

# Move In Ready

## 264,600 SF Available for Lease



**2001 Interchange Way**  
Quakertown, PA



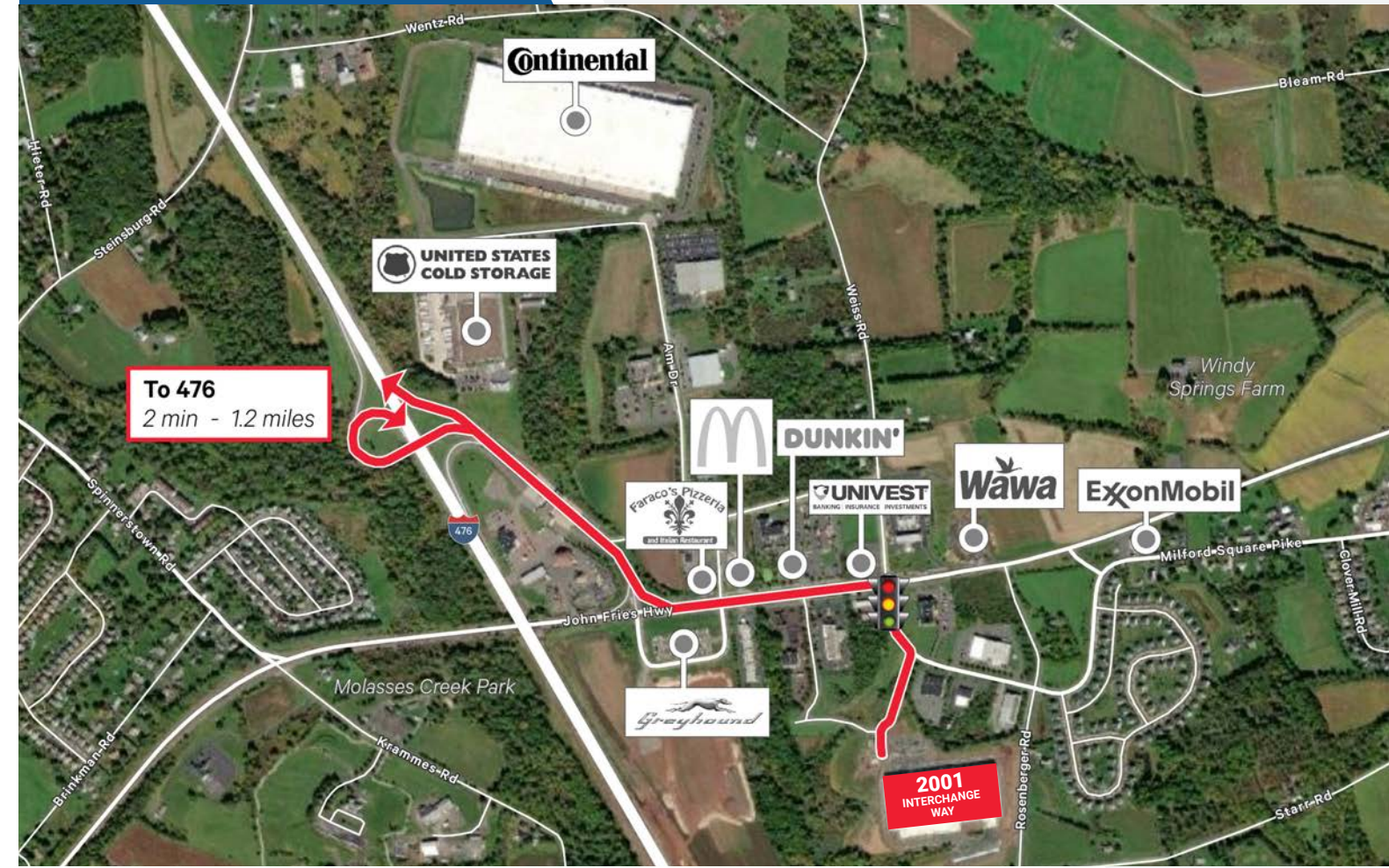
**CBRE**

# Property Overview

2001 Interchange Way,  
Quakertown, PA

## Building Specifications

<b>Building Dimensions:</b> 350' Deep x 756' Wide	<b>Typical Interior Bay:</b> 54' x 41'5"
<b>Car Parking:</b> 236 car parking spaces (expandable to 375)	<b>Typical Dock Bay:</b> 54' x 60'
<b>Trailer Parking:</b> 29 off-building trailer parking spaces	<b>Floor System:</b> 7" thick 4000 psi concrete slab on 6" DGA
<b>Ceiling Height:</b> 36' clear at the first column line in from the dock	<b>Fire Protection:</b> ESFR system with K-22.2 heads
<b>Loading Docks:</b> 30	<b>Roof System:</b> 60 mil fully adhered TPO with R-20 insulation
<b>Drive-In Doors:</b> (2) 12' X 14' drive-in doors	<b>HVAC Details:</b> Provisions for 1 air change/hour
<b>Dock Equipment:</b> 40,000 lb. mechanical dock levelers with shelters	<b>Electric:</b> 2,500A 277/480V 3-phase service
<b>Circulation:</b> Four HVLS Fans	<b>Lighting:</b> LED - 30FC speed bay/1-fixture per bay tenant layout specified



