

30 LUDWIG COURT

HAMBURG, PENNSYLVANIA

± 600,238 SF
AVAILABLE FOR LEASE

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Hunter Kessell

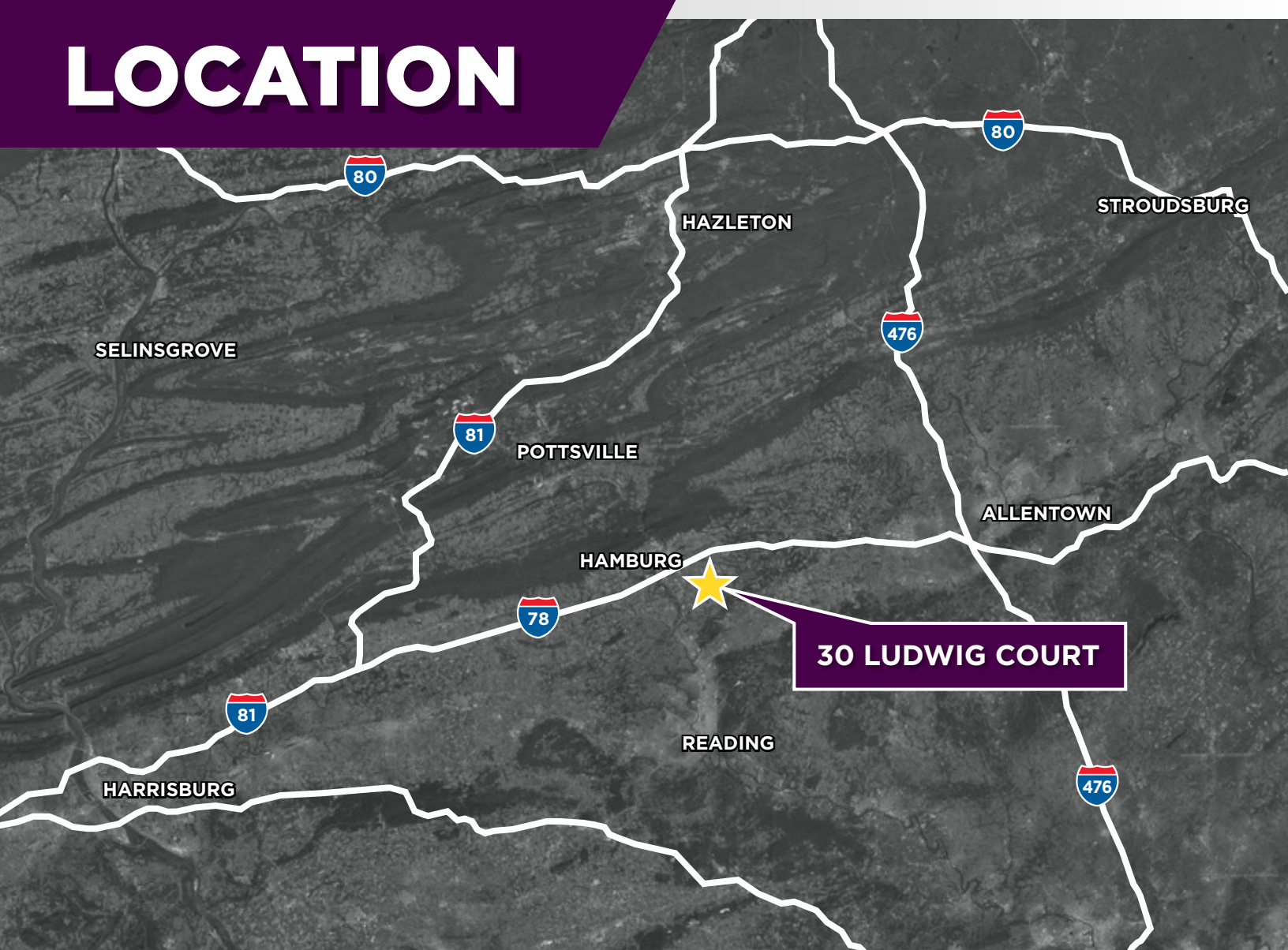
Director
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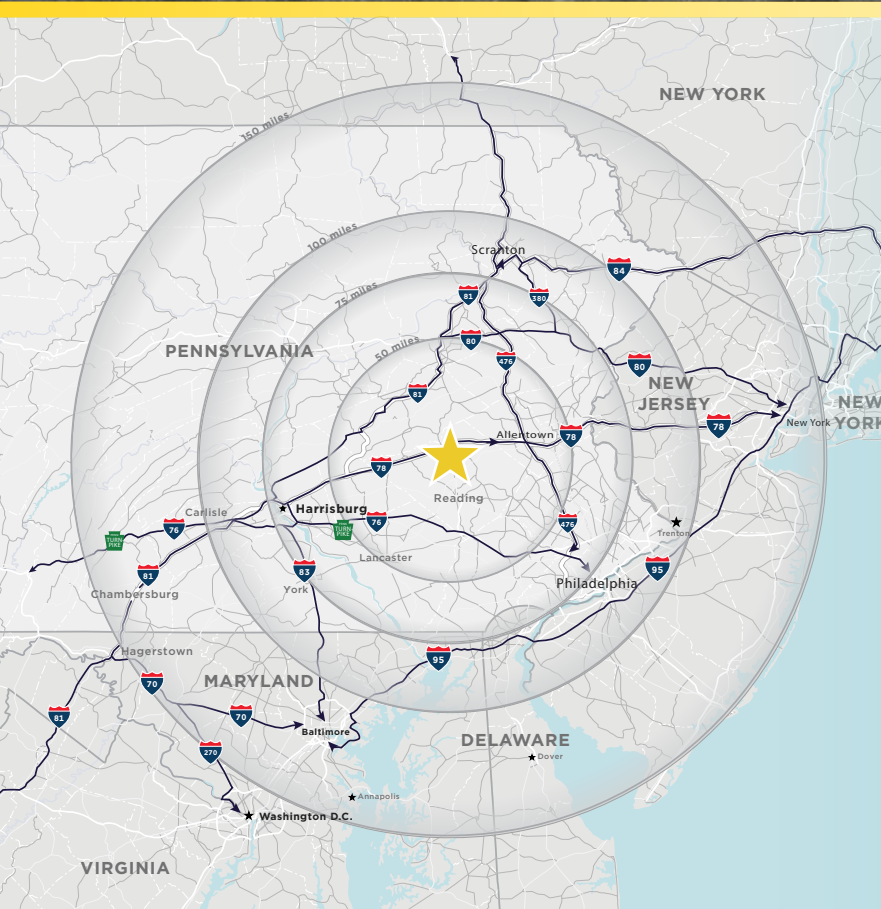
 **CUSHMAN &
WAKEFIELD**

