

+/- 1,240,013 SQ. FT. | FOR LEASE

HCP
Hamburg
Commerce
Park

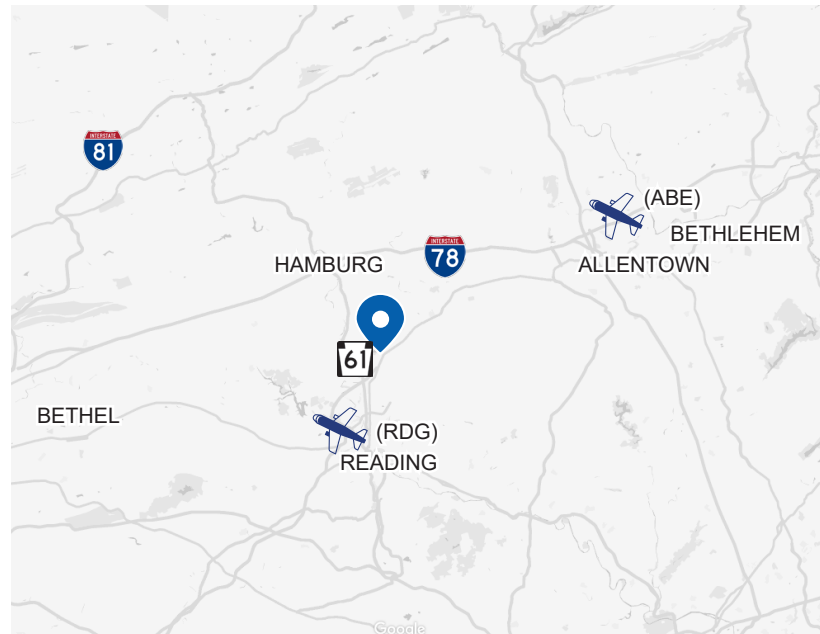
UNDER CONSTRUCTION COMPLETION Q2 2022



HAMBURG COMMERCE PARK | BUILDING 1 LOGISTICS DRIVE | SHOEMAKERSVILLE, PA

PARK OVERVIEW

Hamburg Commerce Park has been developed to the highest investment-grade standards. Primary access is provided at the new, signalized interchange on Highway 61 at Logistics Drive, with secondary right-in/right-out access on the Logistics Drive loop road further north toward I-78 within the park. The park infrastructure features street lighting, attractive landscaping, all utilities available (including natural gas), monument signage for the park, and each building.



KIEL GROUP
REAL ESTATE DEVELOPMENT

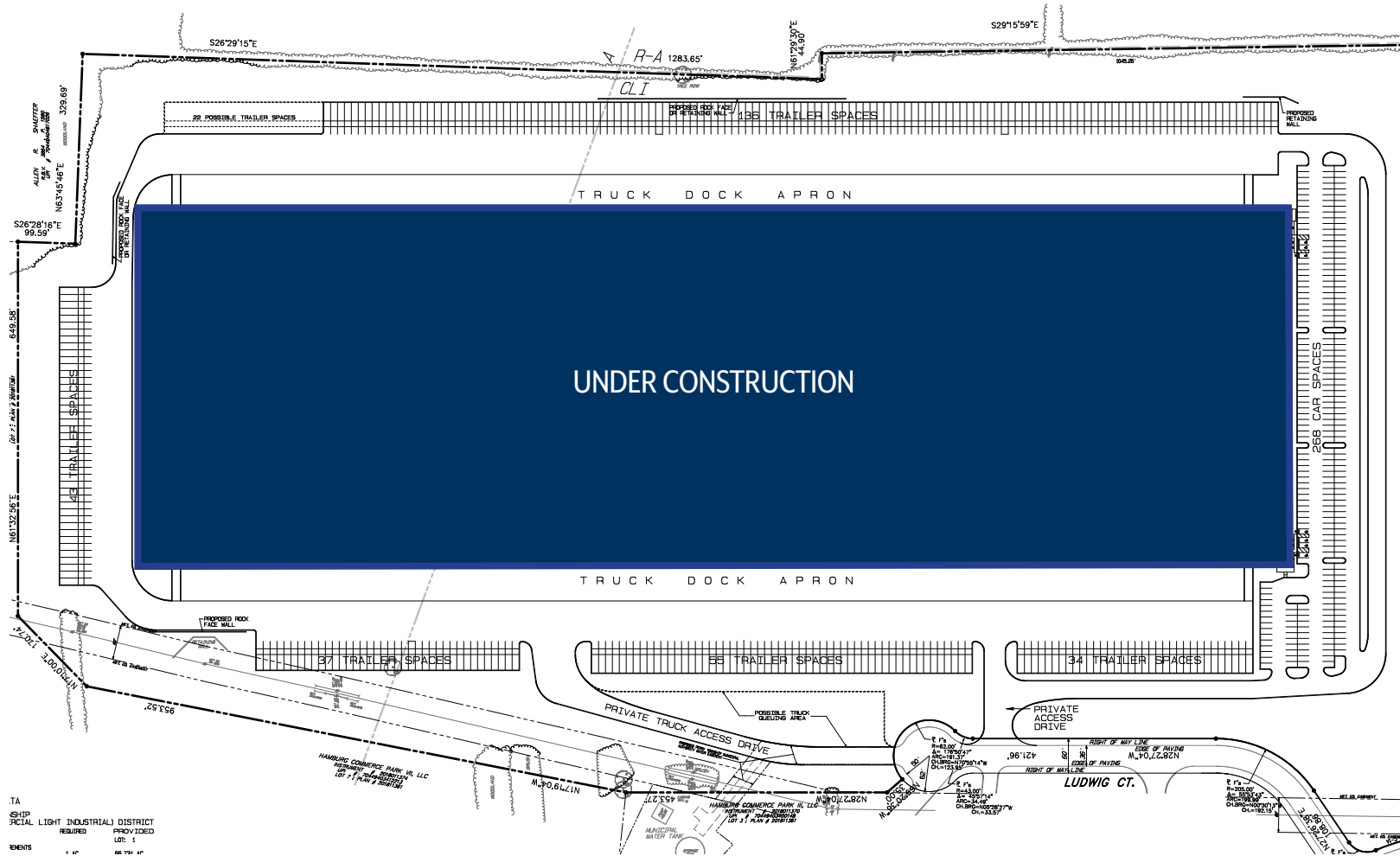
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LAND AREA	66.731 AC	CAR PARKING	+/- 268
BUILDING AREA	+/- 1,240,013 SQ. FT.	TRAILER STORAGE	+/- 304 EXPANDABLE TO 326 TOTAL
OFFICE AREA	TO SUIT	TRUCK COURT	185' W/ 60' CONCRETE APRON
DIMENSIONS	620' X 2,000'	CLEAR HEIGHT	40' MIN.
CONSTRUCTION	INSULATED PRECAST	COLUMN SPACING	TYPICAL: 50' X 58' W/ 28' END BAY SPEED BAY: 60' X 58'
ROOF	60 MIL TPO	LIGHTING	LED W/ MOTION SENSORS
FLOOR	7" SLAB	SPRINKLER SYSTEM	ESFR
LOADING CONFIGURATION	CROSS DOCK	POWER	4,000 AMP
DOCK/DRIVE-IN DOORS	80 ACTIVE 9' X10' DOCK POSTIONS EQUIPTED W/ 45K LB LEVELERS, BUMPERS, SEALS, & Z-GUARDS 4 DRIVE-INS	HVAC	CODE MIN.

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