

# 861 Nestle Way

Breinigsville, PA

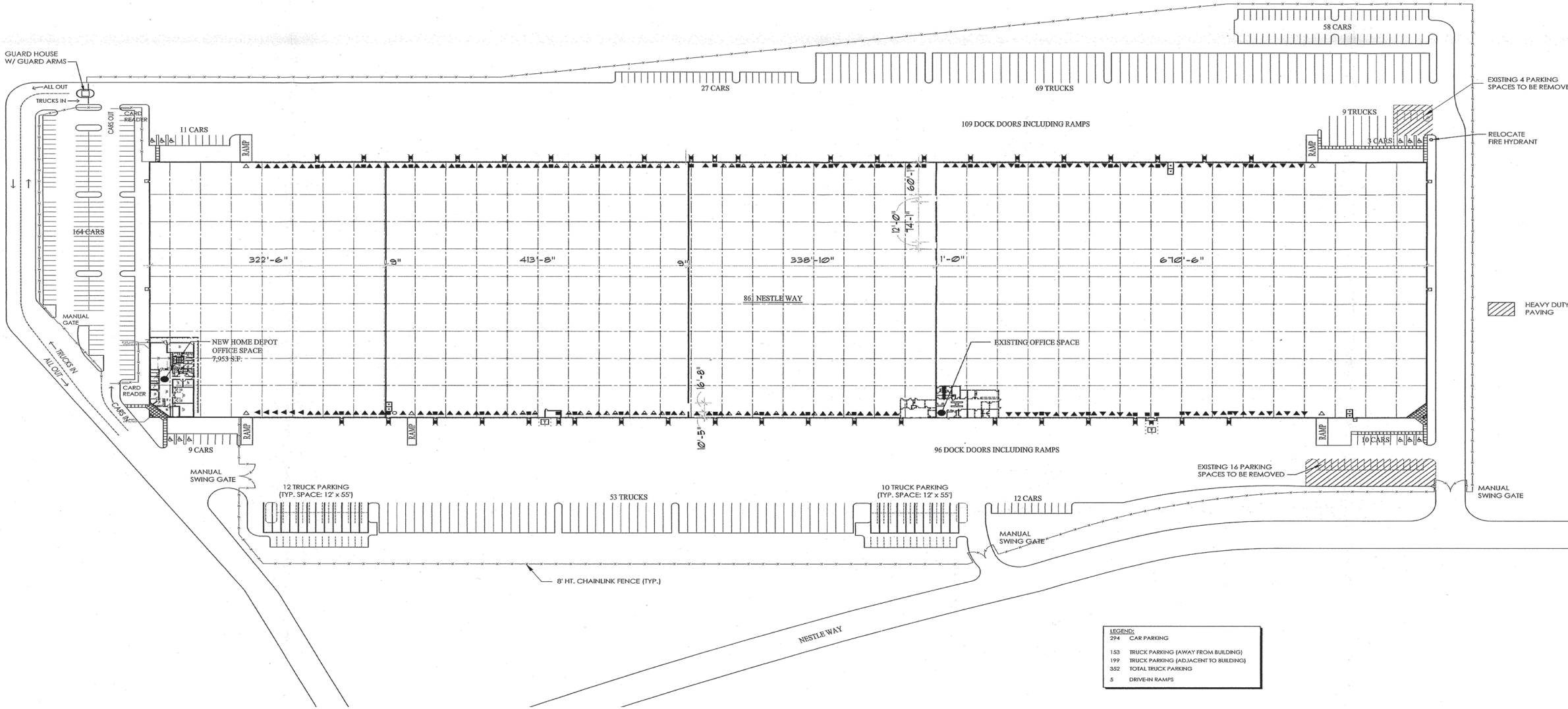
±822,500 SF Available For Sublease Through 6/30/28





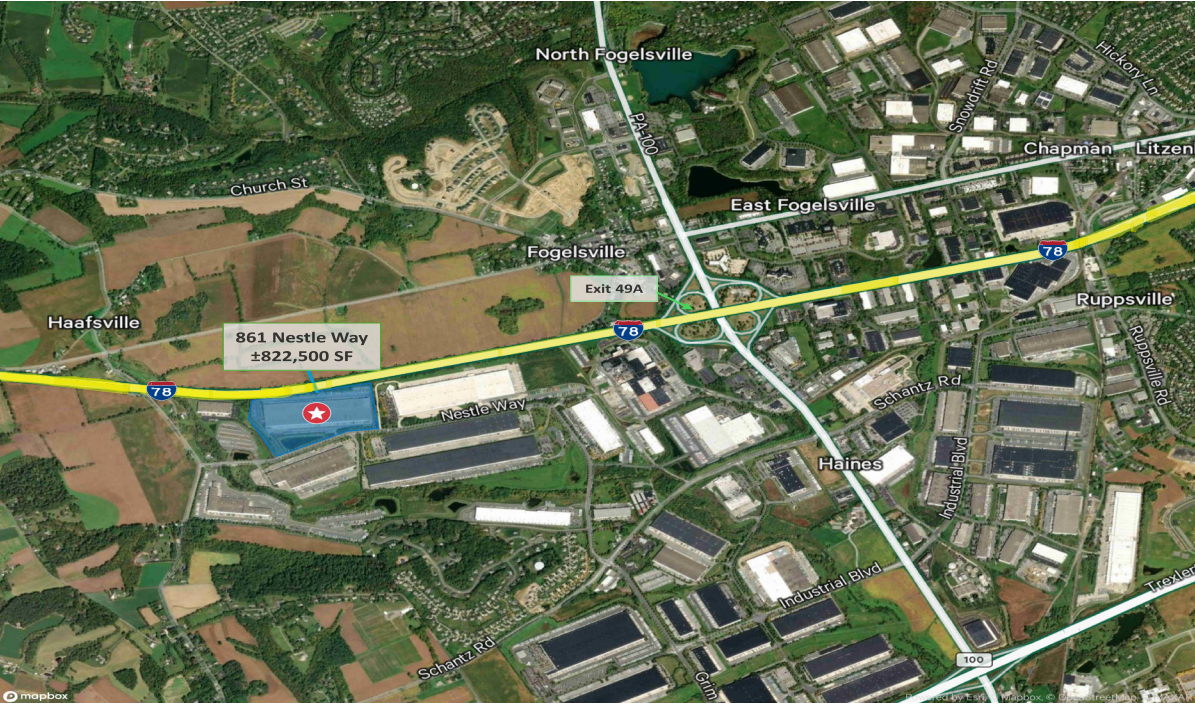
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Sublease



