



110 PA ROUTE 100, BREINIGSVILLE, PA 18031

Prologis Lehigh Valley West

NEWMARK  PROLOGIS®

Development Highlights

- Pad-ready
- Flexible building design for single or multi-tenant use
- Located at the intersection of Pennsylvania Route 100 and Schantz Road in the heart of the Lehigh Valley's industrial market
- Access to strong labor market
- Vast array of local amenities near the site
- Conveniently located within five miles of I-78, Route 100, Route 22, Route 22, and I-476.

Flexible Build-to-Suit Location. Numerous Possibilities.

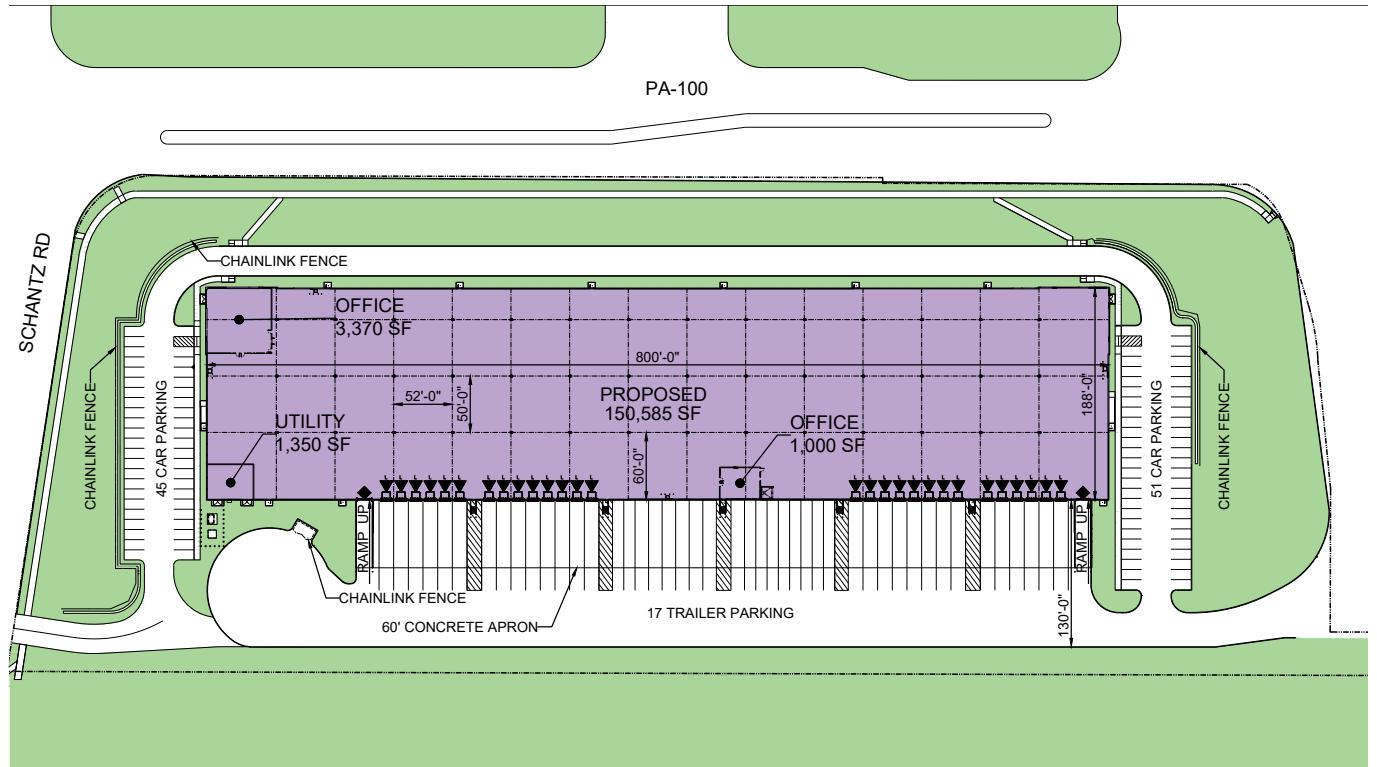
Flexible design offers a modern, state-of-the-art layout for single or multi-tenanted configuration at 110 Route 100. Class A design offers 36' clearances, full truck circulation, 28 dock height loading doors, 17 trailers spaces, 3,370 square feet of speculative office, and ample utility services for a wide variety of uses.

