



ROCKEFELLER GROUP

LOGISTICS PARK

LEHIGH VALLEY, PENNSYLVANIA

453,600 SF

AVAILABLE FOR LEASE

800 WILLOWBROOK ROAD



**COMPLETE & OCCUPANCY
READY**

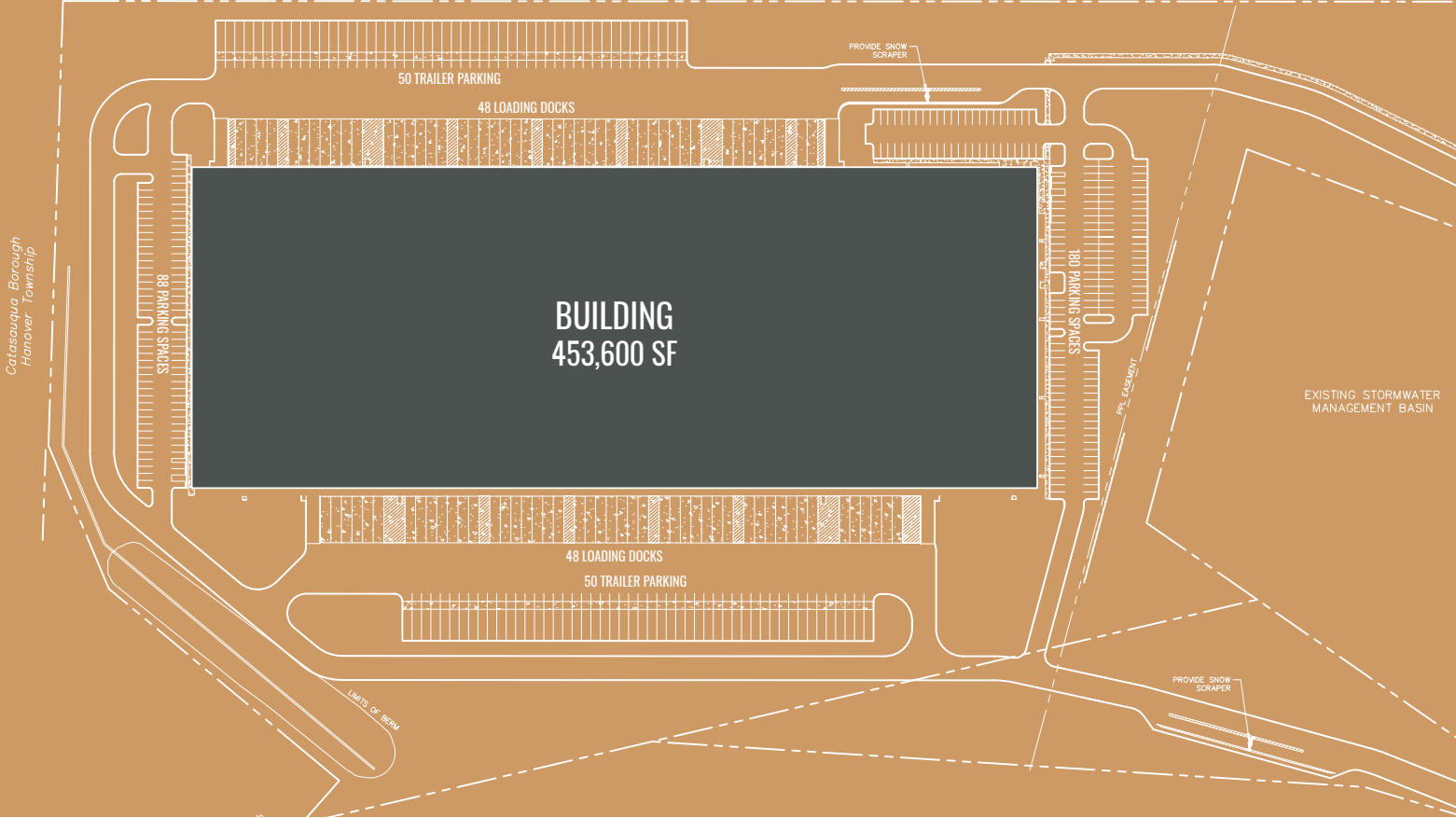
DEVELOPER/OWNER:

**ROCKEFELLER
GROUP**

LISTING AGENT:



Allen Township/Northampton County
 Hanover Township/Lehigh County



BUILDING SPECIFICATIONS

Land Area	35.91 acres
Building Area	453,600 SF
Dimensions	420'D x 1,080'W
Office Area	±3,240 SF
Clear Height	36'0" minimum
Column Spacing	54'W x 50'D typical, 60'D staging bays
Dock Doors	Ninety-six (96) 9' x 10' dock doors (1 per 4,725 SF); Forty-eight (48) equipped with 40,000 lb. mechanical levelers, seals, and bumpers
Drive-in Doors	Four (4) 12' x 16' motorized doors
Trailer Parking	100 dedicated stalls
Car Parking	268 spaces
Construction	Pre-cast wall panels (R-15)
Roof	60 mil EPDM fully adhered system (R-21)
Floor	7" non-reinforced concrete
Lighting	LED fixtures on motion sensor providing 20-25 FC average
Fire Protection	ESFR system
Power	3,000 AMP, 480 volt, 3-phase service
HVAC	Gas-fired rooftop units