LOCATION



30 LUDWIG COURT

DRIVE DISTANCE



I-78
4 MILES

ALLENTOWN, PA
34 MILES

HARRISBURG, PA
56 MILES

PHILADELPHIA, PA
82 MILES

FedEx NORTHHAMPTON
40 MILES

FedEx MIDDLETOWN
62 MILES

NEW YORK, NY
121 MILES

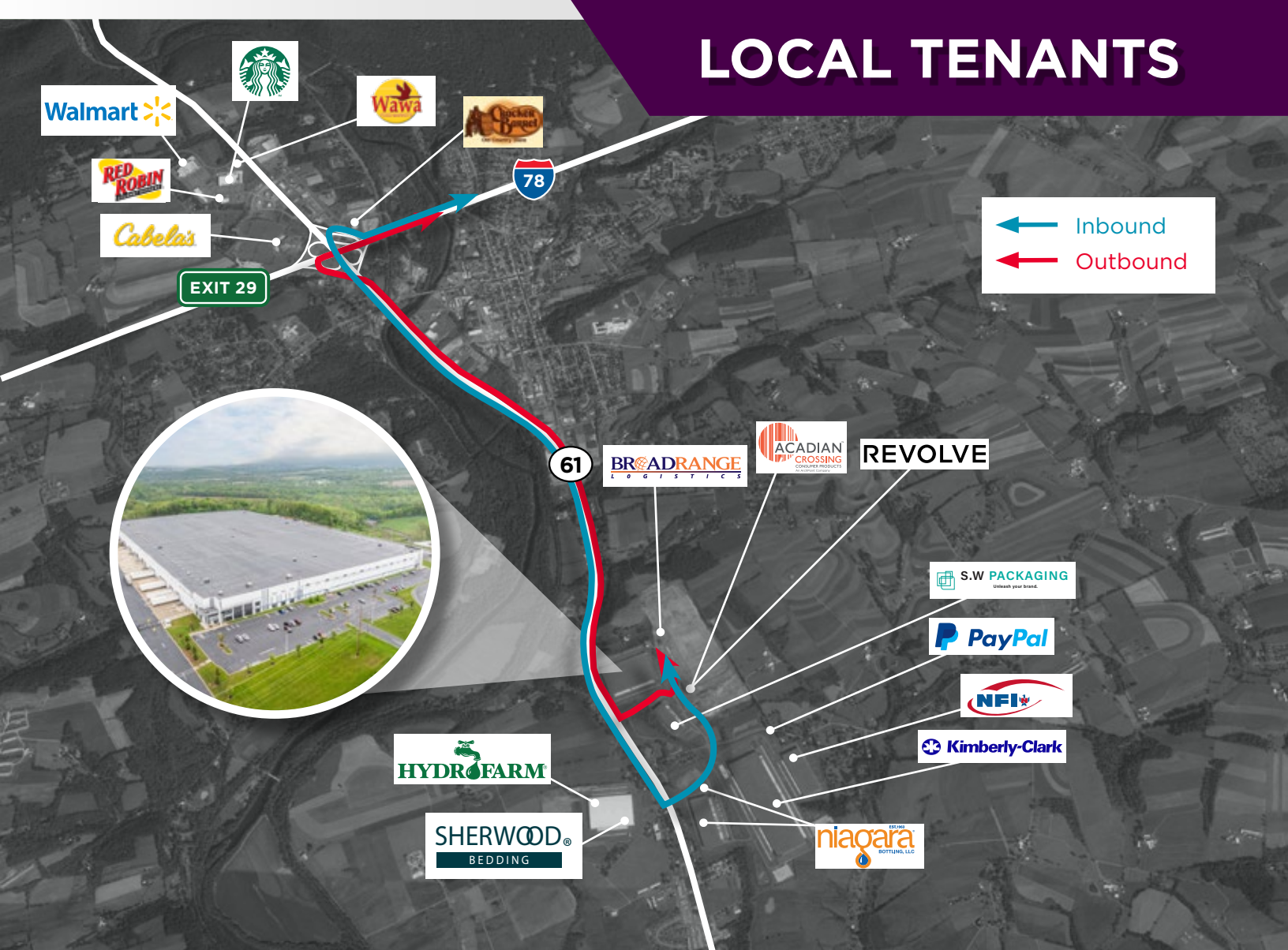
BALTIMORE, MD
121 MILES

WASHINGTON, DC
161 MILES

ups BETHLEHEM
47 MILES

ups MIDDLETOWN
56 MILES

LOCAL TENANTS



SITE ADVANTAGES



PRIME LOCATION immediate access to route 61 and I-78.



PROXIMITY to FedEx, UPS and intermodal terminals.

