

CENTRAL LOGISTICS PARK

60 CENTRAL BOULEVARD
MYERSTOWN, PENNSYLVANIA



FOR LEASE

60 CENTRAL BLVD: 584,820 SF PROPOSED

PARTIAL
LERTA
10 YEAR TAX DESIGNATION



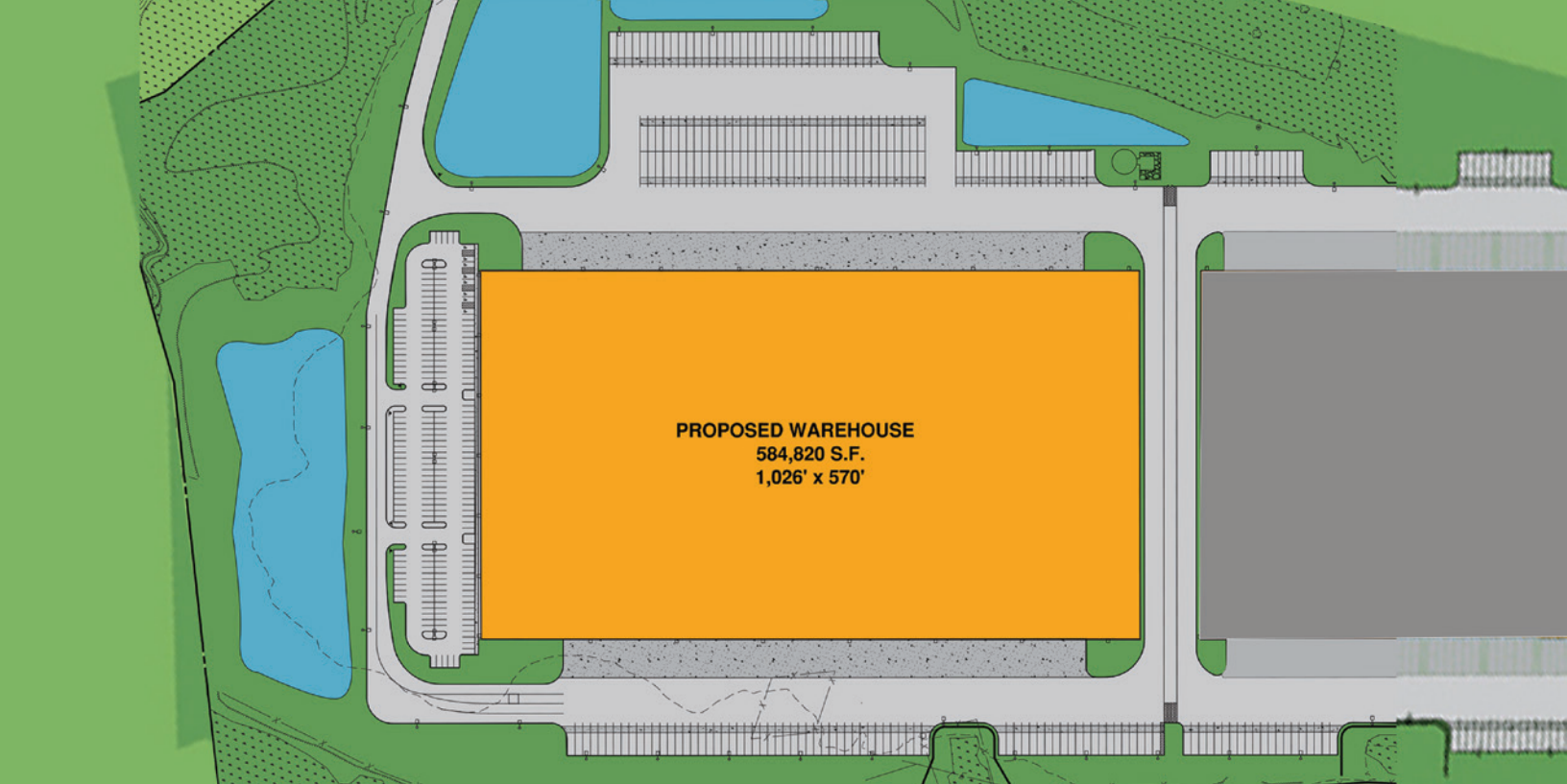
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SPECIFICATIONS

