

Prologis Lehigh Valley West

8801 CONGDON HILL DRIVE, SUITE 200 | ALBURTIS, PA 18011



INDUSTRIAL SPACE FOR LEASE

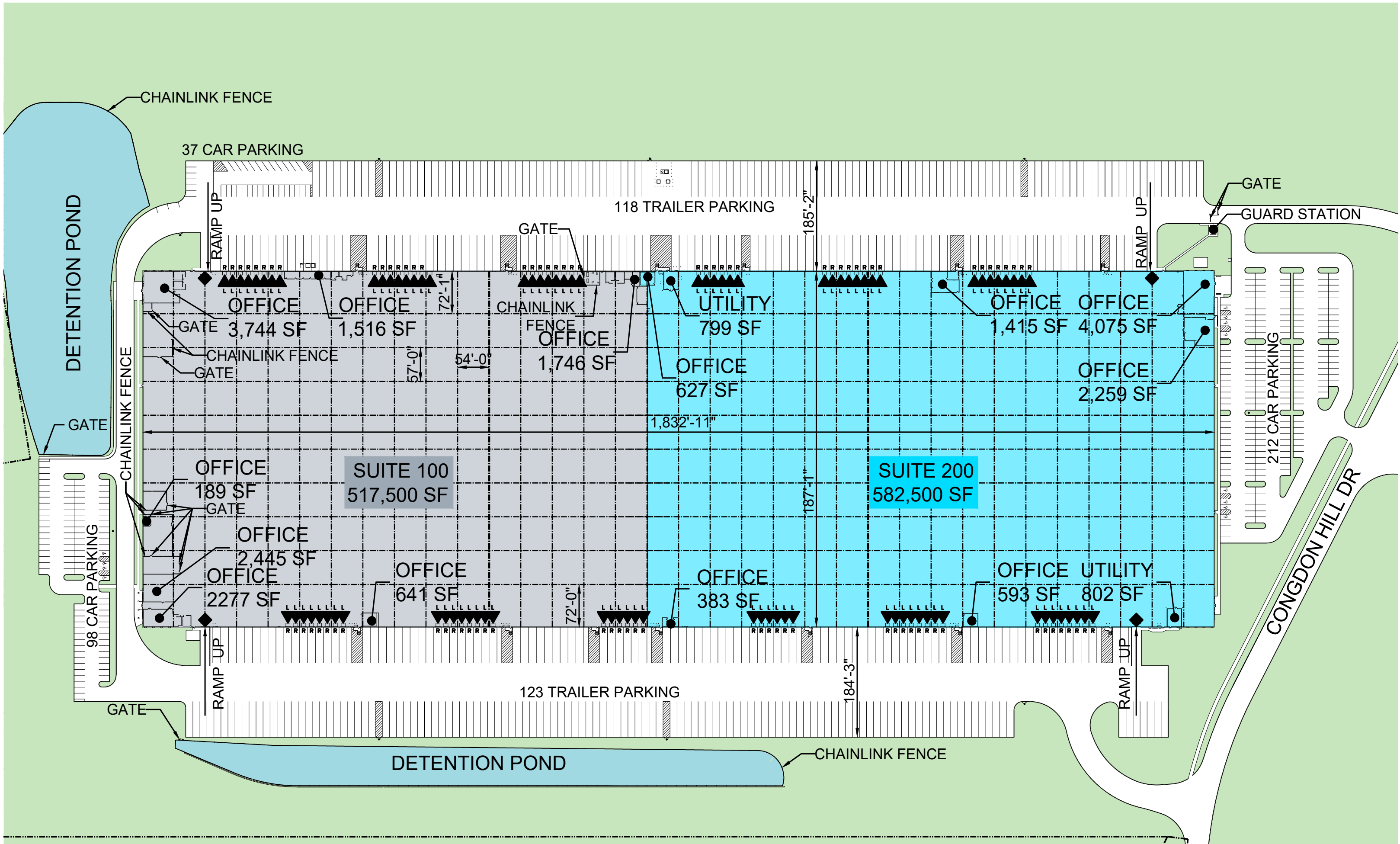
582,500 SF



Property Features

Industry-leading features to empower your business.

