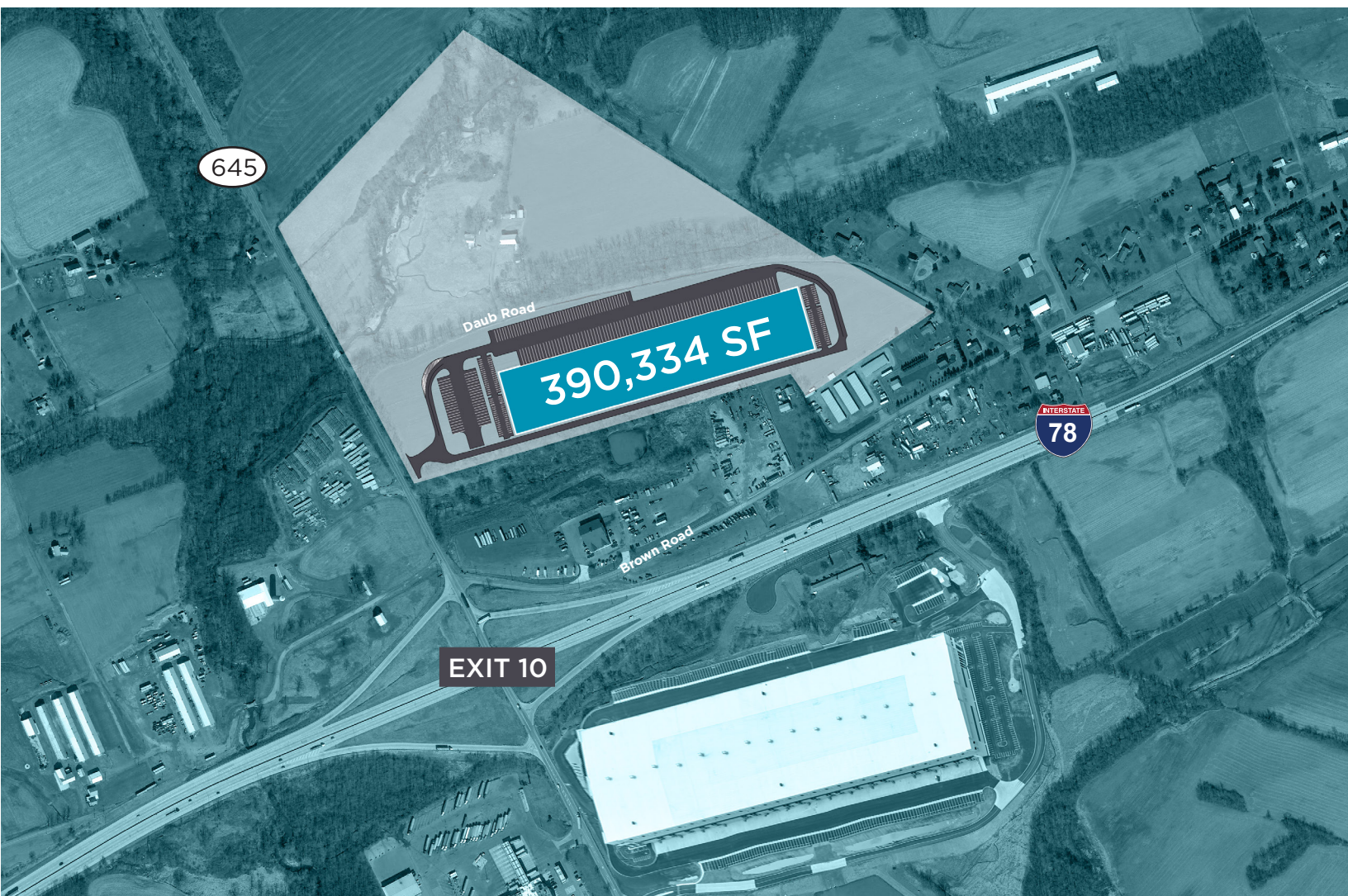


FOR LEASE/SALE

DAUB ROAD MYERSTOWN, PA

390,334 SF PLANNED INDUSTRIAL WAREHOUSE



390,334 SF AVAILABLE

2020

GROUND BREAKING



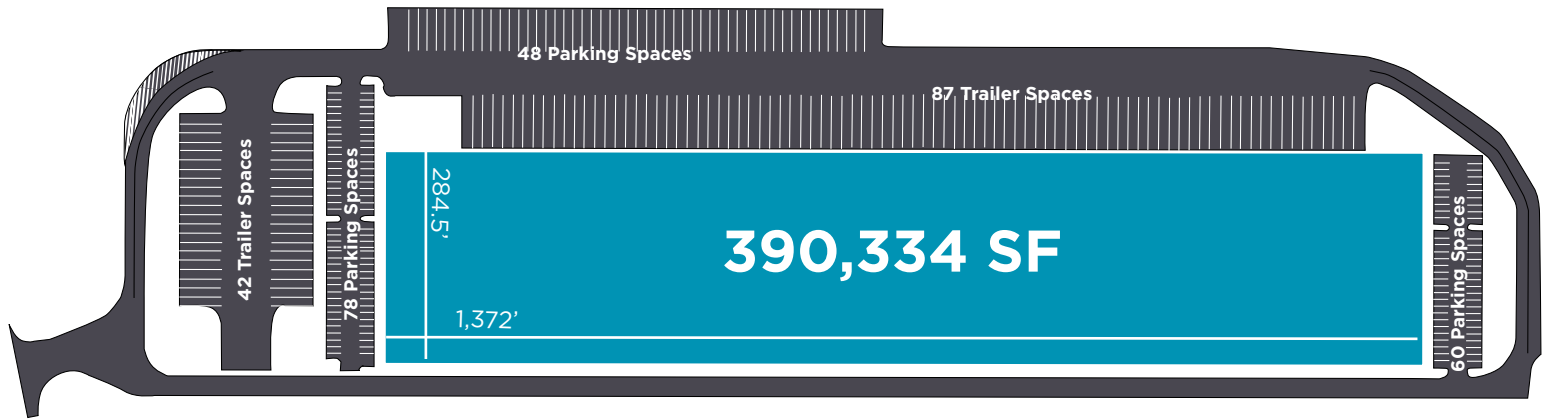
DIRECT ACCESS TO I-78



ADAM D. CAMPBELL
+1 717 231 7292
adam.campbell@cushwake.com

GERARD BLINEBURY
+1 717 231 7291
gerry.blinebury@cushwake.com

DAUB ROAD MYERSTOWN, PA



SITE PLAN

SPECIFICATIONS

BUILDING SIZE	390,334 SF	BUILDING DIMENSIONS	284.5' X 1,372'
DOCK DOORS	±75 (9' X 10) MANUAL OVERHEAD DOORS	TRUCK COURT	135' TRUCK COURT
DRIVE-IN DOORS	2 (14' X 16') AUTOMATIC DRIVE-IN DOORS	AUTO PARKING	186 SPACES
DOCK PACKAGES	40,000 LB MECHANICAL LEVELERS, BUMPERS & SEALS AT EACH POSITION	TRAILER PARKING	129 SPACES
COLUMN SPACING	54' X 50' COLUMN SPACING (END BAYS 49'); 54' X 60' DOCK BAYS	SPRINKLER	ESFR SPRINKLER SYSTEM
CLEAR HEIGHT	36'	LIGHTING	LED LIGHTING



HIGHEST RATIO
UNDEREMPLOYED BLUE COLLAR WORKERS



STRONG
RESPONSE TO SHIFT WORK



FAVORABLE
EDUCATIONAL ATTAINMENT



LOW
EXPOSURE TO UNION ACTIVITY



LEAST
WAREHOUSE WAGE PATTERN*

Myerstown, Pennsylvania

LABOR

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

ACCESS

From Myerstown, PA, 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 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

I-81/I-78 CORRIDOR

In just one day (a state regulated 11-hour max drive time), from the I-81/I-78 Corridor, a truck can travel to over one-third of all U.S. Consumers and one-half of all Canadian Consumers.

