

9750 Commerce Circle

Arcadia West Industrial Park

Lehigh Valley, Pennsylvania

9750 Commerce Circle is a 503,000 square foot distribution building situated on 32 acres. This facility is located within Arcadia West Industrial Park, a 250 acre industrial park zoned highway commercial (HC). The park is planned for 2,500,000 square feet of build to suit (for lease or sale) warehouse & distribution buildings. The park is located in Weisenberg Township at the Rt. 863 and I-78 intersection, four miles west of Fogelsville.



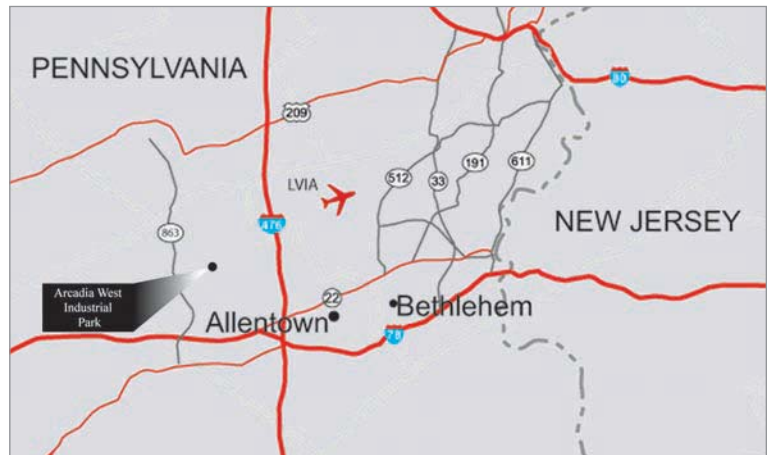
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Site Features

- A 503,000 square foot distribution building with a painted concrete tilt-up panel facility on a 6 inch thick 4,000 psi concrete slab ideal for high density racking. 100+ additional trailer storage parking spaces.
- EPDM roof system with a 10-year warranty
- 32' maximum clear height with 50' x 50' bay column spacing
- Opposite-side loaded truck courts, 150' deep with 60' reinforced concrete aprons. 50 overhead doors (9'x10') with room to accommodate an additional 30 doors. Loading docks prepared to receive dock levelers.
- 2 drive-in doors
- ESFR sprinkler system
- 3,000 amp, 480/277 volt, 3-phase, 4-wire service to building
- Metal halide lights
- Roof-mounted direct gas-fired heaters and exhaust fans. Cambridge-style heating system.
- Utilities
 - Fiber optics provided by GTE at Route 863
 - Gas provided by UGI
 - Electric provided by PPL
 - Public water and sewer



Global Real Estate Services

Michael Bartolacci, Vice President
54 South Commerce Way, Ste. 175
Bethlehem, PA 18017
(610) 866-7800 • Fax: 610-866-7835
bartolacci@garibaldi.com



Eugene A. Preston, Senior Vice President
89 Headquarters Plaza North, Suite 1209
Morristown, NJ 07960
(973) 993-1873
gpreston@higginsdevelopment.com