## 30 and 60 Minute Drive Time



Population  
**2,698,781 / 10,748,966**



Workforce  
**1,430,062 / 5,557,313**



Blue Collar  
**258,868 / 1,009,767**

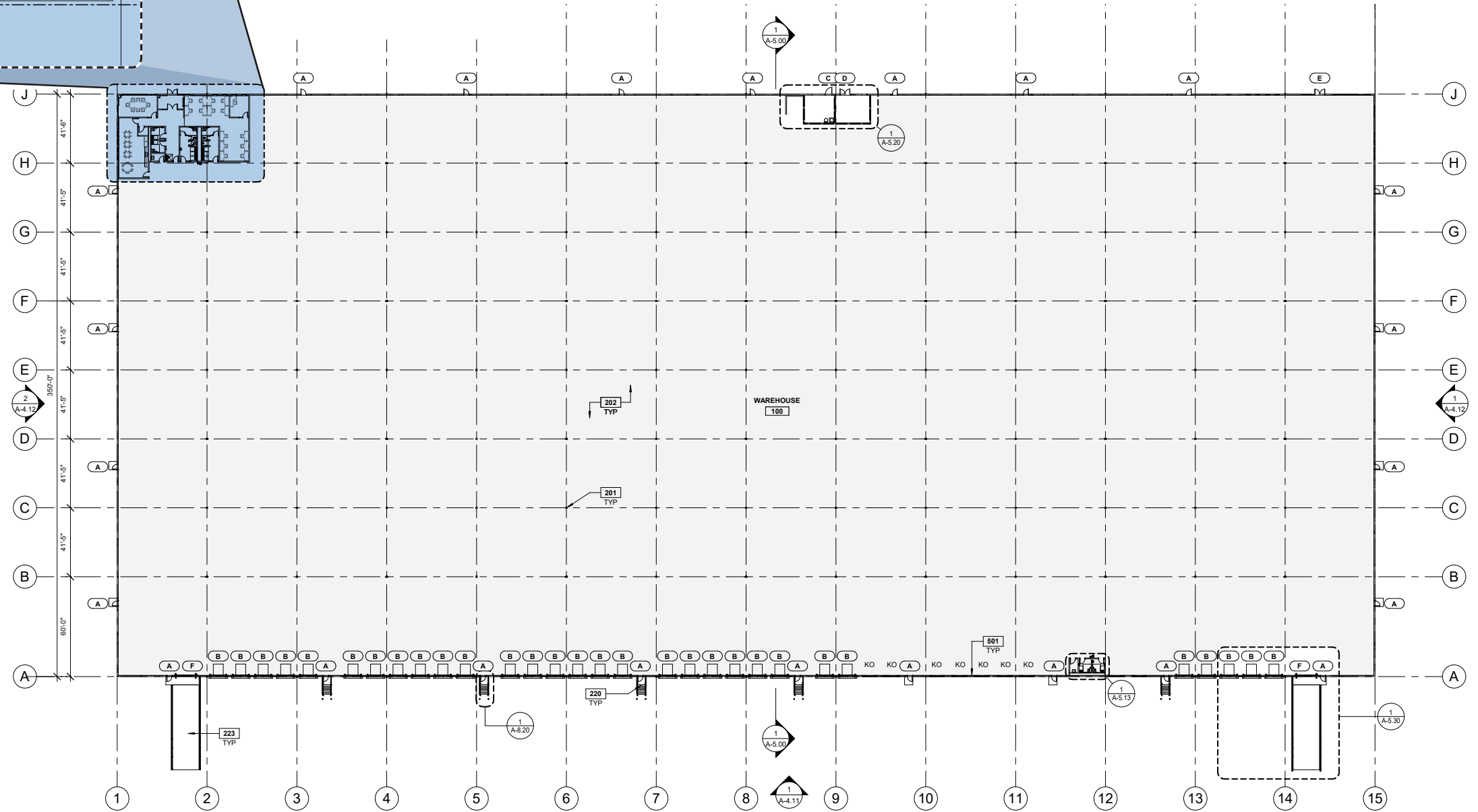
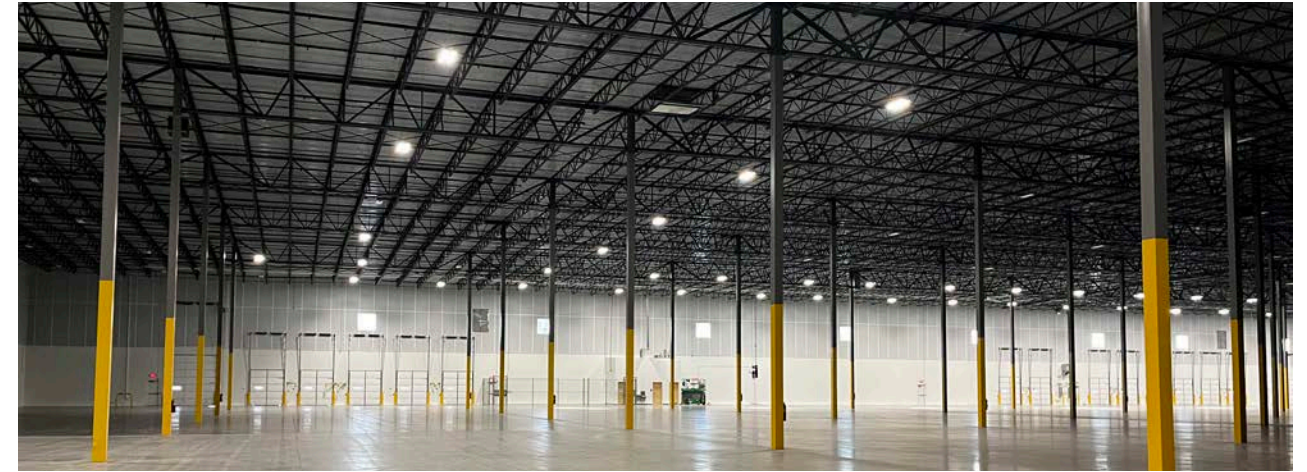
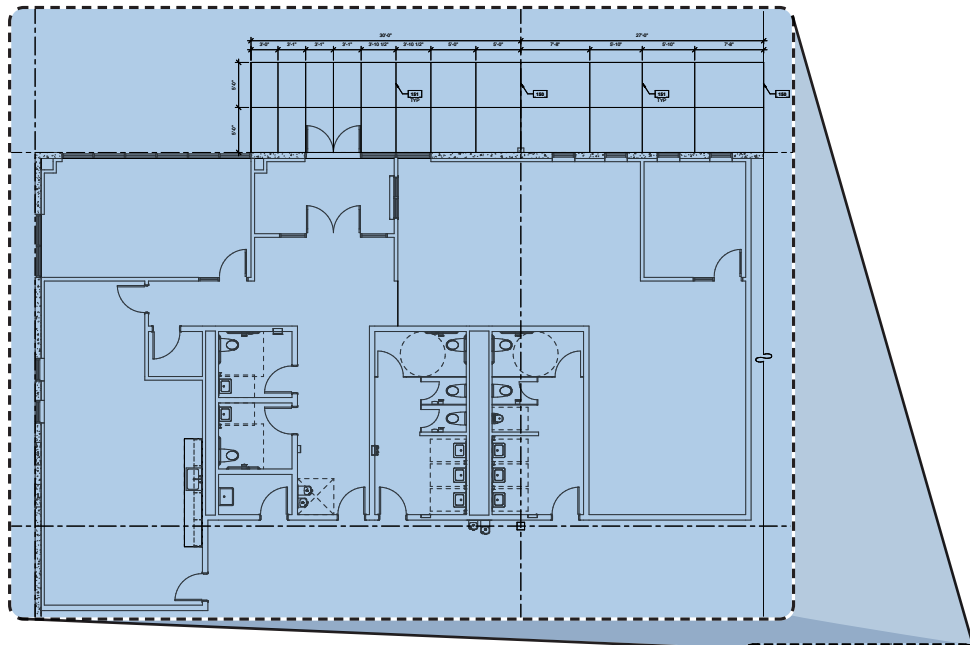