| | | | |
|-----------------------|--|----------------------------|---|
| BUILDING SIZE | 584,820 SF | BUILDING DIMENSIONS | 570' X 1,026' |
| DOCK DOORS | TO SUIT | TRUCK COURT | 130' TRUCK COURT |
| DRIVE-IN DOORS | TO SUIT | AUTO PARKING | 220 SPACES |
| DOCK PACKAGES | 40,000 LB MECHANICAL LEVELERS, BUMPERS AND SEALS AT EACH POSITION | TRAILER PARKING | 197 SPACES |
| COLUMN SPACING | 54' X 50' COLUMN SPACING (END BAYS 49'); 54' X 60' DOCK BAYS | SPRINKLER | ESFR SPRINKLER SYSTEM |
| CONFIGURATION | CROSS-DOCK | LIGHTING | INTERIOR LED LIGHTING TO 30 FC THROUGHOUT EXTERIOR LED |



HIGHEST RATIO
UNDEREMPLOYED BLUE COLLAR WORKERS

STRONG
RESPONSE TO SHIFT WORK

FAVORABLE
EDUCATIONAL ATTAINMENT

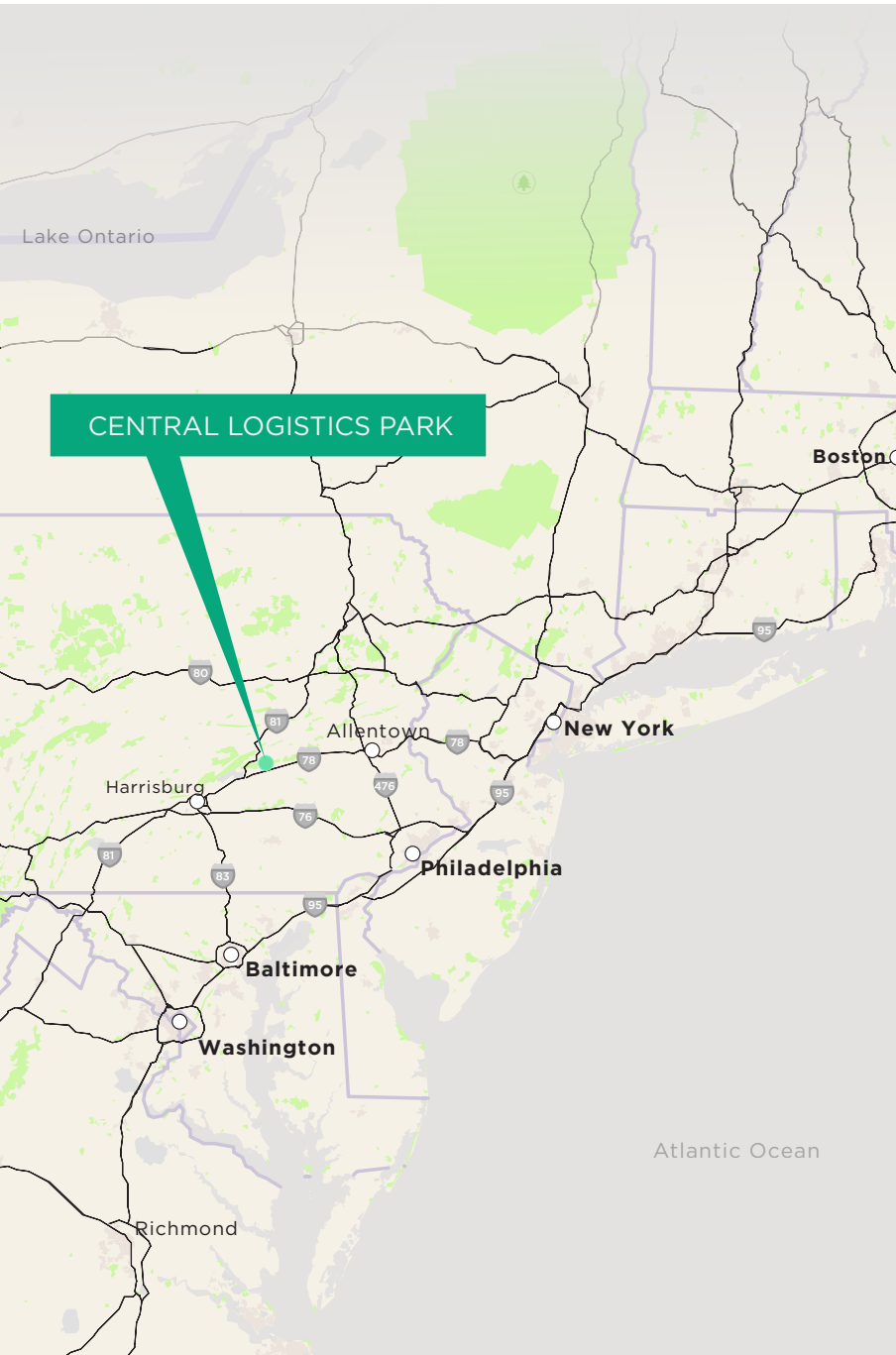
LOW
EXPOSURE TO UNION ACTIVITY

LEAST
WAREHOUSE WAGE PATTERN*

*AMONG COMPETING REGIONAL LOCATIONS, INCLUDING: BETHLEHEM, ALLENTOWN, CARLISLE, AND PHILLIPSBURG

ACCESS

From Central Logistics Park, tenants are able to service the NYC Metropolitan area, New England, and the mid-Atlantic region via an expansive highway network.



SAME DAY DELIVERY

| | |
|-------------------|-----------|
| PHILADELPHIA, PA | 90 MILES |
| BALTIMORE, MD | 105 MILES |
| NEW YORK CITY, NY | 135 MILES |
| WASHINGTON D.C. | 150 MILES |