Building Specifications:

Building SF	822,500 SF
Main Office SF	7,953 SF
Warehouse Office	6,300 SF (with trucker's lounge)
Column Spacing	42' x 50' (loading bays 42'x60')
Clear Height	±33' clear height
Warehouse Heating	Gas forced air (48 units)
Lighting	T-5
Dock High Doors (levelers & seals)	±238
Drive-In Doors	5
Sprinkler	ESFR
Electric	2000 amps
Auto Parking	294
Trailer Parking	±153
Acreage	±50.12
Location	1 mile from I-78 (Exit 49) & direct exposure to I-78
Miscellaneous	-Fully fenced with guard house -Weight scale at truck court -HVLS fans along loading bays -Floor caulking in loading bays

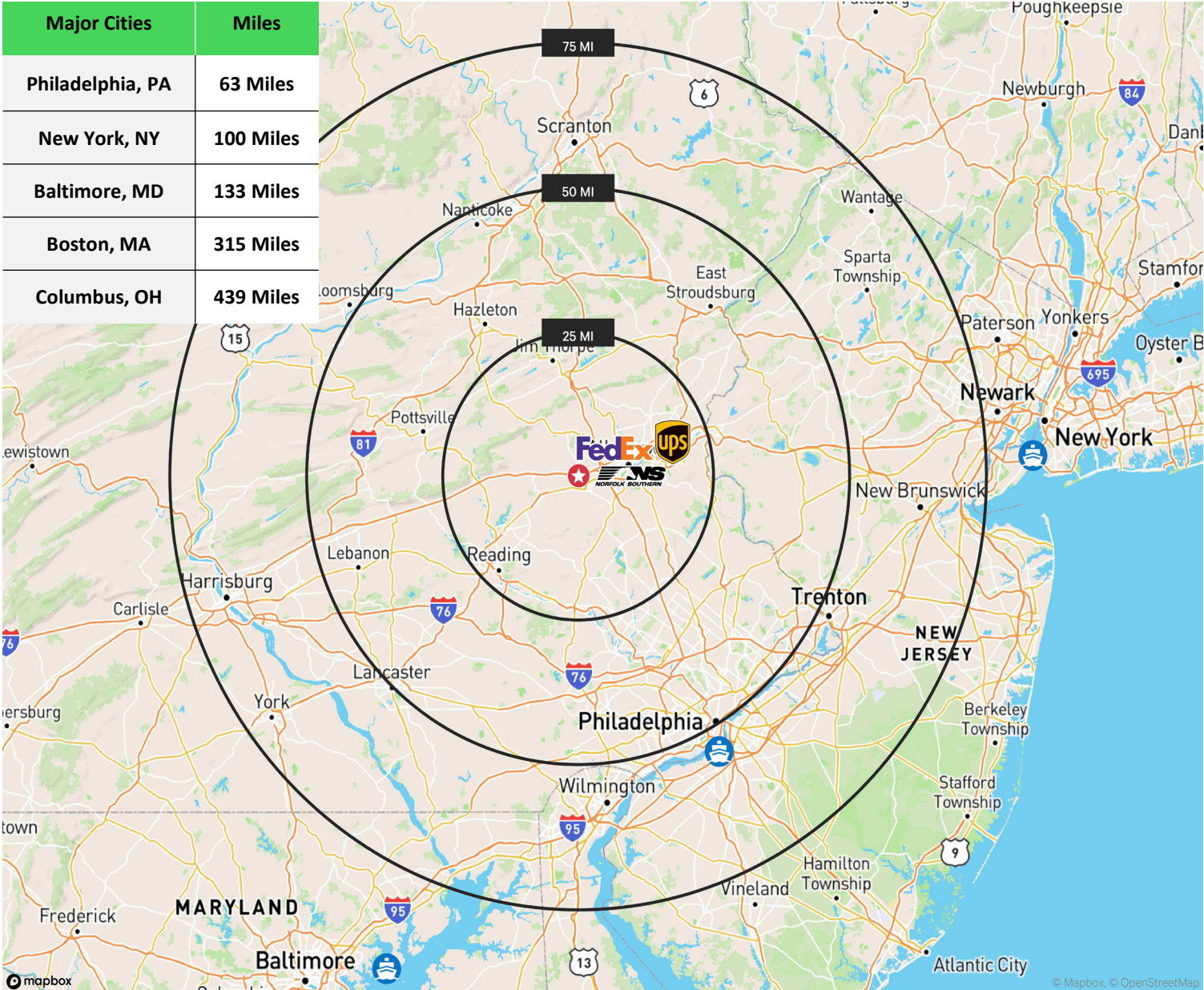




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Major Cities	Miles
Philadelphia, PA	63 Miles
New York, NY	100 Miles
Baltimore, MD	133 Miles
Boston, MA	315 Miles
Columbus, OH	439 Miles



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