Warehouse Employees  
**66,067 / 230,846**

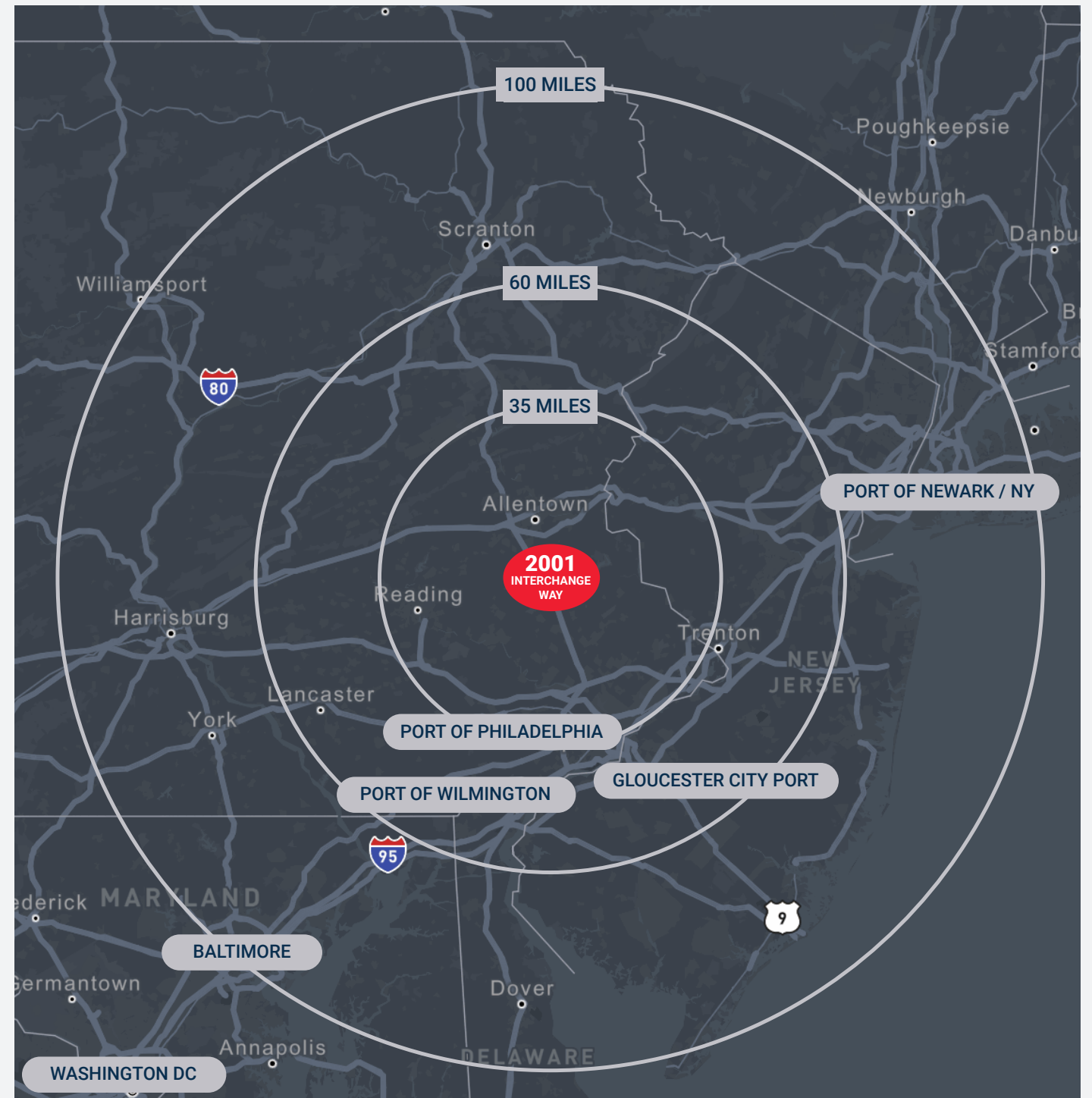


**ALL DOORS ARE FULLY EQUIPPED**  
(LEVELERS, SHELTERS, BUMPERS, DOCK LIGHTS)

# Floor Plan/Site Plan



# Location



## DISTANCES TO MAJOR DESTINATIONS

Port of Philadelphia	48.8 miles	50 mins
Port of Gloucester	49.8 miles	50 mins
Port of Wilmington	61.9 miles	55 mins
Port of Newark/NY	88.5 miles	1 hour 40 mins
Baltimore	130 miles	2 hours 15 mins
Washington DC	165 miles	2 hours 40 mins
Boston	320 miles	5 hours

2001 Interchange Way is within 30 minutes to I-78

With more than 65 years of experience as an owner and developer of commercial real estate, NFI Real Estate leverages its operational expertise to create a better model for real estate development. The real estate industry has long lived by the phrase “location, location, location,” but NFI believes successful real estate is built upon location, information and execution.

NFI is a fully integrated third-party supply chain solutions provider. Serving customers around the world, across a variety of industries, NFI is dedicated to providing customized, engineered solutions that propel a business to succeed. NFI’s business lines include dedicated transportation, warehousing, intermodal, brokerage, transportation management, global, real estate services, and industrial real estate.



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