

303,431 SF + Immediate Occupancy



3 MILES

Access to
Interstate 78

LOGISTICS CENTER AT VALLEY WEST

1510 Main Street, Shoemakersville, Berks County, Pennsylvania 19526

CABOT |

OWNER



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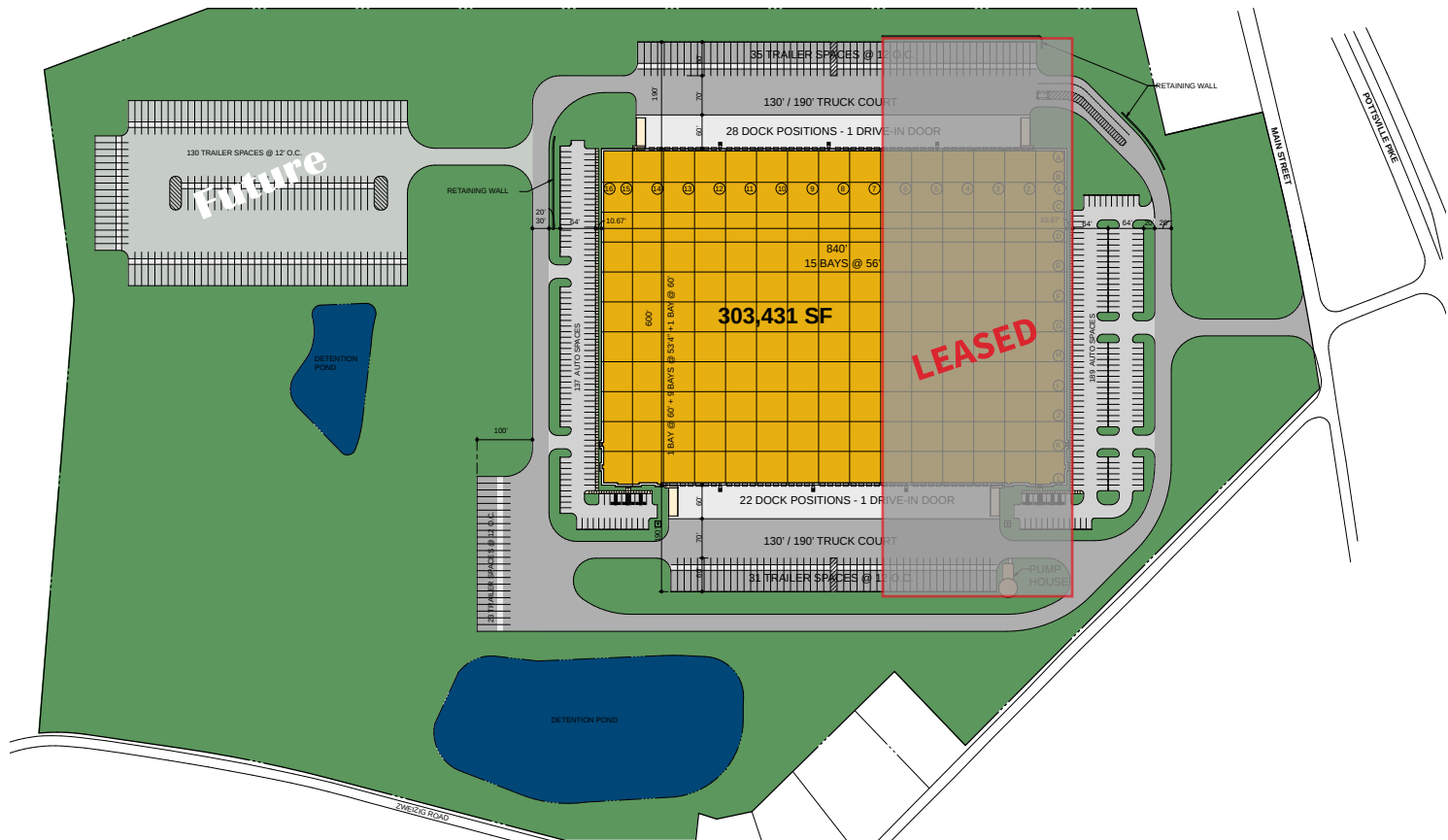
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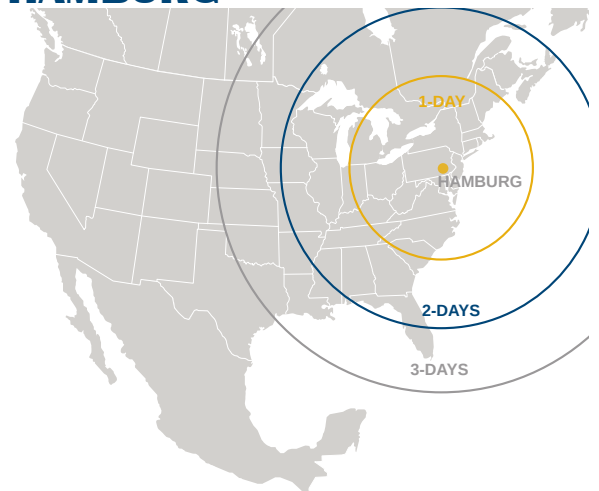
SITE PLAN

LOGISTICS CENTER AT VALLEY WEST



Logistics Center at Valley West is located on US Route 61 (a four lane divided highway) in Hamburg, Pennsylvania, approximately 3 miles from Exit 29 of Interstate 78. Valley West is a superior distribution location due to its direct access to New York City (123 miles) and other major population centers in the Northeast with access to the major highway systems running throughout the Eastern coast including major thoroughfares I-81, I-95, I-76, I-83 and I-80. In addition, Hamburg offers numerous amenities and access to a strong blue collar workforce in the Greater Reading area. Logistics Center at Valley West is the gateway to the Northeast and is ideal for any major industrial user.

DAYS TRUCK DRIVE TO/FROM HAMBURG



BUILDING SPECIFICATIONS

Square Footage	±303,431 SF (Total bldg: 505,031 SF)
Site Area	65 ± acres
Column Spacing	56' wide x 53'4" deep, with 60' speed bays
Clear Height	36' clear minimum
Dock High Doors	±50 – 9' x 10' insulated dock high doors
Drive-In Doors	2 – 12' x 14' ramped
Truck Court Depth	190' deep full concrete truck court
Auto Parking	137 auto spaces
Trailer Storage	219 trailer storage; 66 opposing, 23 off building and 130 remote (future)
Floor	6" unreinforced ductilcrete
Lighting	LED
Sprinkler	ESFR sprinkler system



976,893

Total
Population



209,242

Blue collar &
Service Labor
Force





	Distance (Miles)	Time (Minutes)
Distances to Cities		
Philadelphia	88	88
Baltimore	117	119
New York City	123	121
Washington, DC	159	163
Distances to Intermodal		
Norfolk Southern Bethlehem	46	50
Norfolk Southern Rutherford	57	60
Distances to Ports		
Port of Philadelphia	80	88
Port of NY NJ	127	129
Distance to Airport		
Lehigh Valley Int'l	40	45
Distances to Parcel		
FedEx Smart Post	25	35
FedEx Ground (Allentown)	40	49
UPS Regional	43	49
USPS Regional	53	56



Cabot Properties is a private equity real estate investment firm. The firm is a leading investor, developer and operator of industrial properties throughout North America and the United Kingdom. Formed in a 1986, Cabot has invested \$9.6 billion in industrial real estate, managing and operating over 3,800 tenants in approximately 181 million square feet.

cabotprop.com



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