



± 330,308 SF AVAILABLE

BUILDING SPECIFICATIONS:

| | |
|--------------------------|---|
| Year Built/Renovated | 1999 |
| Land Area | 52.6 acres |
| Total Building Size (SF) | 589, 580 |
| Available Space (SF) | 330,308 (Divisible) |
| Office Space (SF) | ±8,300 main office ±2,072 shipping/receiving office |
| Column Spacing | 50' x 56' typical 75' speed bays |
| Truck Court | ±210' |
| Clear Height | 33' 10" |
| Car Parking | ±171 spaces |
| Trailer Parking | ±111 dedicated stalls away from dock walls |
| Loading Format | Side-loaded |
| Loading | 37 dock doors equipped with 30,000 lb. mechanical levelers, seals, bumpers, lights, & locks |
| Rail Doors | 4 |
| Sprinkler System | ESFR |
| Roof System | MR-24 system |
| Lighting | LEDs on motion sensors (30 FC) |
| Power | 2,000 AMP service |



LOCATION HIGHLIGHTS:

- ±4 miles from the Exit 143 interchange of Interstate 81.
- Excellent proximity to primary distribution corridors that service the Northeast US including (I-81, I-80, I-475, and I-78).
- Strong labor market with immediate proximity to a plentiful employment base of approximately 90,000 people.
- Within 35 minutes to both FedEx & UPS parcel operations.



FOR MORE INFORMATION CONTACT:

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ESFR SPRINKLER SYSTEMS



37 DOCK DOORS EQUIPPED WITH MECHANICAL LEVELERS



ON-DEMAND TRANSPORTATION CAPACITY THROUGH WATSONTOWN TRUCKING COMPANY



LOCATIONS

Pennsylvania, New Jersey, Ohio, Virginia



REAL ESTATE

2,750,000 Square Feet of Managed Warehouse Space



SAFETY

AIB Audited Food Grade Certified



SERVICES

Distribution, Fulfillment, Co-Packing, Freight Management and Asset Based Transportation



TECHNOLOGY

WMS, RFI Scanning, Inventory Control



INC. 5000

The Fastest Growing Warehouse Company in the United States. *- Inc. 5000 2019 Magazine*



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