Available Space	582,500 SF
Office SF	9,352 SF
Clear Height	32'-8"
Column Spacing	57'-0" x 54'0"
Dock Doors	44
Drive-in Doors	2
Trailer Parking Spaces	±128
Car Parking Spaces	±212
Load Configuration	Cross-dock
Sprinkler	ESFR
Lighting	LED



- AVAILABLE

LEASED

LAND
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L

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R
- DOCK POSITION W/ LEVELER

DRIVE-IN DOOR

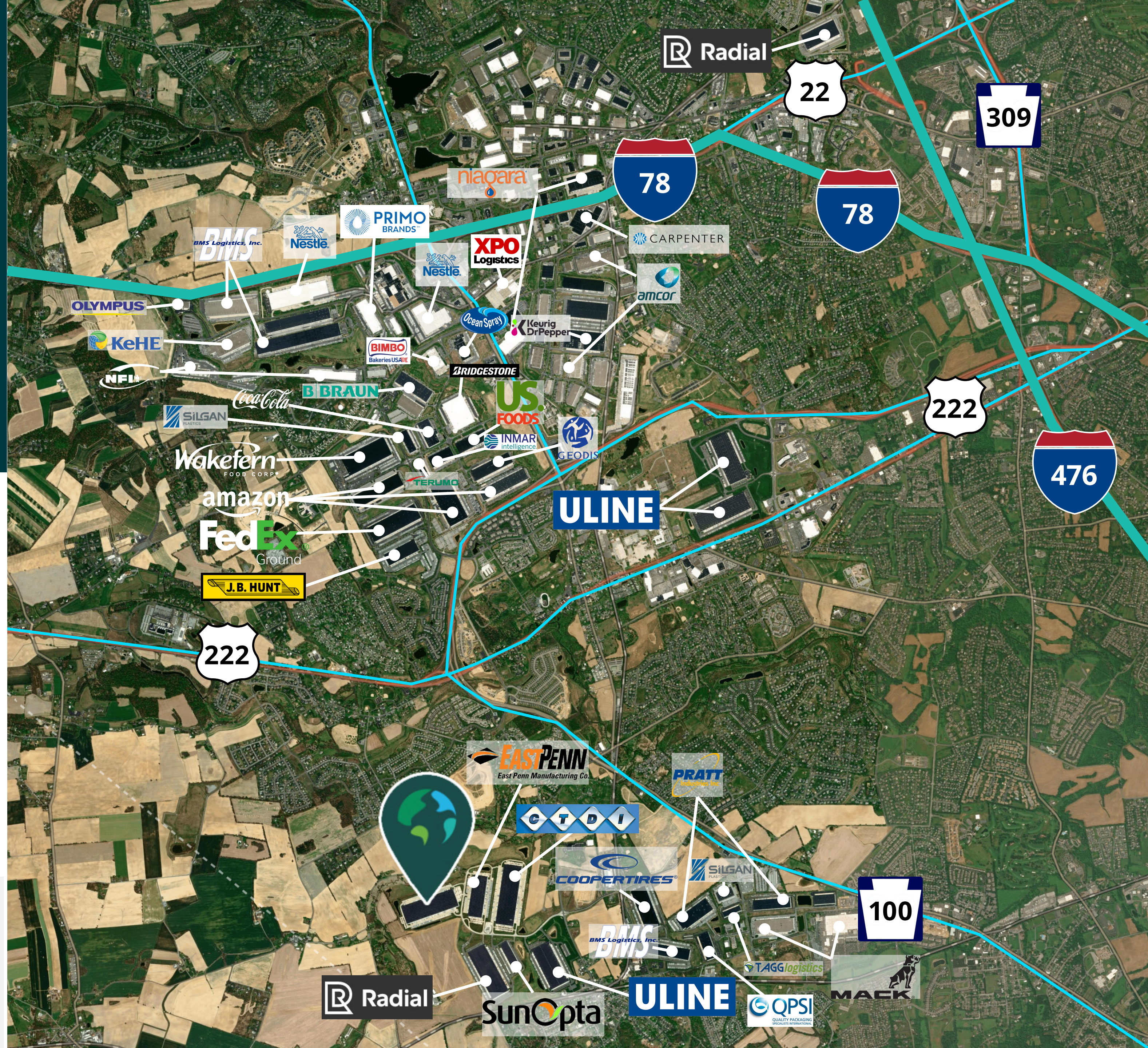
TRUCK RESTRAINTS



Prime Access

8801 Congdon Hill Drive is ideally located in one of Eastern PA's prime logistics hubs

- ✓ Location provides excellent access to interstates, major cities, airports, and ports
- ✓ Premier Lehigh Valley Pennsylvania location in Alburtis in one of Eastern PA's prime logistics hubs
- ✓ Located 6.5 miles from Exit 49A off I-78 and 9 miles from PA Turnpike Northeast Extension I-476
- ✓ Over 35% of US and 48% of Canadian consumers are within a one day truck drive



Distances

MAJOR CITIES ACCESS

	MILES	MINUTES
1 Philadelphia, PA	65.5 miles	1 hr 13 min
2 New York, NY	106.9 miles	2 hr 5 min
3 Baltimore, MD	131 miles	2 hr 30 min
4 Washington, DC	197.3 miles	3 hr 28 min
5 Boston, MA	317.5 miles	5 hr 30 min

