



FOR LEASE

Penn West 78

1497 KRUMSVILLE ROAD
GREENWICH TOWNSHIP, PENNSYLVANIA

±505,337 SF

AVAILABLE

Warehouse/ Distribution Center



**CUSHMAN &
WAKEFIELD**



LOCATION

Fogelsville

Quakertown

Reading

Pottstown

Lancaster

Hershey

DRIVE TIMES

INTERSTATES

	.5 MILES	1 MIN
	13 MILES	15 MINS
	40 MILES	39 MINS

MAJOR CITIES

ALLENTOWN, PA	20 MILES	26 MINS
HARRISBURG, PA	65 MILES	1 HR 5 MINS
PHILADELPHIA, PA	69 MILES	1 HRS 29 MINS
NEW YORK, NY	108 MILES	2 HRS 4 MINS
BALTIMORE, MD	129 MILES	2 HRS 16 MINS
WASHINGTON, D.C.	169 MILES	3 HR 30 MINS

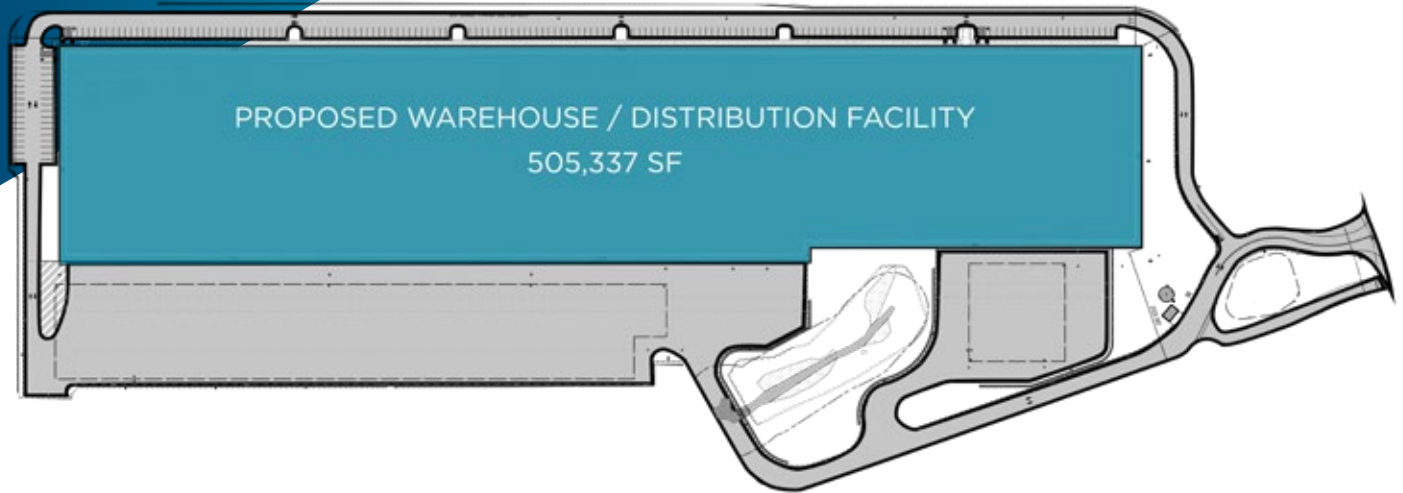
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PROPERTY HIGHLIGHTS

- Directly off I-78 Exit 40
- Class A Distribution Center
- Located in the Lehigh Valley





BUILDING FEATURES

Total Available SF	505,337 SF
Dimensions	1610' x 320'
Acreage	44 Acres
Configuration	Single-Side Load
Office SF	To Suit
Clear Height	36' Clear
Column Spacing	54' x 50' with 60' speed bays
Truck Court	185' with 7" thick concrete aprons
Dock Doors	60 (9' x 10') proposed with 40 additional dock positions available
Dock Packages	Bumpers, 25,000 lb capacity levelers, seals, z-guards, swing-arm lights
Drive-In Doors	2 (12' x 16') Drive-In Doors
Roof Type	60 mil single ply, fully adhered EPDM roof system with R-15 insulation
Floor	7" thick unreinforced concrete slab with average overall FF50/FL35
Lighting	T-5 Lighting at 25 foot candles at 36" AFF in open non-racked plan. 6' whips
Sprinklers	ESFR sprinklers with K-25 heads
Car Parking Spaces	201 car parking spaces
Trailer Parking Spaces	68 trailer parking spaces
HVAC	Direct fired make up air unit heaters via make up air units to 50°F

Gerard J. Blinebury, Jr.
Executive Vice Chair
+1 717 231 7291
gerry.blinebury@cushwake.com

Collin Potter
Senior Associate
+1 717 231 7460
collin.potter@cushwake.com

Hunter Kessell
Senior Associate
+1 610 589 0639
hunter.kessell@cushwake.com

