

91,155 SQ. FT. AVAILABLE FOR LEASE

ZION CHURCH ROAD | SHOEMAKERSVILLE, PA 19555

UNDER CONSTRUCTION

HCP
Hamburg
Commerce
Park



**I-78 ADJACENT | LEHIGH VALLEY
CLASS A SPECULATIVE BUILDING
DELIVERING MAY 2023**

DEVELOPED + LEASED BY

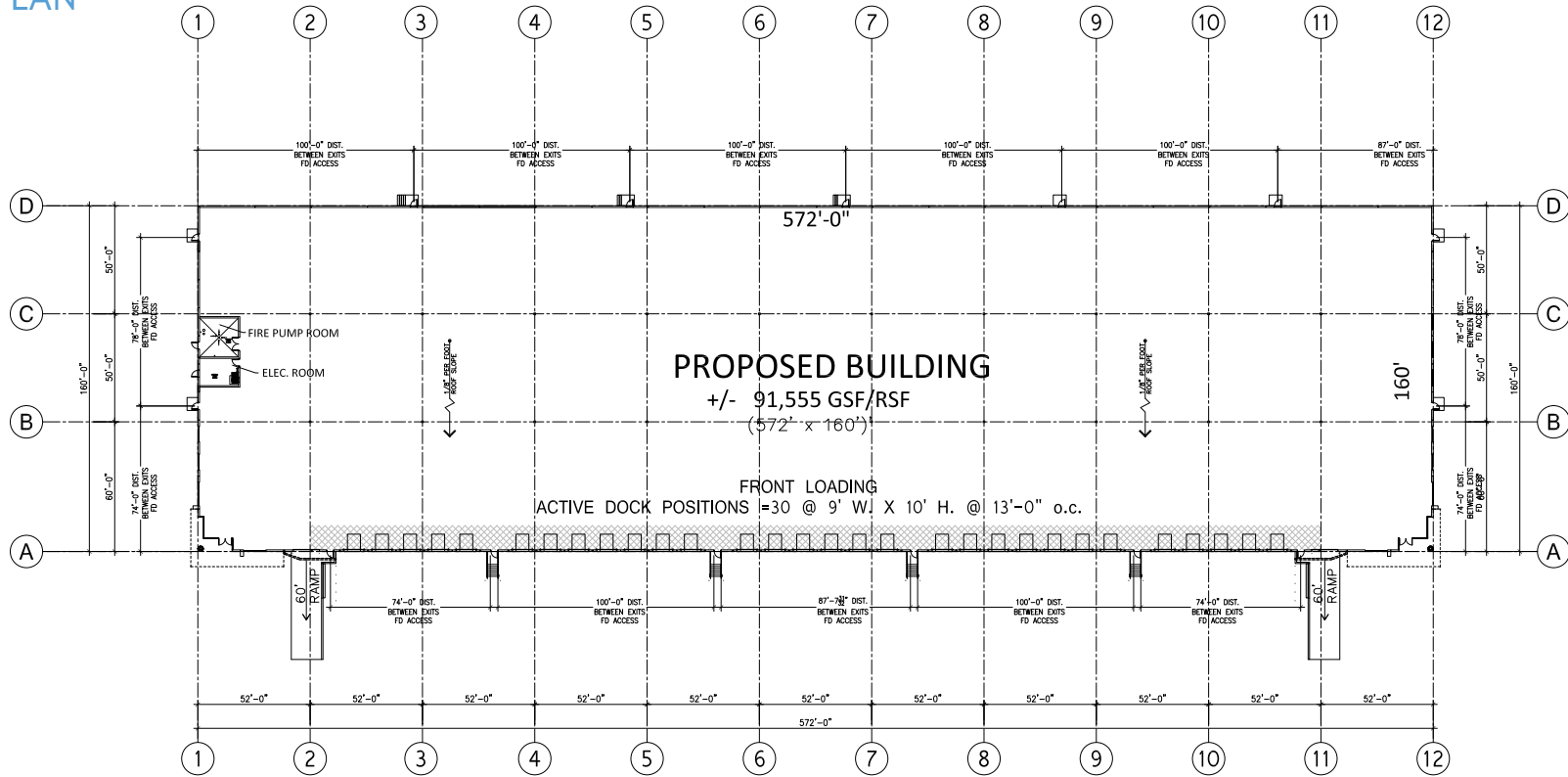


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HAMBURG COMMERCE PARK | BUILDING 4

FLOOR PLAN



PARCEL	14.807 ACRES	POWER	1,000 AMP 277/480V MAIN SWITCH BOARD (EXPANDABLE)
BUILDING	91,155 SQ. FT.	FIRE PROTECTION	ESFR SYSTEM WITH DIESEL FIRE PUMP
OFFICE	TO SUIT	HVAC	HEAT AND VENT WITH CODE MIN. AIR CHANGE
DIMENSIONS	160' x 572'	INTERIOR LIGHTING	HI-BAY LED FIXTURES PROVIDING 30FC @ 36" AFF IN OPEN SHELL CONDITION
LOADING CONFIGURATION	FRONT LOAD	DOCK POSITIONS / DRIVE-INS	THIRTY (30) 9' X 10' MANUAL OVERHEAD DOORS (INSULATED W/ SINGLE VIEW PANELS); FIFTEEN (15) EQUIPPED W/ MECHANICAL LEVELERS (45,000LB), BUMPERS, SEALS, AND Z-GUARDS (2) 12' X 14' DRIVE-IN DOORS W/ CONCRETE RAMPS
COLUMN SPACING	50' X 52' (TYPICAL); 60' X 52' (SPEED BAY)	TRUCK COURT	130' - 185' HD ASPHALT TRUCK COURT W/ 60' CONCRETE APRON AND 10' CONCRETE DOLLY PADS
CLEAR HEIGHT	32' MIN.	AUTO PARKING	+ / - 48
ROOF	60 MIL WHITE TPO ROOF (R-18) W/ MECHANICALLY FASTENED MEMBRANE (20-YEAR MANUFACTURER'S WARRANTY)	TRAILER PARKING	+ / - 30
FLOOR SLAB	6" UNREINFORCED, 4,000PSI	EXTERIOR LIGHTING	BUILDING MOUNTED LEDS AND LEASED POLE LIGHTING

HAMBURG COMMERCE PARK | BUILDING 4

➤ SITE PLAN

