

**120 W PUMPING STATION ROAD
QUAKERTOWN, PA 18951**

McGowan
Corporate Real Estate Advisors

**PARK 309
WAREHOUSE FOR SUBLEASE**

57,200 SF AVAILABLE



FOR FURTHER INFORMATION, PLEASE CONTACT:

Kevin McGowan, CCIM, SIOR
President
Phone (484) 222-6900
Mobile (610) 233-6490
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McGowan Corporate Real Estate Advisors
1275 Glenlivet Drive, Suite 100
Allentown, PA 18106-3107

www.mcgowanadvisors.com

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WAREHOUSE FOR SUBLEASE

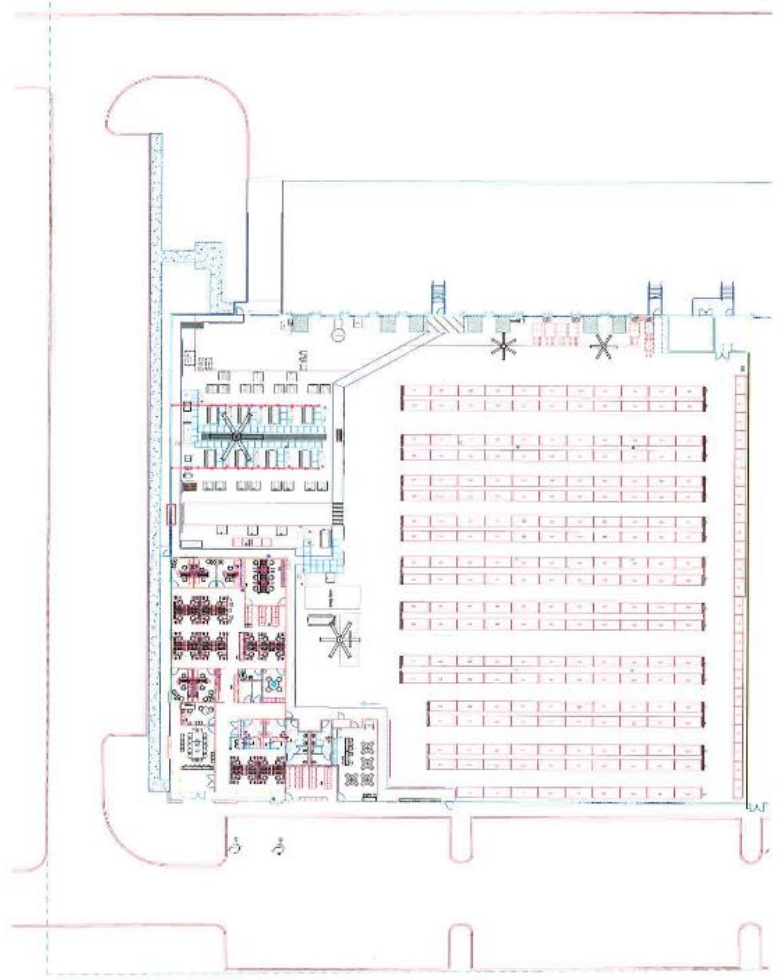
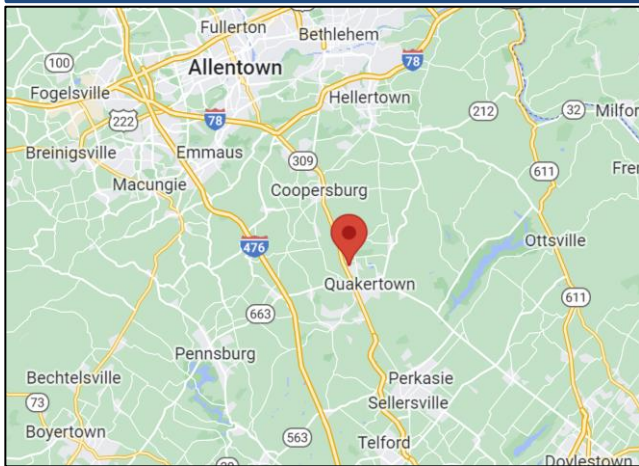
As exclusive agents, we are pleased to offer the following space for sublease within the 309 Park (proposed floorplans below):

LOCATION

- Close proximity to Route 309, the PA Turnpike (I-476) and I-78
- Within 26 minutes to Lehigh Valley Int'l Airport

FEATURES

- 57,200 SF Available adjacent in a 114,400 SF building
- ~6500 SF Office, Cafeteria
- Warehouse restrooms
- Sublease term through May 2030
- 32' Clear Height
- 50' x 52' Column Spacing
- 135' Truck Court
- 7 Dock High Doors
- 1 Drive In Door
- ESFR Sprinkler System
- 3,000a/277 - 480v 3p 4w Heavy
- Built in 2019
- Building and monument signage
- Possible to include racking and high quality MillerKnoll office furniture for extra fee



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WAREHOUSE FOR LEASE

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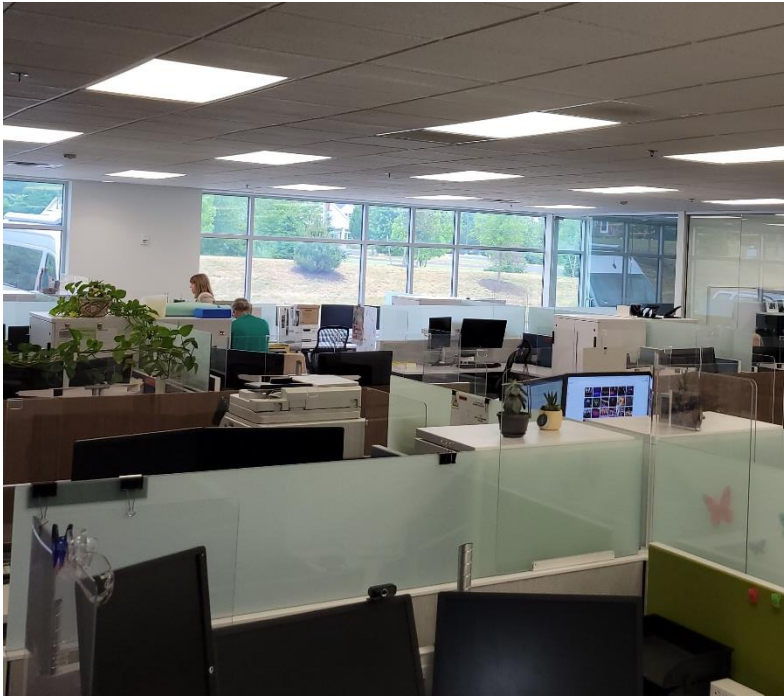
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