800 WILLOWBROOK ROAD

LOCATION OVERVIEW



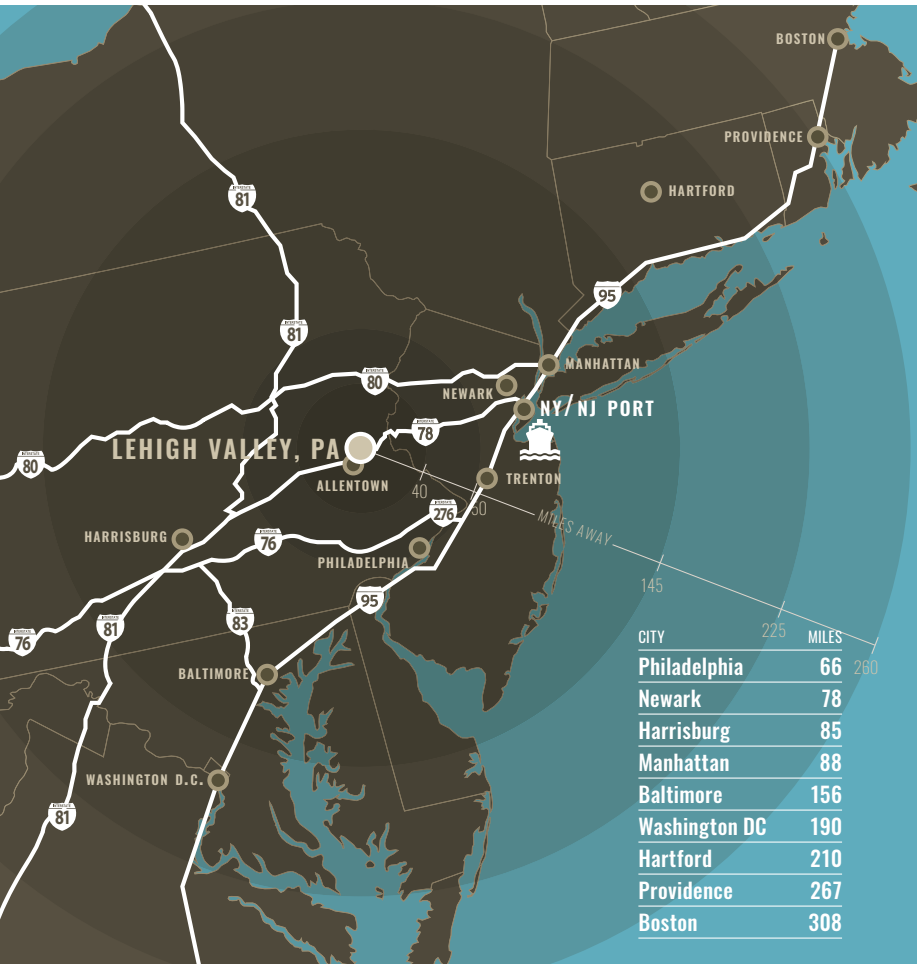
- › Over \$60M in recently completed road improvements to site
- › Core Lehigh Valley location
- › Adjacent to the largest FedEx Ground hub in the US
- › Two miles to Lehigh Valley International Airport with air cargo and passenger service
- › Three miles to Route 22
- › Toll free access to Port Newark / Elizabeth via Interstate 78
- › Within a day's drive to 1/3 of all U.S. consumers and 1/2 of all Canadian consumers

FEDEX GROUND HUB

Directly adjacent to the Rockefeller Group Logistics Park, FedEx Ground operates the company's largest warehouse and logistics hub among the 34 it has nationwide. The facility serves FedEx's largest population zone, the Eastern Seaboard. The total project cost is estimated at \$335 million. FedEx will be able to process up to 75,000 packages per hour upon the full buildout of the 1.1 million square foot facility.

The FedEx logo, consisting of the word 'FedEx' in a bold, sans-serif font. The 'F', 'e', and 'x' are purple, while the 'd' is orange. A registered trademark symbol (®) is located to the right of the 'x'.

80 MILES TO PORT NEWARK/ELIZABETH AND NEWARK LIBERTY INTERNATIONAL AIRPORT



LEHIGH VALLEY INTERNATIONAL AIRPORT:

Lehigh Valley International Airport is approximately 2 miles south of Rockefeller Group Logistics Park. The airport covers 2,700 acres and services both passenger and air cargo flights with nine passenger gates and five air cargo holding spots. The five air cargo holding gates are designed for both FedEx and Amazon Prime Air. LVIA is one of 11 airports Amazon utilizes nationally for air cargo transportation. Amazon started landing one plane per day at the airport in 2015 and is now up to five flights per day. The LVIA Airport Authority is currently in the process of reconfiguring their master plan in part to provide the ability to handle more air cargo flights daily to accommodate future carriers. It is planning to invest \$20 million to double the size of its cargo area and provide more staging room for goods.



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