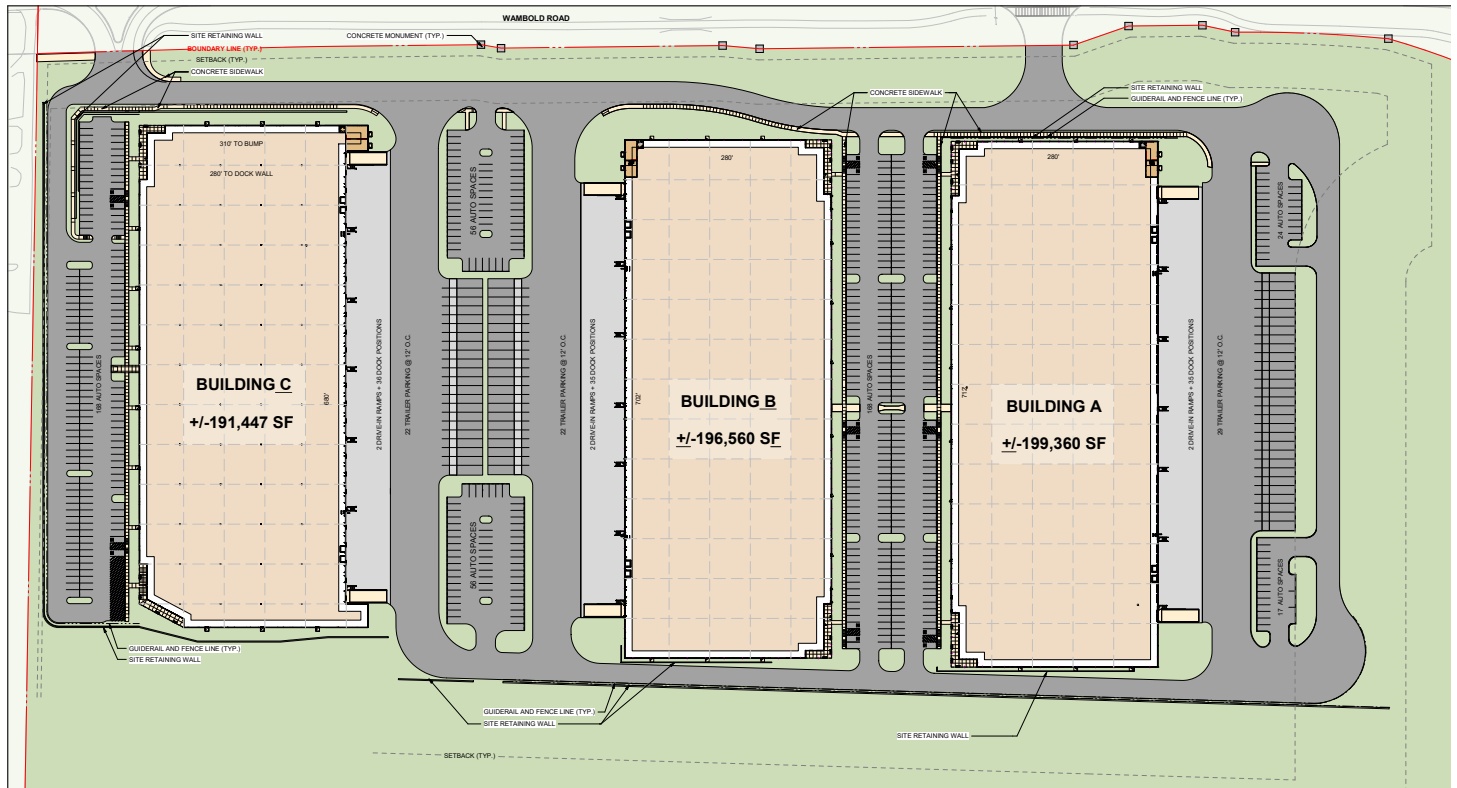
<https://www.core5lc.com/>



# CORE5 LOGISTICS CENTER AT PARK 31

Building A | 505 Wambold Road, Souderton, PA 18964

On behalf of Core5 Industrial Partners, Colliers is pleased to present the Core5 Logistics Center at Park 31. This planned development totals  $\pm 587,360$  SF of industrial space. Building A ( $\pm 199,360$  SF) and Building B ( $\pm 196,560$  SF) are ready for tenant improvements. With almost immediate access to the Northeast Extension (I-476) via the newly improved Lansdale Interchange, this development is ideally positioned to service Eastern Pennsylvania and the Greater Northeast.