INTERMODAL ACCESS

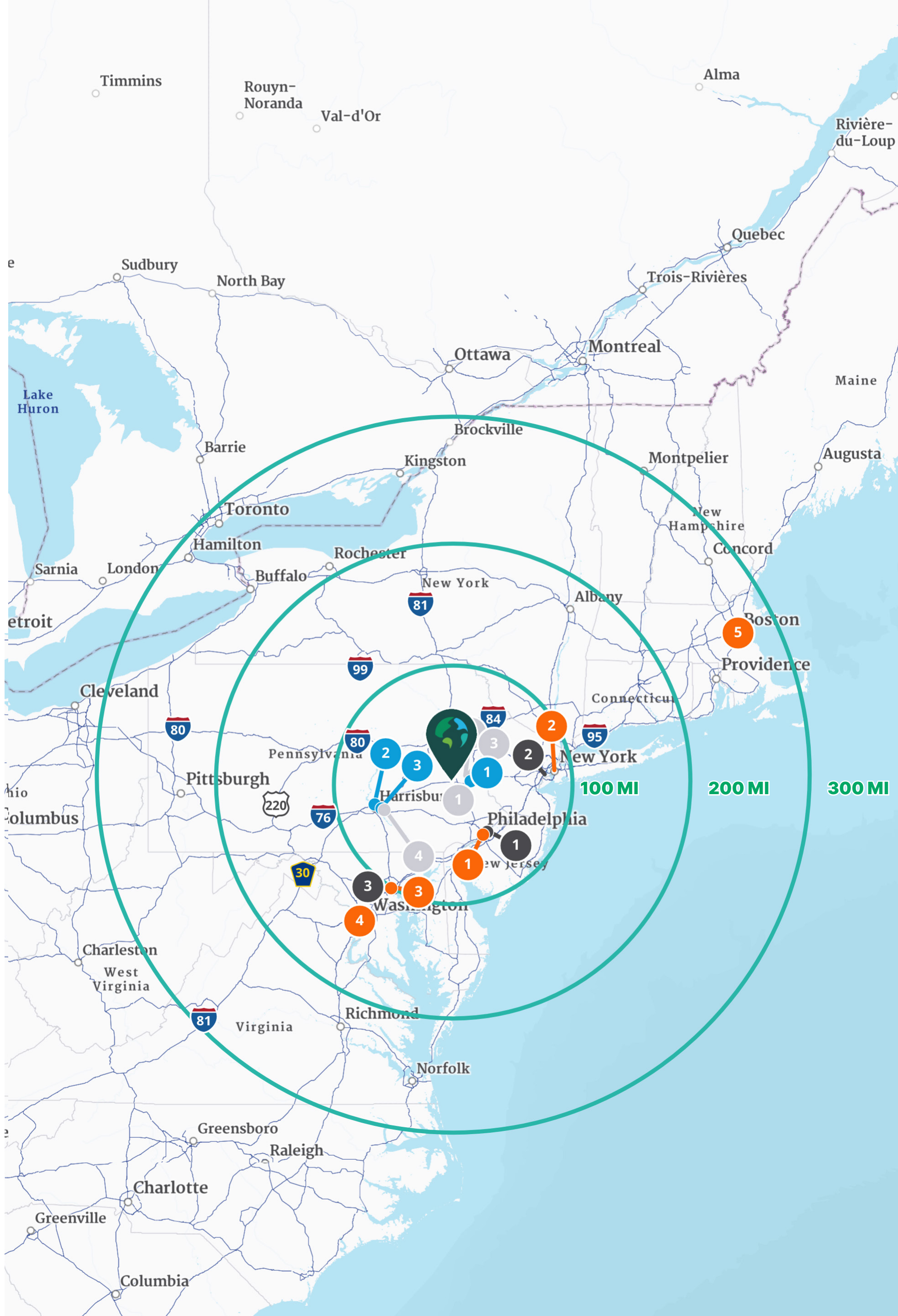
	MILES	MINUTES
1 Norfolk Southern Bethlehem	21.8 miles	30 min
2 Norfolk Southern Harrisburg	80.4 miles	1 hr 30 min
3 Norfolk Southern Rutherford	81.5 miles	1 hr 29 min

PARCEL ACCESS

	MILES	MINUTES
1 FedEx Ground Hub	5.5 miles	17 min
2 USPS Distribution Center	20.1 miles	29 min
3 FedEx Freight & Ground	22.5 miles	32 min
4 UPS East Zone Regional Hub	22.9 miles	33 min

PORT ACCESS

	MILES	MINUTES
1 PhilaPort	70.2 miles	1 hr 19 min
2 Port of NY/NJ	94.1 miles	1 hr 39 min
3 Port of Baltimore	155.8 miles	2 hr 40 min



Accelerating success.

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