



110 PA ROUTE 100, BREINIGSVILLE, PA 18031

Prologis Lehigh Valley West

NEWMARK









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.

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

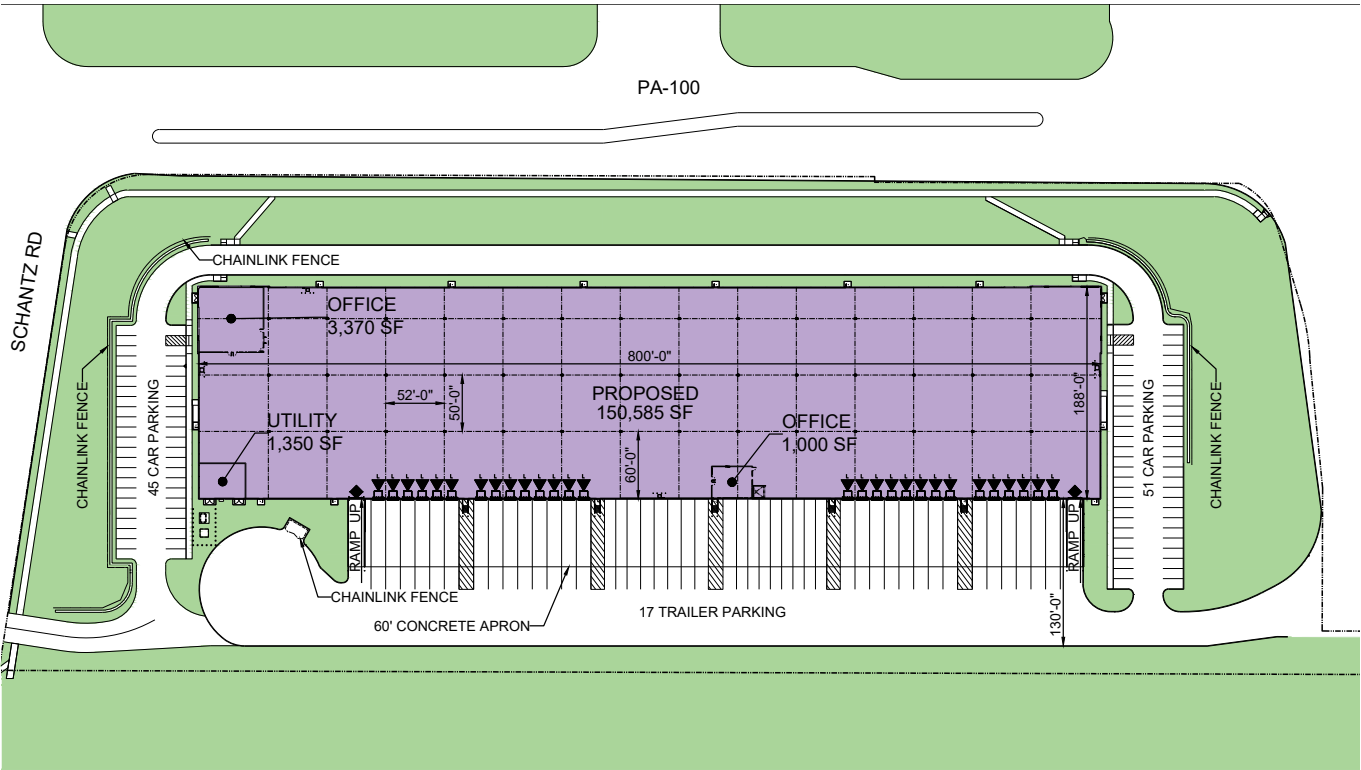


Building Specifications

- 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

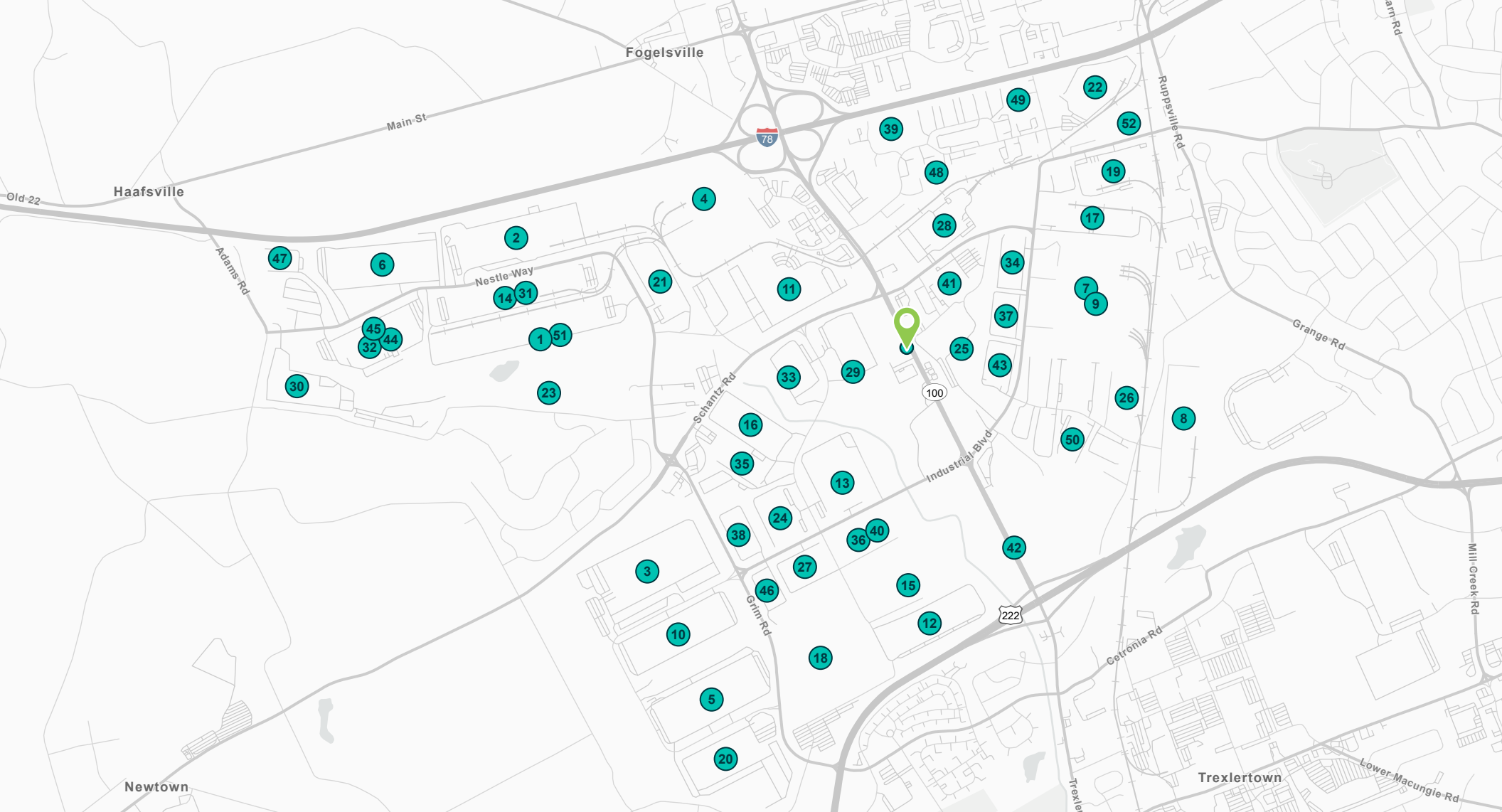


Workforce (18+)