## CORPORATE NEIGHBORS



24 Auto Parking Spaces

17 Auto Parking Spaces

29 Trailer Parking Spaces

2 Drive-in Ramps + 35 Dock Positions

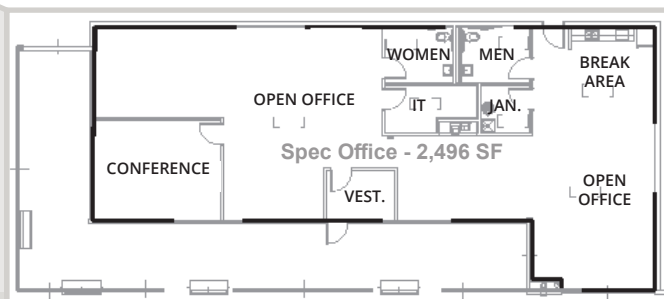
710'

280'

**Building A**  
**±199,360 SF**  
**(divisible to 50,000 SF)**

Spec Office  
2,496 SF

84 Auto Parking Spaces



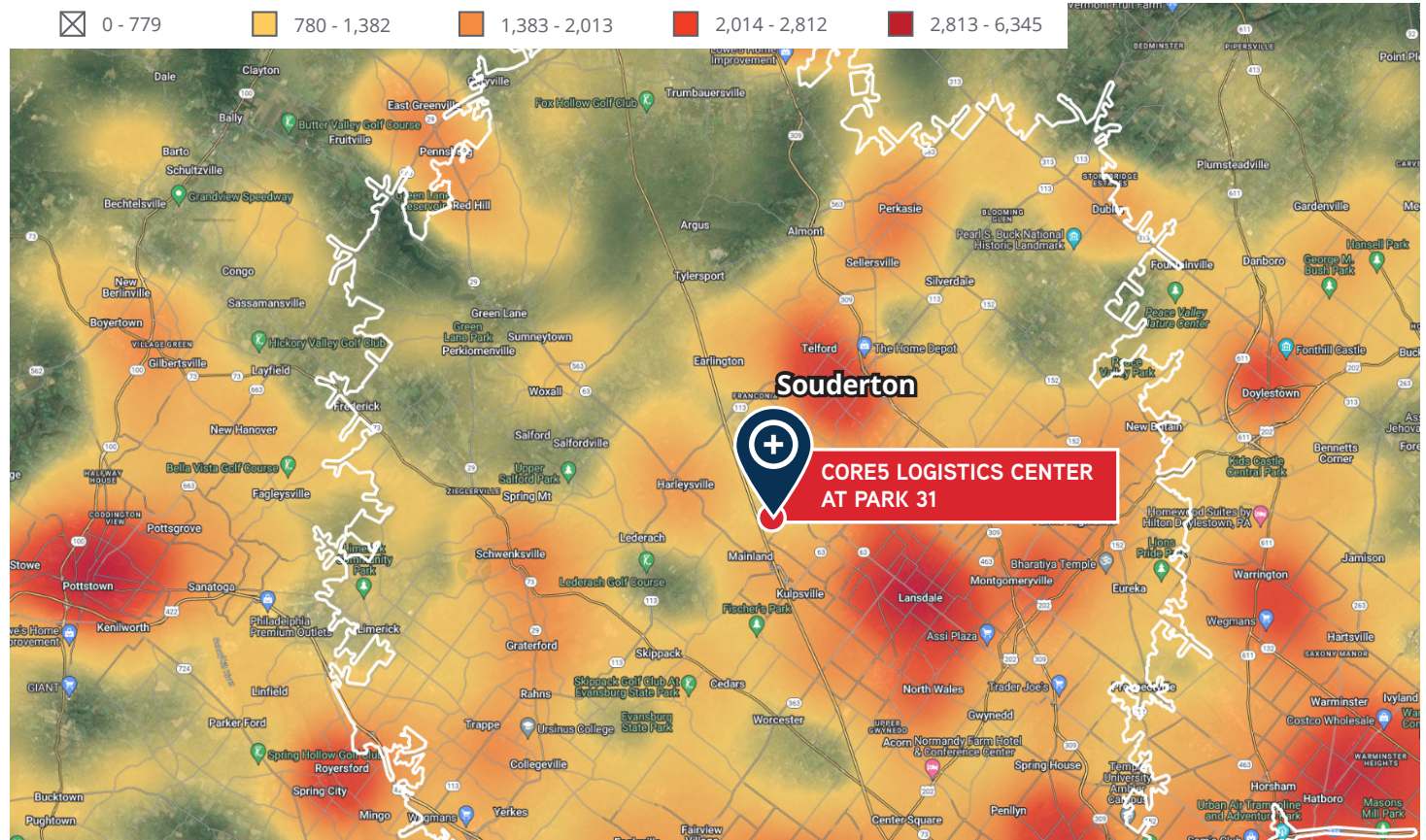
## BUILDING A SPECIFICATIONS

<b>Square Footage</b>	199,360 SF ( <i>divisible</i> )
<b>Dimensions</b>	±712' x ±280'
<b>Office Area</b>	2,496 SF
<b>Auto Parking</b>	±125 Stalls
<b>Trailer Parking</b>	±29 Stalls
<b>Dock-High Loading</b>	±35 dock doors (9'x10')
<b>Drive-In Loading</b>	±2 drive-in doors (12'x14')
<b>Truck Court</b>	±135', ±185' overall

<b>Column Spacing</b>	55' x 54' with 60' speed bay
<b>Clear Height</b>	36' clear at first column line
<b>Floors</b>	7", 4,000 PSI
<b>Construction</b>	Concrete tilt-up
<b>Power</b>	3,000 amp, 480V/3PH
<b>Sprinklers</b>	ESFR
<b>Lighting</b>	LED @ 35 Foot Candles
<b>Availability</b>	Ready for Tenant fit-out



# LABOR STORY



Based on a 25 minute drive shed, the property provides access to nearly **562,000 people** and a **25.4% blue collar workforce**.

Core5 Logistics Center at Park 31 is positioned to capitalize on a **robust blue collar labor force**, with an **established labor force commuting to this location** from Lansdale, Telford, and Souderton.



**561,528**

Total Population



**298,723**

Civilian Labor Force



**72,898**

Blue Collar Employment

25 Min Drivetime





### Hourly Wage Estimates



**Forklift  
Operator**



**Shipping &  
Receiving Clerk**



**Warehouse  
Laborer**

**Entry Level**

\$18.98

\$18.45

\$19.18

**5 Years +**

\$23.25

\$21.77

\$24.52



**33,866**

Transportation & Materials  
Handling Employment



**6.6%**

% Household Annual Income  
Base < \$35,000



**11.8%**

% Transportation & Materials  
Moving Employment



**11.4%**

% Household Annual Income  
Base < \$50,000



**14.8%**

% Adult Educational Attainment  
Less than College Degree



**3.9%**

Unemployment Rate



# LAST MILE LOCATION



90 MINUTE  
DRIVE SHED

CORE5 LOGISTICS CENTER  
AT PARK 31

## Distances

I-476	1.4 Miles
I-78 (Exit 56)	25 Miles
I-276 (Exit 20)	11 Miles
I-95/295	35.8 Miles
Port of Philadelphia	48.2 Miles
