

+/- 214,653 SQ.FT. | FOR LEASE

HCP
Hamburg
Commerce
Park

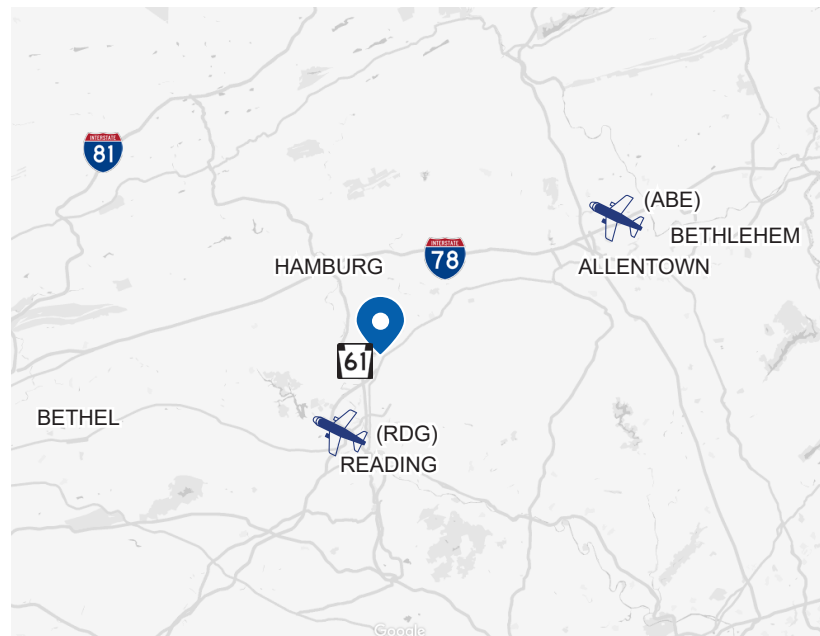
CONSTRUCTION COMPLETED IMMEDIATELY AVAILABLE



HAMBURG COMMERCE PARK | BUILDING 2 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

THE KEITH CORPORATION

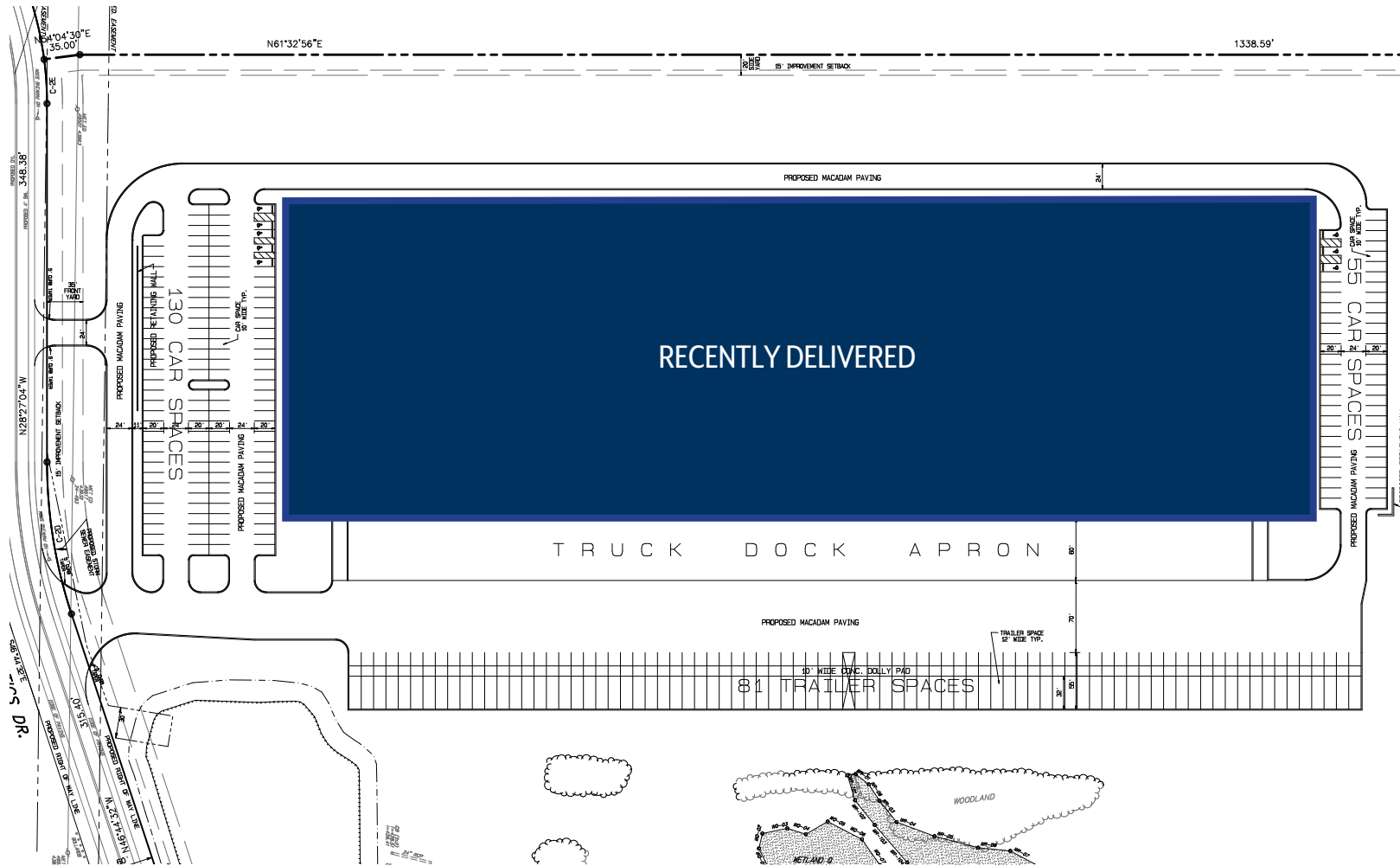
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LAND AREA	28.833 AC	CAR PARKING	+/- 185 +/- 130 AVAILABLE
BUILDING AREA	+/- 310,238 SQ. FT. TOTAL +/- 214,653 AVAILABLE	TRAILER STORAGE	+/- 81 +/- 55 AVAILABLE
OFFICE AREA	+/- 2000 SQ. FT. SPEC OFFICE	TRUCK COURT	185' W/ 60' CONCRETE APRON
DIMENSIONS	310' X 1,000'	CLEAR HEIGHT	36' MIN.
CONSTRUCTION	TILT WALL CONCRETE	COLUMN SPACING	TYPICAL: 50' X 54' W/ 41' END BAYS SPEED BAY: 60' X 54' W 41' END BAYS
ROOF	60 MIL EPDM	LIGHTING	HI-BAY LED LIGHTING W/ MOTION SENSORS (30FC)
FLOOR	7" SLAB	SPRINKLER SYSTEM	ESFR
LOADING CONFIGURATION	FRONT LOAD	POWER	3,000 AMP
DOCK/DRIVE-IN DOORS	+/- 40 ACTIVE 9' X10' DOCK POSTIONS EQUIPTED W/ 45K LB LEVELERS, BUMPERS, SEALS, & Z-GUARDS 2 DRIVE-INS	HVAC	CODE MIN.



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