



**AVAILABLE FOR LEASE**

**519,248 SF**

**State-Of-The-Art Logistics Center**

**Occupancy ready including:**

±2,735 SF of Speculative Office Existing

±70 dock doors fully equipped

LED lighting at 30 FC

**BROKERAGE**



**3501 MOUNTAIN RD,  
HAMBURG, PA 19526**

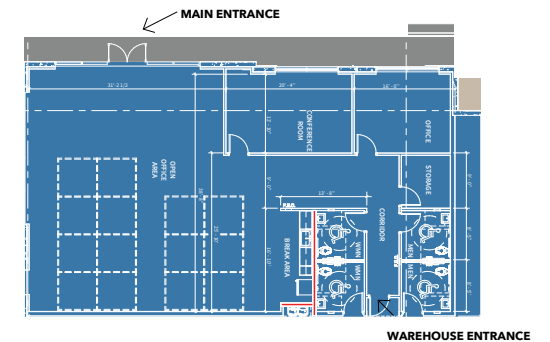
**OWNERSHIP**



# BUILDING SPECIFICATIONS



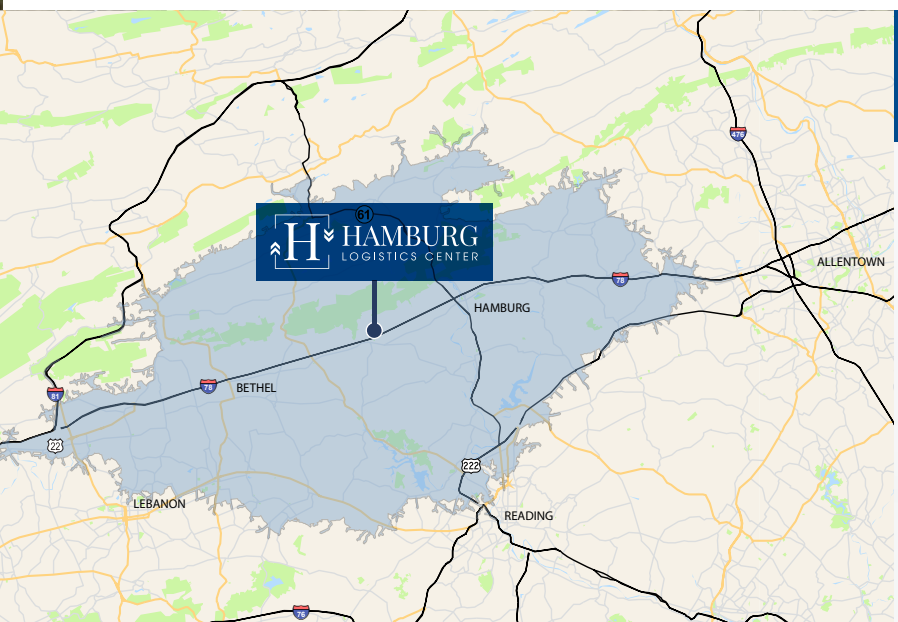
SPECULATIVE OFFICE LAYOUT



<b>LAND AREA:</b>	64 acres
<b>BUILDING AREA:</b>	519,248 square feet
<b>MAIN OFFICE</b>	±2,735 square feet
<b>CONSTRUCTION:</b>	Precast wall panels
<b>DIMENSIONS:</b>	550' (depth) x 940' (width)
<b>ROOF:</b>	60-mil black EPDM roofing system
<b>FLOOR:</b>	7" thick concrete slab on grade
<b>LIGHTING:</b>	LED @ 30 FC based on an open array floor plan
<b>DOCK DOORS:</b>	100 (9' x 10') doors (1 per 5,170 square feet)
<b>DOCK EQUIPMENT:</b>	70 doors equipped with 40,000 lb. mechanical levelers, bumpers and seals
<b>DRIVE-IN DOORS:</b>	Four (4) 12' x 14' electric operated doors

<b>CAR PARKING:</b>	294 car parking spaces (0.57 cars per 1,000 square feet)
<b>TRAILER PARKING:</b>	126 dedicated stalls opposing dock wall (0.24 trailers per 1,000 square feet)
<b>LOADING CONFIGURATION:</b>	Cross-dock
<b>SPRINKLER SYSTEM:</b>	ESFR fire protection system
<b>POWER:</b>	3,000 AMP, 480/277 volt, 3-phase service
<b>HVAC:</b>	Roof-mounted, gas-fired, Cambridge heating units
<b>TRUCK COURT:</b>	185'
<b>CLEAR HEIGHT:</b>	40' clear minimum inside
<b>COLUMN SPACING:</b>	54' (width) x 53'9" (depth), 60' (depth) speed bays