Port of New York & New Jersey	110 Miles
FedEx Lehigh Valley Hub	40.4 Miles
FedEx Ground Bridgeport	19.6 Miles
UPS Willow Grove	15 Miles



**Excellent Consumer  
Access**

**Over 14.7 million  
people** live within 90  
minutes of the site.





## 309 Connector

The Sumneytown Pike/PA309 Connector Project is a highway improvement project in a 5-mile corridor running east to west with the purpose of the project to provide a direct connection from the Lansdale Interchange to PA 309 in order to relieve existing and projected traffic congestion.

The proposed project has been designed to accommodate two 11-foot lanes from Sumneytown Pike in Montgomery County to PA 309 in Bucks County with 8-foot wide paved shoulders. The project includes widening existing roadways, providing adequate shoulder width, realigning tight curves and intersection doglegs,

and providing turn lanes and traffic signals. The entire corridor will be improved and capacity will be increased as a result.

The first phase of the project, which included improvements to Wambold Road was successfully completed and opened to traffic in May 2012.

The second phase of the project will extend Wambold Road on new alignment from Allentown Road to Township Line Road. This phase is under construction and will be completed in 2024.



This aerial map highlights the CORE5 Logistics Center at Park 31, marked with a red location pin. The center is situated in a commercial area with several major roads, including Interstate 476 (I-476) running vertically on the left and State Route 309 running horizontally on the right. Other roads visible include I-63, I-463, and various local streets like Dersanne Rd, Ingrouse Rd, St Main St, Keefe Rd, W Main St, Schwab Rd, Meyer Rd, and N Broad St. Surrounding the logistics center are numerous other businesses, each labeled with their respective logos: Continental Tire, Interstate Batteries, United States Cold Storage, TURN14 Distribution, Home Depot, Americold, accupac, ALMAC, PECORA CORPORATION, STEIN SEAL COMPANY, Greene Tweed, SKF, PARCELJET, FedEx, amazon, and TARGET. The map also shows green spaces, parking lots, and industrial buildings in the vicinity.

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