

205 SCHOOLHOUSE RD. SOUDERTON, PENNSYLVANIA

DIVISIBLE

205 COMMERCE 5 CENTER

www.205commercecenter.com

NEW CONSTRUCTION
Q4 2025 DELIVERY



176,000 SF

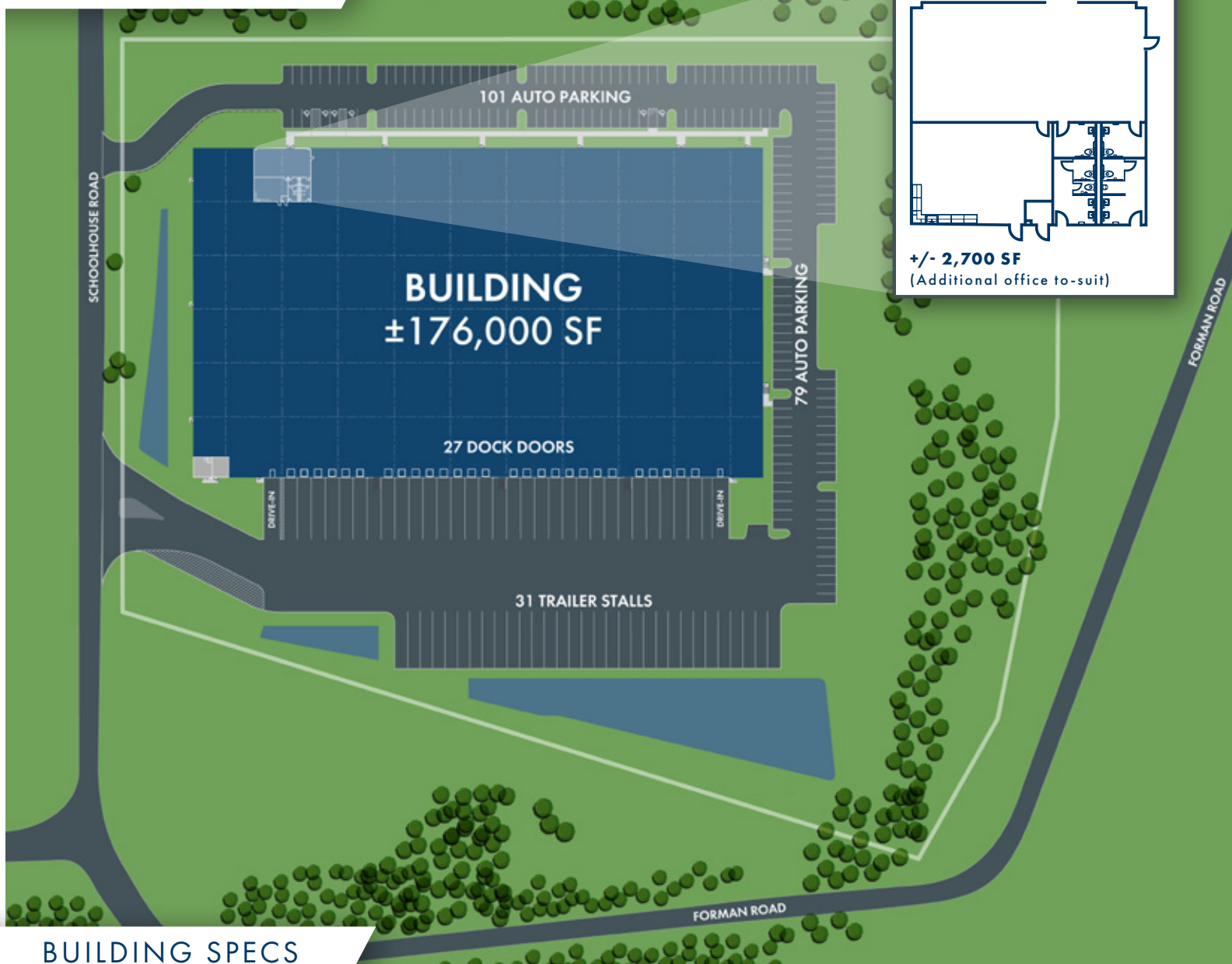
DEVELOPER/OWNER



www.endurance-re.com

CLASS A LAST MILE WAREHOUSE/
DISTRIBUTION FACILITY

SITE PLAN



BUILDING SPECS

| | | | |
|---------------------|--|-----------------|--|
| AVAILABLE SF | 176,000 SF | LOADING DOCKS | 27 Doors (9' x 10') 14 equipped with packages |
| BUILDING DIMENSIONS | 550' x 320' | DOCK PACKAGES | 35,000 lb levelers, dock seals, bumpers and lights |
| OFFICE SPACE | 2,700 SF +/- of spec office (additional office to-suit) | DRIVE-IN DOORS | 2 (14' x 16') drive-in doors |
| TRUCK COURT | 185' | ROOF | .60 mil single ply TPO system |
| COLUMN SPACING | 54' x 52' (60' at speed bay) | PARKING | 180 Auto Parks |
| CLEAR HEIGHT | 36' | TRAILER STORAGE | 31 Stalls |
| FLOOR | 7" Concrete Slab | POWER | 1,600 AMP, 277/480 Volt, 3-Phase |
| CONSTRUCTION | Tilt-up Concrete Walls | HVAC | Propane gas-fired unites providing 50 degrees exterior |
| STOREFRONTS/GLASS | 2 entrances with storefront glass, accent features and canopy 5'x 5' clerestory window at each bay along dock walls | LIGHTING | LED Lights with motion sensors |
| | | SPRINKLER | ESFR |

LOCATION HIGHLIGHTS



AMENITIES WITHIN A 5 MINUTE DRIVE

FOOD/BEVERAGE

McDonald's | Chick-fil-A | Boston Market
Applebee's Bar & Grill | Carlo's Pizza
