

**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
kevin@mcgowanadvisors.com**

**McGowan Corporate Real Estate Advisors
1275 Glenlivet Drive, Suite 100
Allentown, PA 18106-3107
www.mcgowanadvisors.com**

Information concerning this offer is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice.

WAREHOUSE FOR SUBLEASE

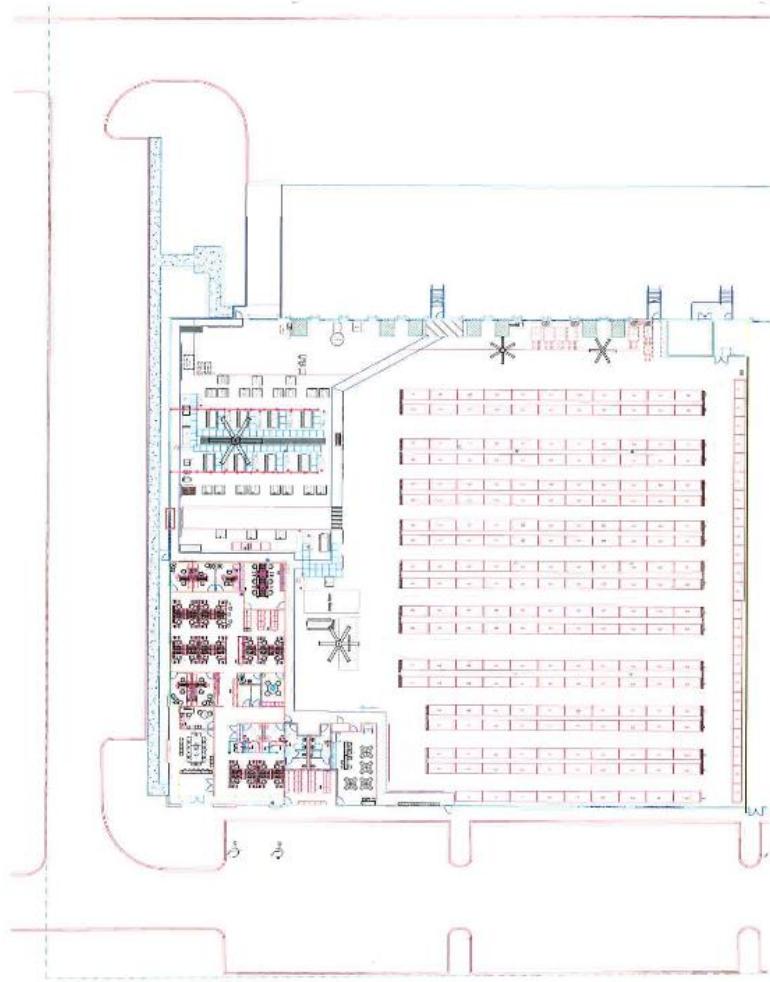
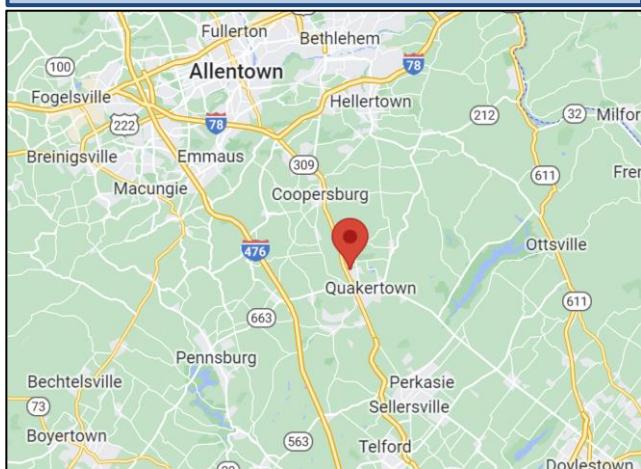
As exclusive agents, we are pleased to offer the following space for sublease within the 309 Park (proposed floorplans below):

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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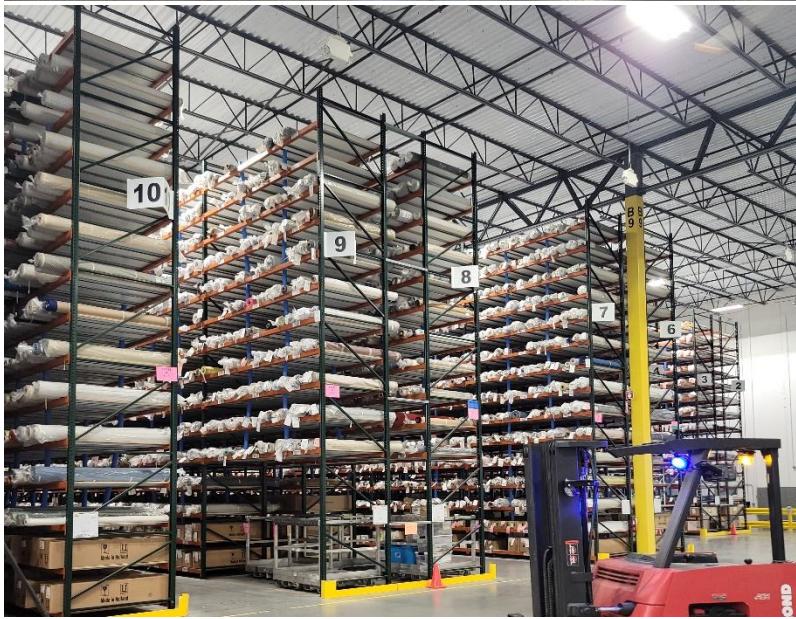
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WAREHOUSE FOR LEASE

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