							BUILDING DEPTH
	TOTAL SIZE	OFFICE	DOCK DOORS	GRADE DOORS	TRAILER PARKING		
Lehigh Valley West	150,585 SF	3,370 SF	28	2	17		188'



Building Specifications

- 150,585 SF available
- 3,370 SF of office space
- 36'-0" clear minimum at 6" inside first column line in from loading dock walls
- 52' x 50' column spacing with 60' at speed bay
- (28) 9' x 10' loading dock doors
- (2) 12' x 14' overhead drive-in doors
- 96 car parking spaces
- 17 trailer parking spaces



- ▼ Dock position
- ▲ Dock position w/ leveler
- ◆ Drive-in door
- Proposed
- Leased
- Land
- Water



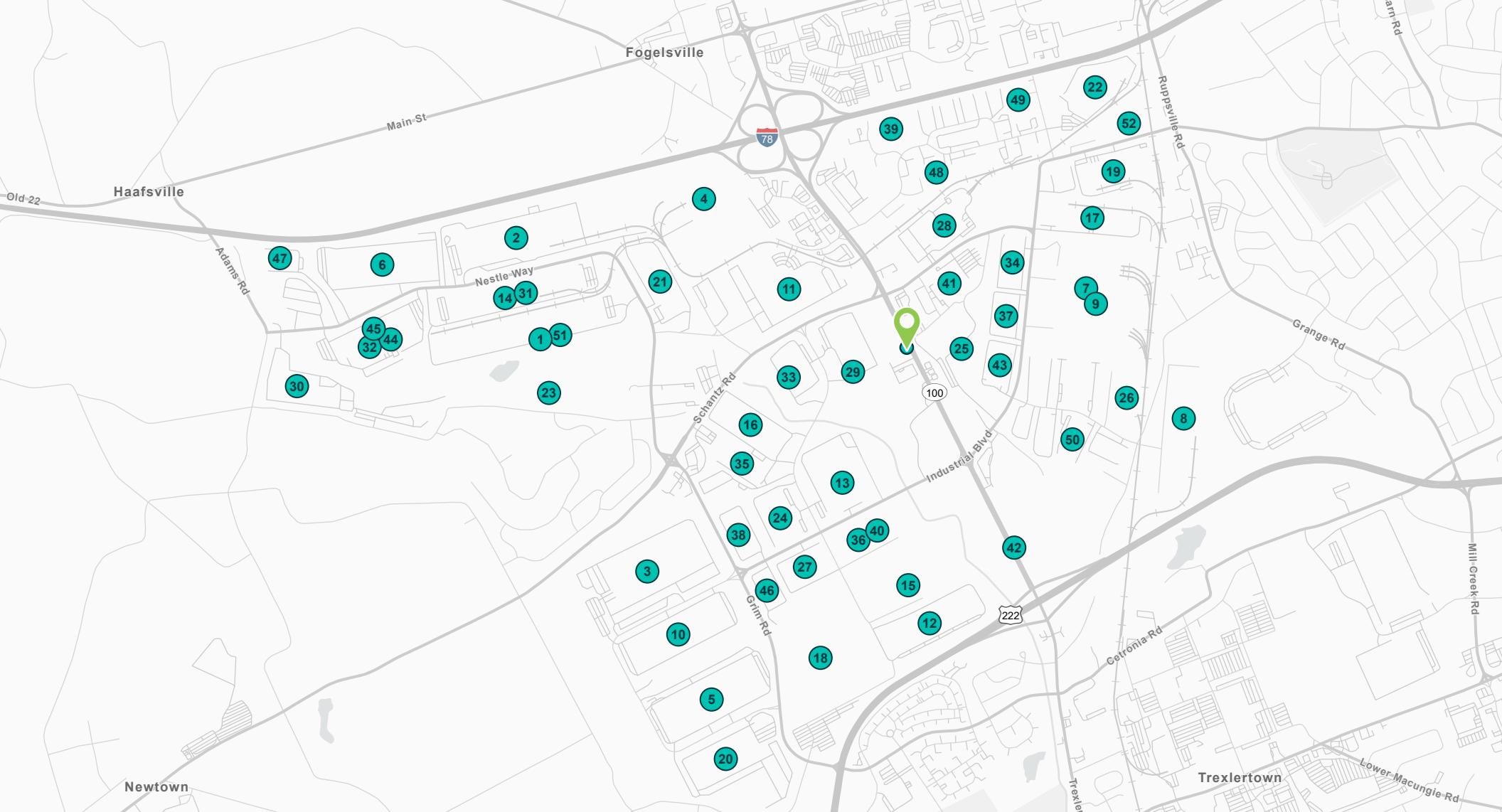
Population

Total Population	
30 MILES »	1,777,587
30 MINUTES »	685,918



Workforce (18+)

Total Workforce	
30 MILES »	1,418,514
30 MINUTES »	549,420



Corporate Neighbors

- 1. CJ Logistics
- 2. Nestlé
- 3. Wakefern Food Corporation
- 4. Samuel Adams
- 5. FedEx Ground
- 6. The Home Depot
- 7. Keurig Dr Pepper
- 8. Lineage Logistics
- 9. Keurig Dr Pepper Inc.
- 10. Customized Distribution Services, Inc.
- 11. BlueTriton Brands, Inc
- 12. Amazon
- 13. Bridgestone
- 14. R R Donnelly
- 15. Geodis
- 16. B Braun Medical Inc