| BOSTON, MA | 360 MILES |



MAJOR FREIGHT INTERMODALS

| | |
|--------------------------------|-----------|
| NORFOLK SOUTHERN, HARRISBURG | 33 MILES |
| NORFOLK SOUTHERN, RUTHERFORD | 105 MILES |
| CSX, CHAMBERSBURG | 85 MILES |
| CSX, PHILADELPHIA | 95 MILES |
| NORFOLK SOUTHERN, GREEN CASTLE | 95 MILES |



MAJOR AIRPORTS

| | |
|----------------------------|-----------|
| HARRISBURG INTL | 35 MILES |
| LEHIGH VALLEY INTL | 55 MILES |
| PHILADELPHIA INTL | 100 MILES |
| NEWARK LIBERTY INTL | 125 MILES |
| BALTIMORE/ WASHINGTON INTL | 125 MILES |



MAJOR PARCEL FACILITIES

| | |
|--------------------------------|----------|
| FEDEX, SMARTPOST BREINIGSVILLE | 40 MILES |
| FEDEX, ALLENTOWN | 50 MILES |
| FEDEX, BETHLEHEM | 55 MILES |
| UPS, EASTON | 60 MILES |



MAJOR PORTS

| | |
|----------------------|-----------|
| PORT OF PHILADELPHIA | 95 MILES |
| PORT OF BALTIMORE | 105 MILES |
| PORT OF NY/NJ | 125 MILES |

GREAT VISIBILITY

for marketing & employment

**EXIT
10**

Immediate 4-way access from CLP
Less than 9 miles from I-78/1-81 split
Every day, **39,000** cars pass Exit 10

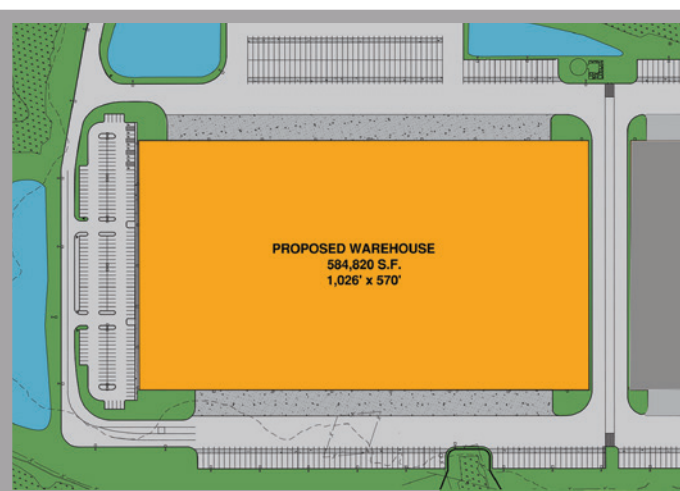
FOR LEASE



MASTER SITE PLAN



60 CENTRAL BOULEVARD



SITE PLAN



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