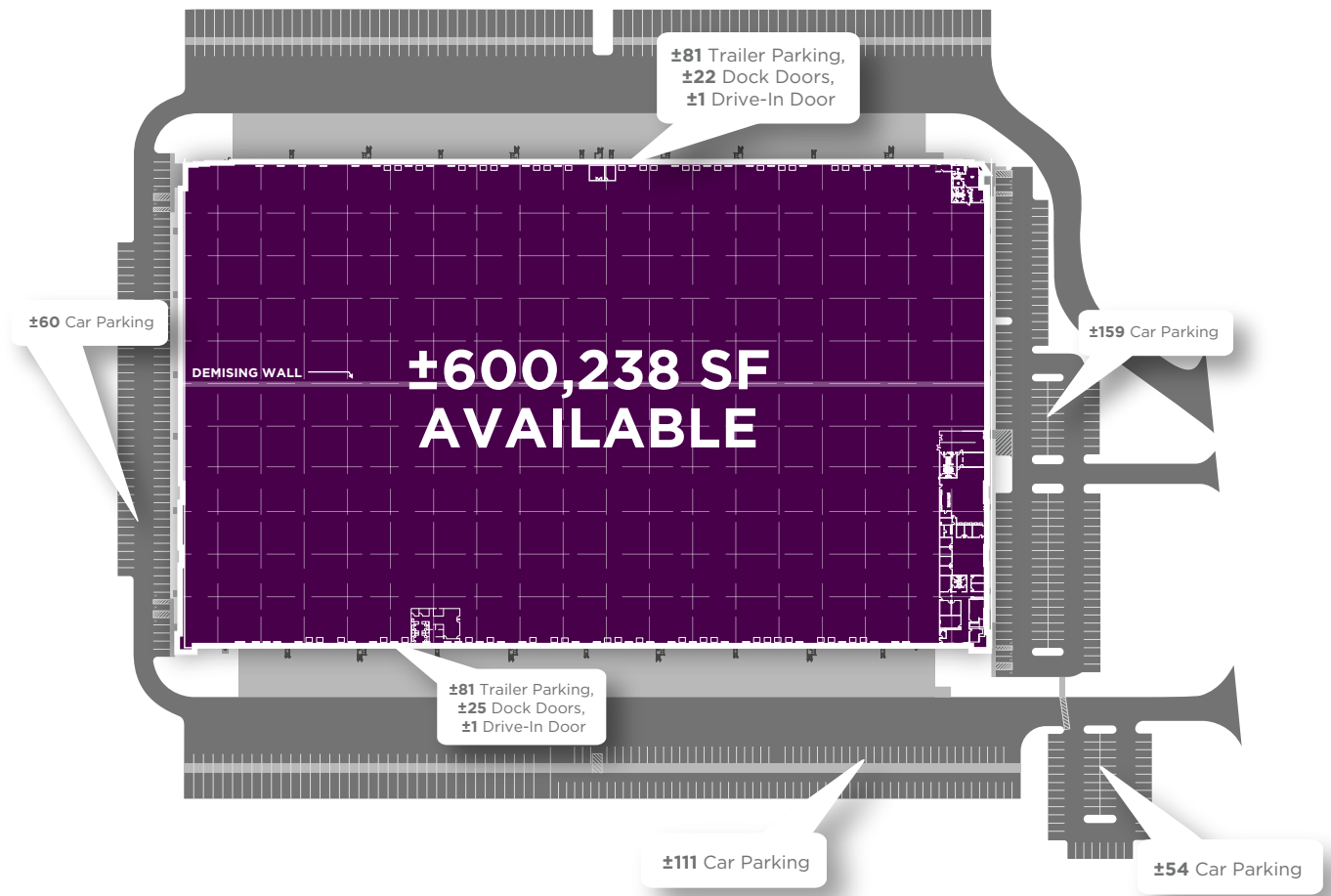


STATE-OF-THE-ART distribution center built to the highest industrial standards.



SIZABLE LABOR MARKET characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.

BUILDING SPECS



±600,238 SQUARE FEET

36' CLEAR HEIGHT

±384 AUTO SPACES

±118 TRAILER SPACES

AVAILABLE SF	±600,238 SF	TRAILER PARKING	±118 SPACES
DIMENSIONS	±1000' x 600'	CAR PARKING	±384 SPACES
OFFICE AREA	±13,000 SF	COLUMN SPACING	54' x 53'4", 60' Speed Bay
DOCK DOORS	±47 DOORS	CLEAR HEIGHT	36'
DRIVE-IN DOORS	±2 RAMPS	POWER	3,000 amps, 480V 3-phase, expandable
CONSTRUCTION	Painted Concrete Tilt-up Wall Panel	FIRE PROTECTION	ESFR
FLOOR	7", 4000psi	LIGHTING	LED

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