

# EAGLE POINT

## LOGISTICS CENTER

SOUTH ANNVILLE, PA



LERTA APPROVED

**±659,749 SF** (Expandable to ±856,315 SF)

**Available For Lease**

Available For Immediate Occupancy

**LARRY MAISTER**

+ 1 610 249 2297  
larry.maister@jll.com

**JEFF LOCKARD**

+ 1 610 249 2279  
jeff.lockard@jll.com

**RYAN BARROS**

+ 1 610 249 2264  
ryan.barros@jll.com

**MARIA RATZLAFF**

+ 1 717 791 2210  
maria.ratzlaff@jll.com

**KEVIN LAMMERS**

+ 1 610 249 2255  
kevin.lammers@jll.com



# LOCATION OVERVIEW



**LERTA TAX ABATEMENT APPROVED** providing a reduction in real estate taxes from the Municipality and School District.



**STATE-OF-THE-ART, CLASS A** distribution center with best-in-class specifications

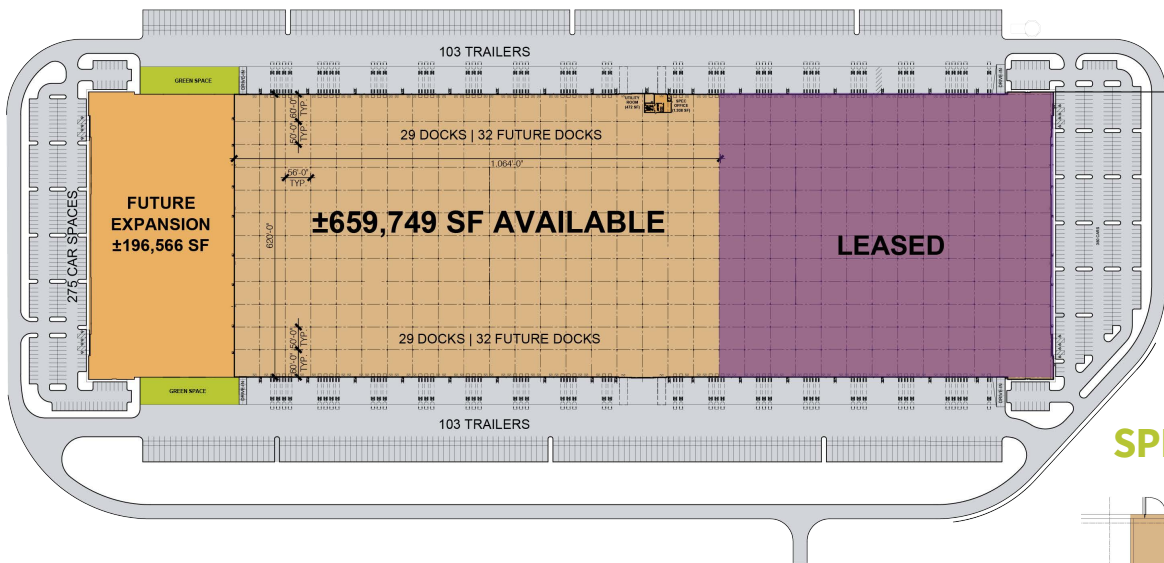


**LOCATED IN THE CORE CENTRAL PA DISTRIBUTION CORRIDOR** with close proximity to major interstates, several parcel and intermodal facilities, and an abundant labor pool.

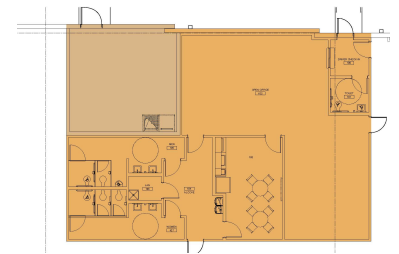


**HIGHLY EXPERIENCED** Established in 2012, NorthPoint Development has grown to a family of companies with an emphasis on a factory-to-front door model. Our firm differentiates itself through a strong engineering and technical focus. We employ numerous civil, geotech, electrical, and industrial engineers, as well as logistics, labor, and incentives professionals. NorthPoint has developed 149.9 Million SF for tenants such as Home Depot, Amazon, GE, Lowes, UPS, Chewy, Adidas, Dollar General, Ford and General Motors.