- 17. ID Logistics
- 18. Amazon
- 19. Amcor
- 20. The Home Depot Distribution Center
- 21. Blue Triton Brands - Deer Park
- 22. Carpenter Co
- 23. NFI Industries, Inc.
- 24. The Coca-Cola Company
- 25. Niagra Bottling
- 26. Behr Paint Company
- 27. Inmar
- 28. The Coca-Cola Company
- 29. Ocean Spray
- 30. NFI Industries, Inc.
- 31. Thermo Fisher Scientific
- 32. KeHE Distributors LLC
- 33. Bimbo Bakeries USA
- 34. Sharp Corporation
- 35. JMR Realty
- 36. Trinity Glass
- 37. Owens & Minor
- 38. Silgin Containers
- 39. Sharp
- 40. US Foods
- 41. Thermo Fisher Scientific
- 42. Glenmark Pharmaceuticals Inc., USA
- 43. BMS Logistics, Inc.
- 44. Lightning Source
- 45. Bazzini
- 46. Easypost Fulfillment
- 47. Olympus Corp
- 48. Sharp Packaging Solutions
- 49. Mancor Industries
- 50. JM Rapp, LLC
- 51. Menasha Packaging
- 52. BMS Logistics, Inc.

Flexible Build-to-Suit Location. Numerous Possibilities.

110 Route 100 offers the opportunity to join corporate neighbors such as Ocean Spray, Niagara Bottling, Bimbo Bakeries, Samuel Adams, and Nestle Water in the middle of a food and beverage hub just minutes from major regional transportation lines.