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



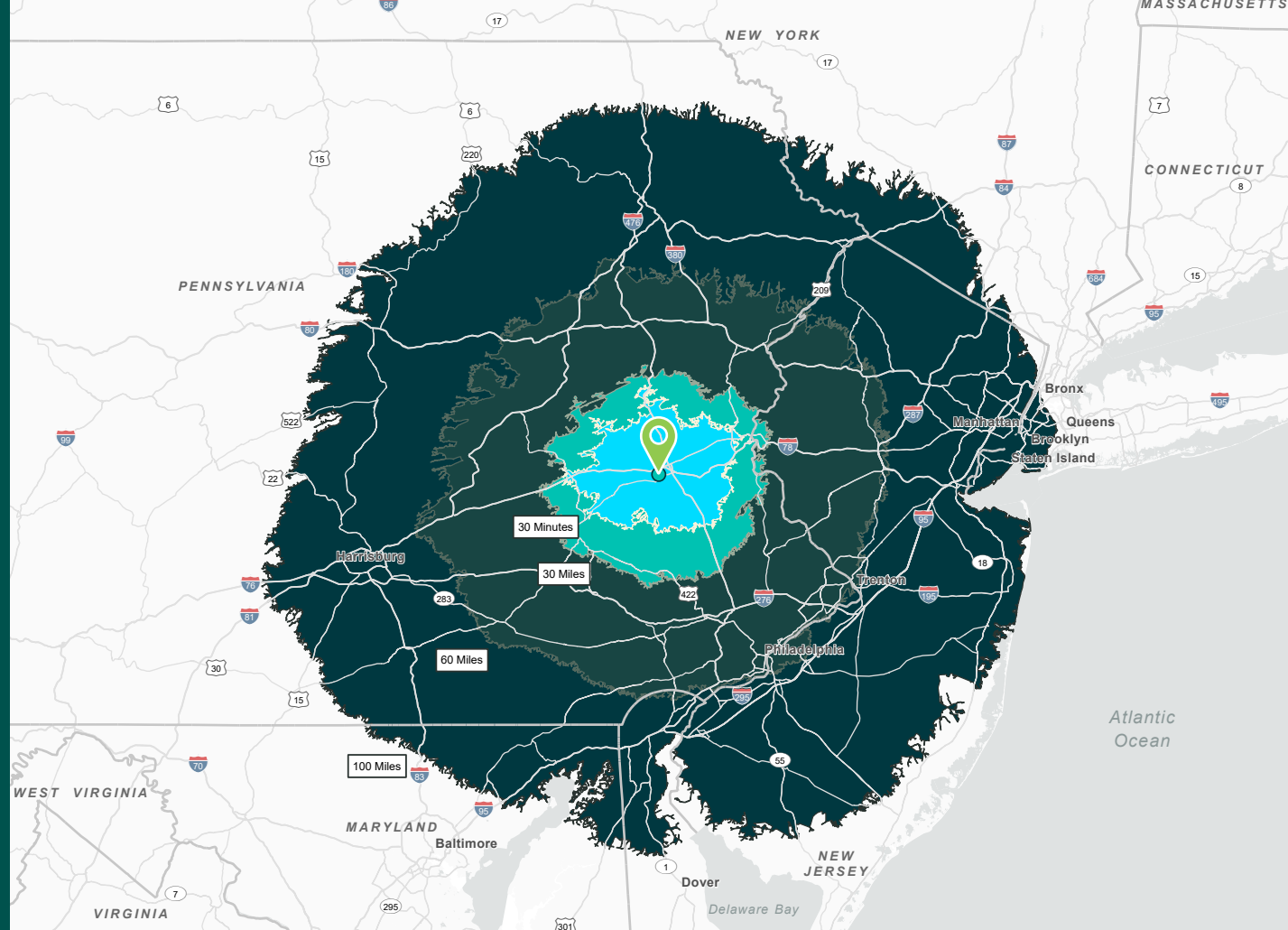
AIRPORTS

Lehigh Valley Intl. - 12 Miles

Philadelphia Intl. - 65 Miles

Newark Liberty Intl. - 85 Miles

JFK Intl. - 120 Miles



NEWMARK

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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.