This equates to:

35%
of the
**Total U.S.
Population**

**115
Million
People**

**46
Million
Households**

**21
States**
CT, DE, GA, IN, KY, ME,
MD, MA, MI, NH, NJ, NY,
NC, OH, PA, RI, SC, TN,
VT, VA, WV

GREAT VISIBILITY

for marketing & employment

**EXIT
10**

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

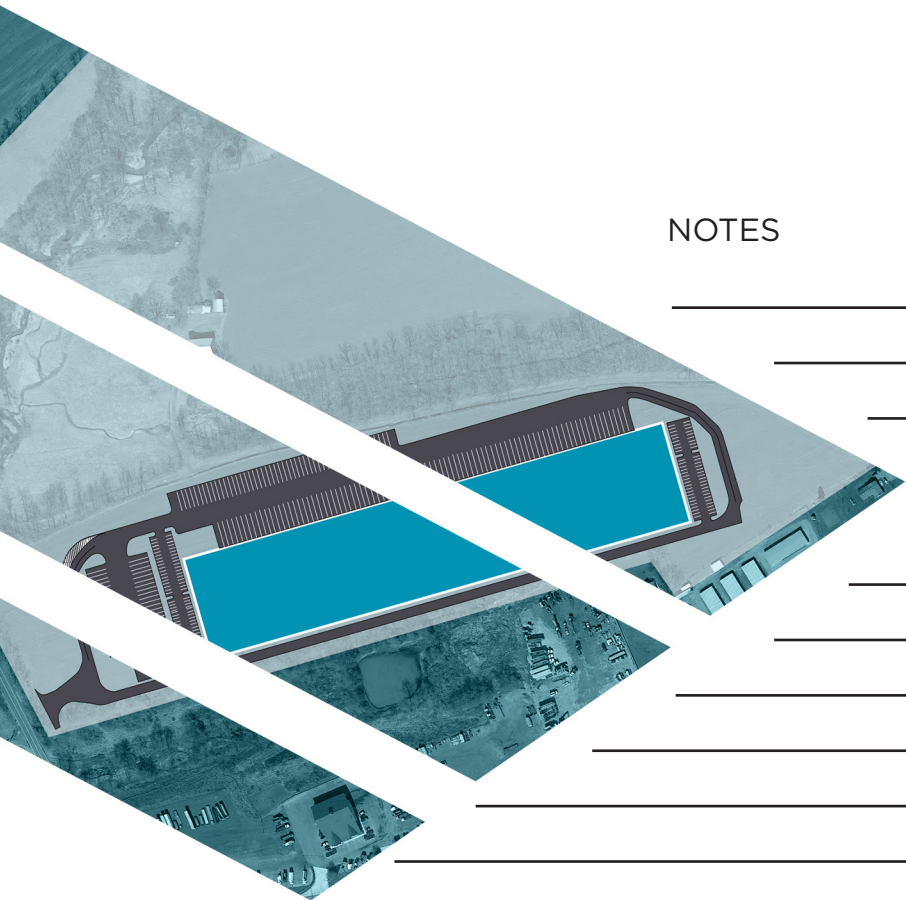
*According to PennDot's Traffic Volume Map

DAUB ROAD MYERSTOWN, PA

390,334 SF PROPOSED INDUSTRIAL WAREHOUSE

2020
GROUND BREAKING

NOTES



GERARD BLINEBURY
+1 717 231 7291
gerry.blinebury@cushwake.com

ADAM D. CAMPBELL
+1 717 231 7292
adam.campbell@cushwake.com



**CUSHMAN &
WAKEFIELD**