Location & Access



SAME DAY DELIVERY

Philadelphia - 60 Miles
New York - 100 Miles
Baltimore - 135 Miles
Washington D.C. - 175 Miles



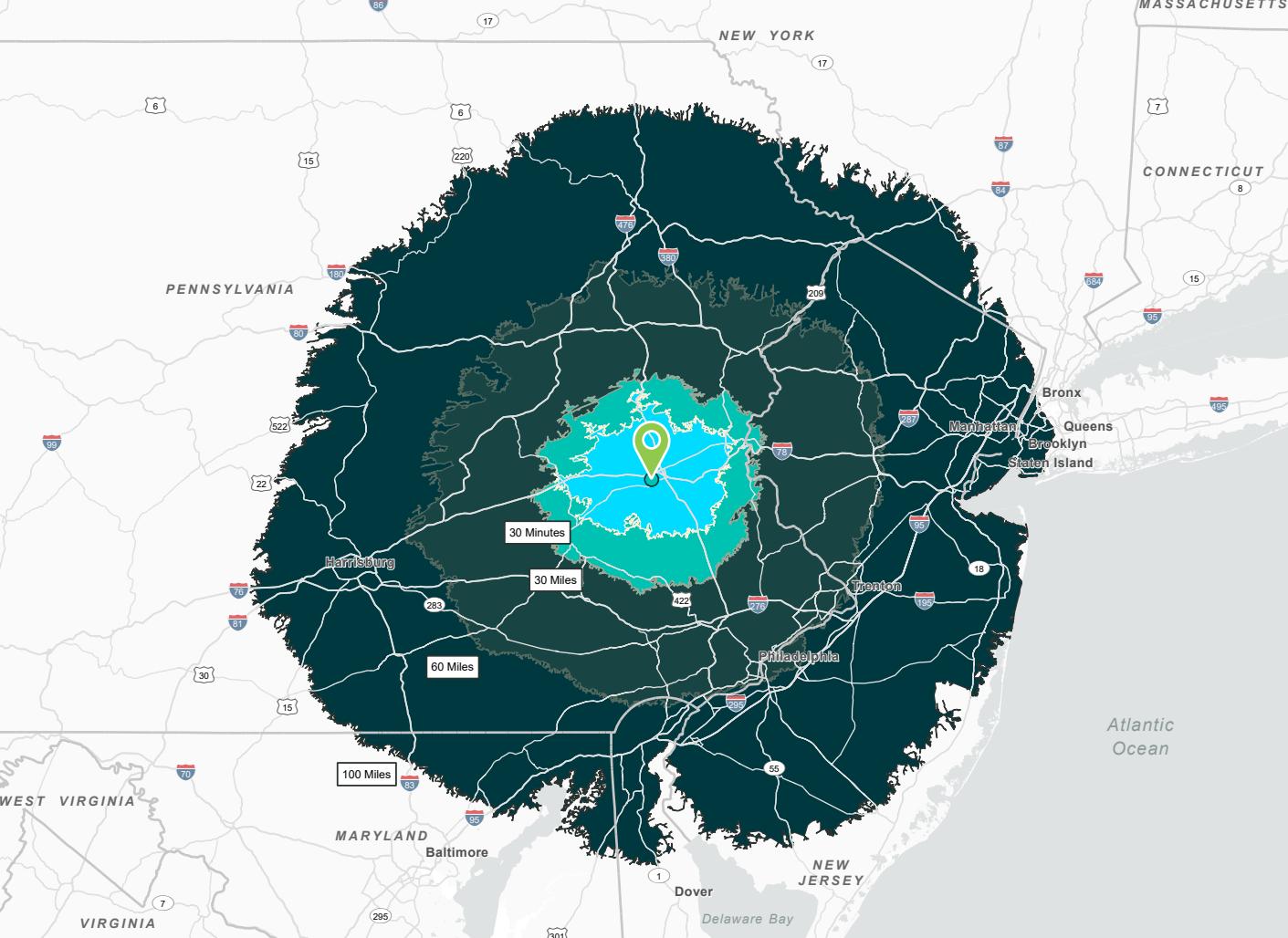
PORTS

Port of Philadelphia - 65 Miles
Port of NY/NJ - 95 Miles
Port of Baltimore - 135 Miles



AIRPORTS

Lehigh Valley Intl. - 12 Miles
Philadelphia Intl. - 65 Miles
Newark Liberty Intl. - 85 Miles
JFK Intl. - 120 Miles



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Data as of April, 2025, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.