Margaritas Mexican | Dunkin' Donuts
Wendy's | Via Marconis' Pizza Pub
Suspender's Bar & Grill | Starbucks

BANKS

Wells Fargo | TD Bank

GAS/AUTO

Wawa | Lukoil

HOTELS

Holiday Inn | Courtyard by Marriott



APPROX. 3 MILES TO
THE I-476 LANSDALE
INTERCHANGE



APPROX. 13 MILES
TO I-276
(PA TURNPIKE)



APPROX. 30 MILES
TO CENTER CITY
PHILADELPHIA



APPROX.
6 MILES
TO 309

NEIGHBORING TENANTS

accupac

R/L CARRIERS

(JBS)

TEVA
TEVA PHARMACEUTICALS USA

Continental

amazon

RR DONNELLEY

Lansdale
WAREHOUSE CO. INC.
LOGISTICS SERVICES, INC.

AVERY
DENNISON

FedEx

TURN14
DISTRIBUTION

CLEMENS
FOOD GROUP

GXO

Colorcon

AMERICOLD

MERCK

LABOR STATISTICS WITHIN 30-MIN DRIVETIME



999,823

Population within a 30-min drivetime



79,168

In the blue collar demographic



\$110,992

Median household income



16,094

Existing warehouse workers

DISTANCE TO (MILES):

| | |
|------------------|----|
| FEDEX GROUND | 9 |
| UPS | 26 |
| USPS | 34 |
| FEDEX FREIGHT | 37 |
| UPS FREIGHT | 37 |
| CSX | 37 |
| PORT | 38 |
| AIRPORT | 39 |
| FEDEX EXPRESS | 40 |
| NORFOLK SOUTHERN | 40 |



TOTAL # OF WORKERS: 752,977 WITHIN 20 MILES

OF WORKERS PER ZIP CODE:

| | | | |
|--|---------------|--|-----------------|
| | <1,000 | | 1,000 - 4,999 |
| | 5,000 - 9,999 | | 10,000 - 14,999 |
| | 15,000+ | | |



CUSHMAN & WAKEFIELD

FOR MORE INFORMATION, PLEASE CONTACT:



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