# BUILDING PLAN & SPECS



## SPEC OFFICE PLAN



**Building SF:** ± 1,113,178 SF (expandable)

**Available SF:** ± 659,749 SF (expandable)

**Available Dimensions:** 620' (depth) x 1,064' (width)

**Spec Main Office:** 1,938 SF

**Year built:** 2023

**Car parking:** ± 275 spaces

**Trailer parking:** ± 206 spaces

**Drive in doors:** 2 doors (12' x 16')

**Column spacing:** 50' x 56' w/ 60' speed bays

**Clear height:** 40' clear

**Dock doors:** 58 dock doors; expandable to 122 dock doors

**Construction:** Tilt Up Concrete

**Floor slab:** 7" non-reinforced concrete; 4,000 PSI

**Truck court:** 185'

**Loading configuration:** Cross-dock loading

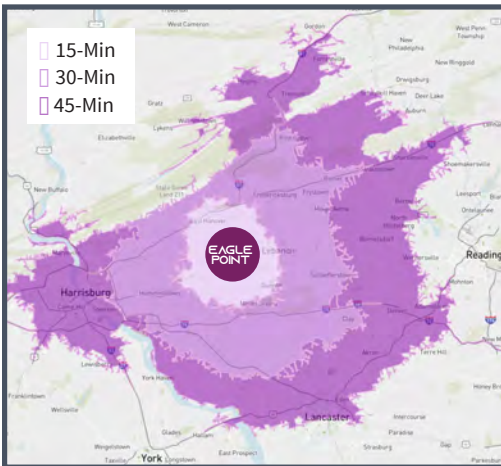
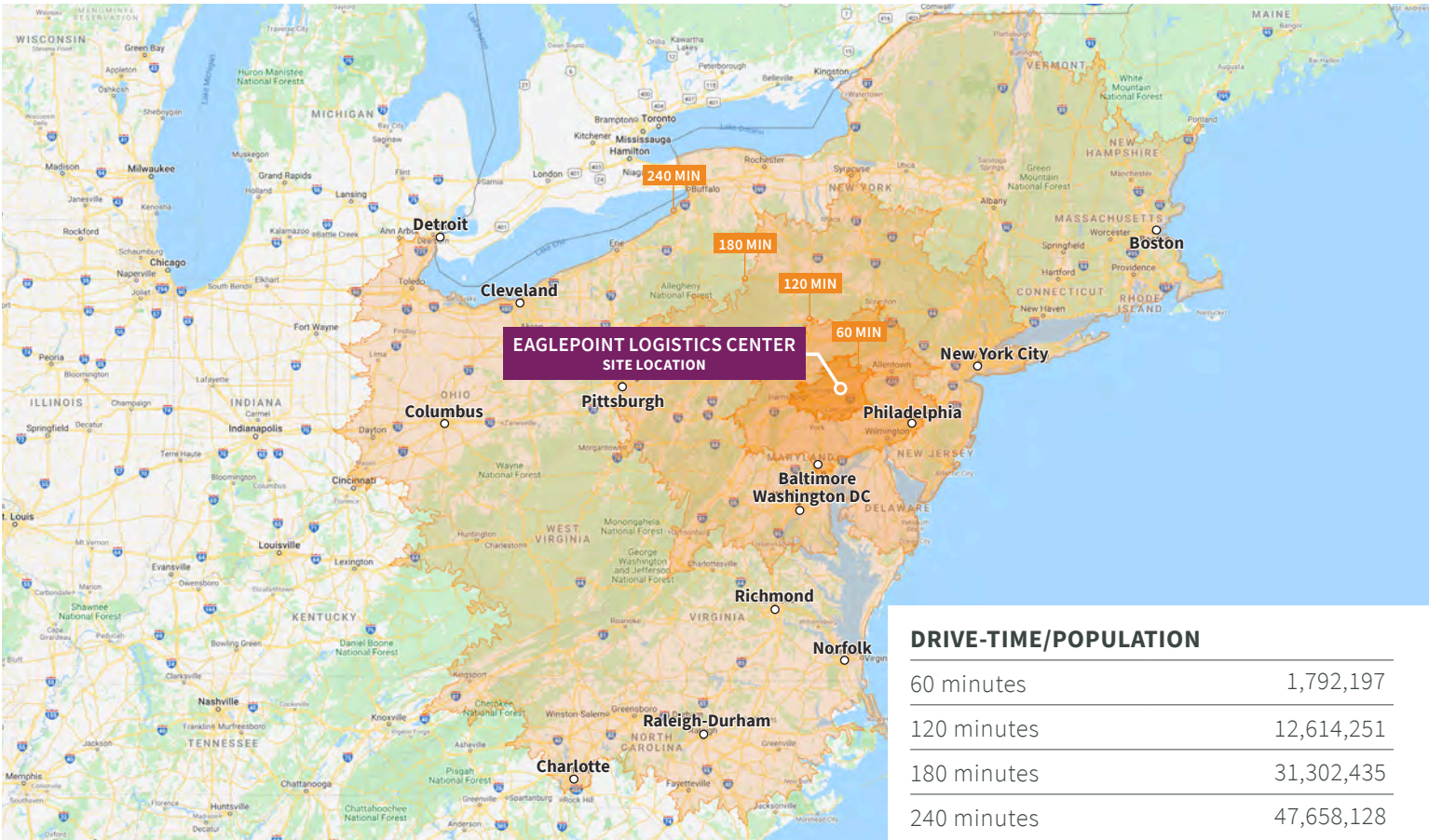
**Lighting:** LED fixtures @ 30 FC on motion sensors

**Electrical service:** Building equipped with two (2)-3,000 amp switch gears serviced by two (2) 2,500 kva transformers

**Sprinkler system:** ESFR system

**HVAC:** Rooftop mounted Cambridge hot air rotation units

# REGIONAL ACCESS



### 15-Minute Drivetime

79,362 People  
42,312 Workforce  
26% Blue Collar

### 30-Minute Drivetime

364,539 People  
199,067 Workforce  
25% Blue Collar

### 45-Minute Drivetime

988,085 People  
539,085 Workforce  
23% Blue Collar

I-81	7.0 Miles / 10 Mins
I-76	10.4 Miles / 15 Mins
I-78	11.0 Miles / 15 Mins
I-83	15.5 Miles / 25 Mins
Philadelphia	88 Miles / 85 Mins
Baltimore	95 Miles / 100 Mins
Washington DC	135 Miles / 140 Mins
New York City	150 Miles / 150 Mins
Pittsburgh	222 Miles / 225 Mins

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