DIRECT ACCESS TO



**30 MIN DRIVE-TIME**

**95,657**

**Total labor force**

**8,074**

**Warehouse labor force**

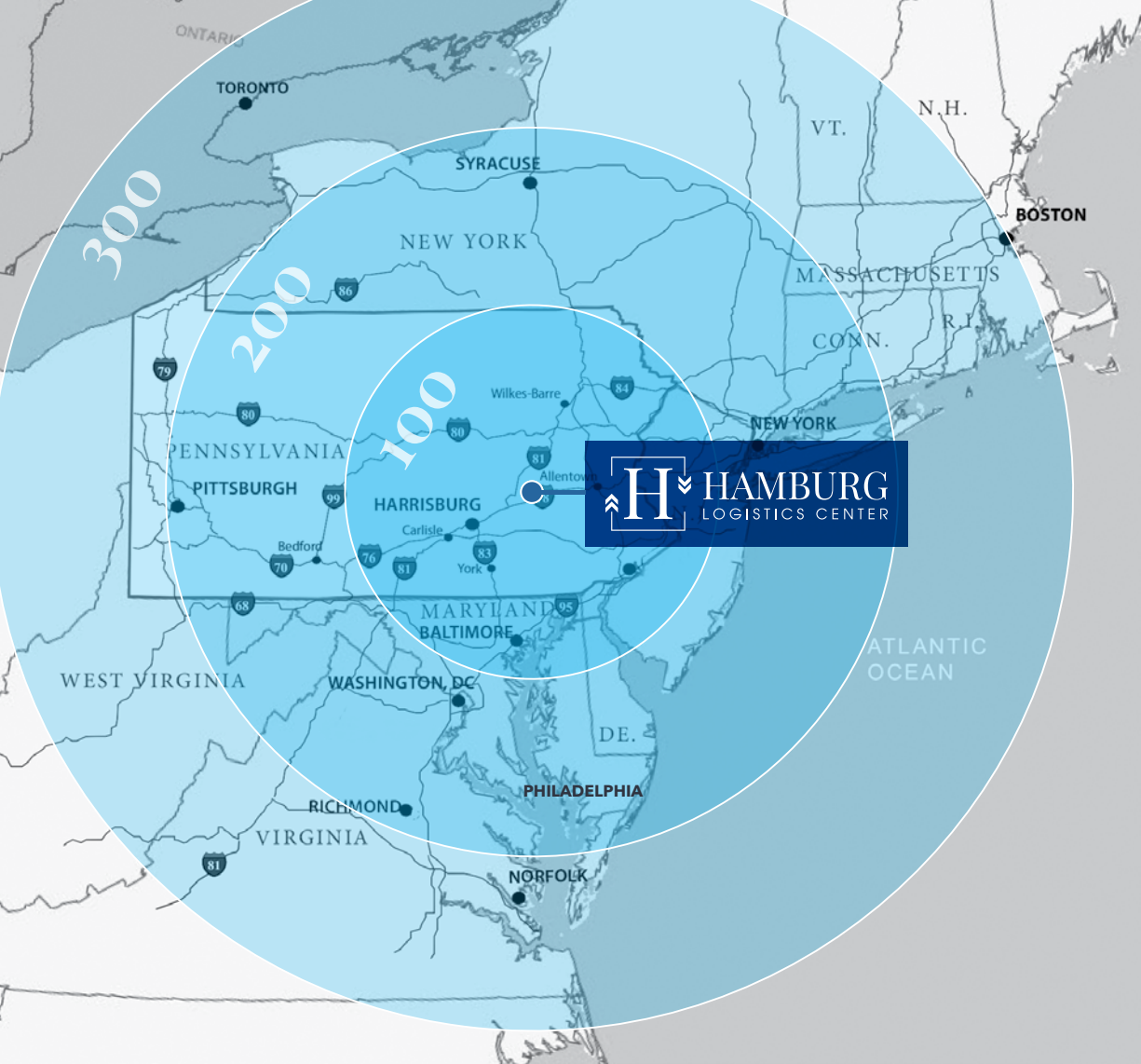
**\$20.32**

**Median warehouse related hourly salary**

**28%**

**Blue collar workers**

*\* Courtesy of ESRI September 2024*



MAJOR CITY ACCESS	MILES	MINUTES
Reading, PA	16	25
Allentown, PA	37	45
Philadelphia, PA	85	90
New York City, NY	125	120
Baltimore, MD	128	120
Washington, DC	168	165
Boston, MA	340	340

PARCEL, AIRPORT & INTERMODAL ACCESS	MILES	MINUTES
FedEx SmartPost (Breinigsville)	30	38
Lehigh Valley International Airport	41	45
Norfolk Southern Bethlehem	47	48
Norfolk Southern Harrisburg	48	51
Norfolk Southern Lucknow	49	51
FedEx Ground (Northampton)	44	54
UPS Ground (Easton)	58	59

IDEAL ACCESS TO KEY REGIONAL LOCATIONS	MILES
Philadelphia	87.7
PhilaPort	92.5
Philadelphia International Airport	95.2
Newark International Airport	115
Port of Newark	117
New York City	126

**JEFF LOCKARD**  
 +1 215 990 1889  
 jeff.lockard@jll.com

**MARIA RATZLAFF**  
 +1 717 791 2210  
 maria.ratzlaff@jll.com

**KEVIN LAMMERS**  
 +1 856 448 3226  
 kevin.lammers@jll.com



**JLL | JONES LANG LASALLE** | 550 E. Swedesford Road, Suite 260  
 Wayne, PA 19087 | +1 610 249 2255

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