

STEELCITY
TRADE CENTER

BETHLEHEM, PA



TWO NEW CLASS A BUILDINGS DELIVERING FIRST QUARTER 2020

1198 FEATHER WAY - 189,738 SF

2020 FEATHER WAY - 294,240 SF



HIGHLY VISIBLE
LOCATION AT
I-78 EXIT #67



AVAILABLE
LABOR
FORCE



ADJACENT
INTERMODAL
FACILITY



LERTA TAX
ABATEMENT



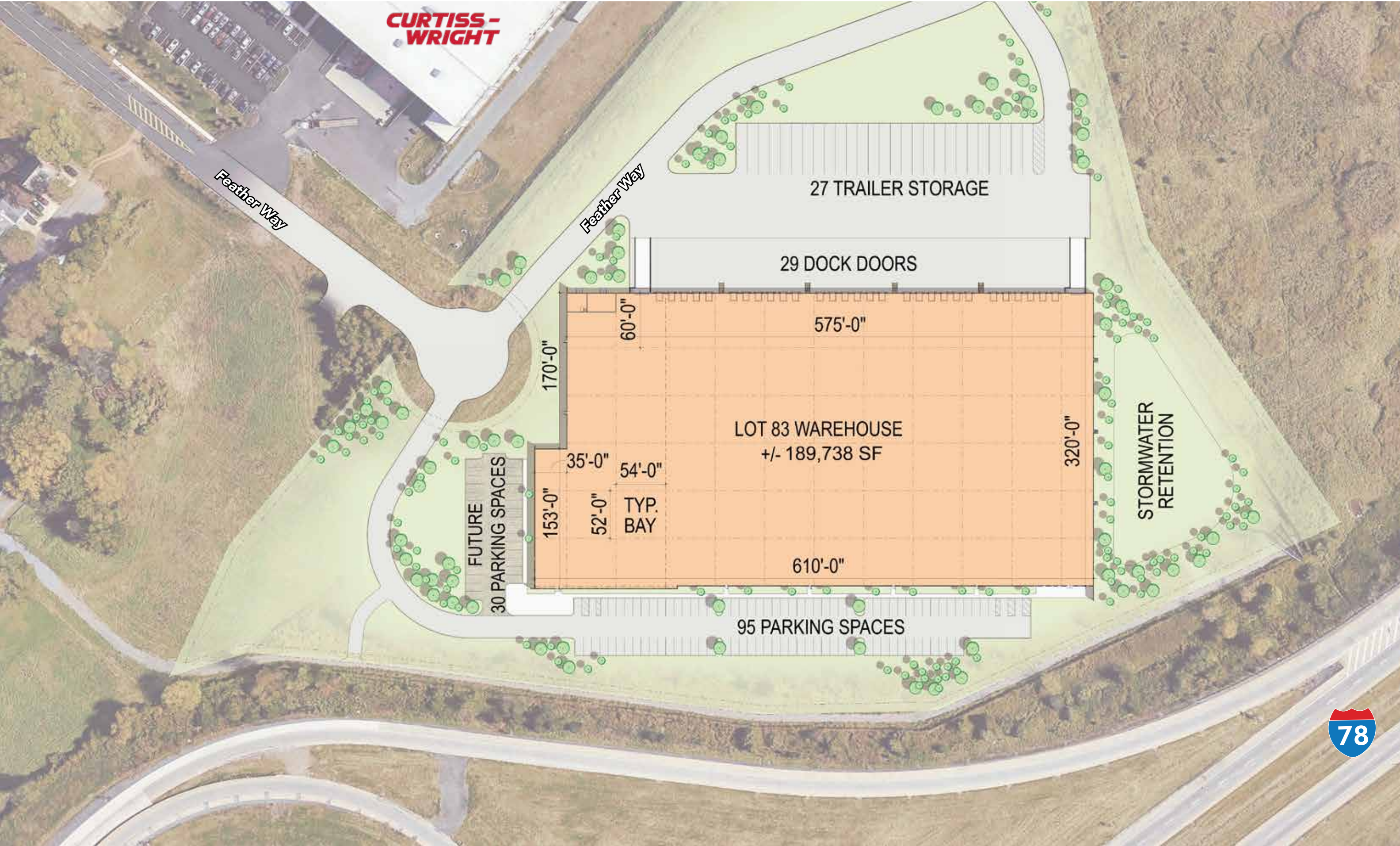
STATE OF THE
ART BUILDING
FEATURES

LOCATION



SITE PLAN





1198 FEATHER WAY BUILDING SPECIFICATIONS

Building

Building Size:	189,738
Building Dimensions:	320' x 610'
Loading Configuration:	Rear-Load
Building Height:	32' Clear, one bay in
Column Spacing:	52' x 54' w/ 60' x 54' in the speed bay
Dock Doors:	29 Dock Positions
RSF per Door:	1 door per 6,543 square feet
Overhead Doors:	(29) 9'x10' manually operated doors. Thermacore Series (or equal). Doors will be insulated R-13.5, 24 gauge with 3" heavy duty tracks.
Drive-in Doors:	(2) 14'x16'. Thermacore Series (or equal). Doors will be insulated R-13.5, 24 gauge with 3" heavy duty tracks.
Clerestory Windows:	Clerestory windows approximately 1 per structural bay
Speculative Office:	3,044 square feet of speculative office & remote restrooms

Site

Land Area:	19.16 Acres
Truck Court:	130' deep + 55' Trailer Storage
Trailer Storage:	+/- 27 Trailer Parking Spots
Car Parking:	+/- 120 Car Parking Spots

Slab

Thickness:	7" non-reinforced concrete, 4,000 psi
Construction Joints:	All construction joints shall consist of 3/8" diamond dowels, 18" OC.
Control Joints:	All control joints shall consist of round dowels 5/8" x 16" @ 18" OC. Control joints will be a maximum of 15'0" apart.
Floor Flatness:	Minimum FF50/FL35, local minimum FF35/FL24
Vapor Barrier:	A 10mil stego vapor barrier shall be located under the entire slab

Roof

Roof Membrane:	60 mil fully adhered black EPDM.
Roof insulation:	A double layer of insulation will be provided with overlapping seams. Insulation will be thick enough to meet code requirements.
Roof Deck:	22 gauge 1-1/2" deep Type B factory prime painted white
Roof Warranty:	Roof shall have a 20 year manufacturers warranty.

MEP/FP

HVAC:	Roof-mounted make-up air units will be provided. Units shall be able to heat the warehouse to 55°F at 0°F outside and have a summer ventilation feature. Code minimum air changes.
Electrical (Lighting):	LED lighting to 30FC @ 3' AFF Open Array
Electrical (Power):	Building will have 277/480 volt, 3 phase, 4 wire service with (1) 2,600 amp service (expandable) designed for three separate sub-meters. Power provided by PPL.
Sanitary Line:	A 6-8" sanitary line will be provided per architectural design.
Domestic Water:	A 2" domestic water line to service speculative office and remote restrooms.
Fire Protection:	A complete hydraulically calculated E.S.F.R. fire sprinkler system throughout the whole ware-house, meeting NFPA standards.

1198 FEATHER WAY BUILDING SPECIFICATIONS

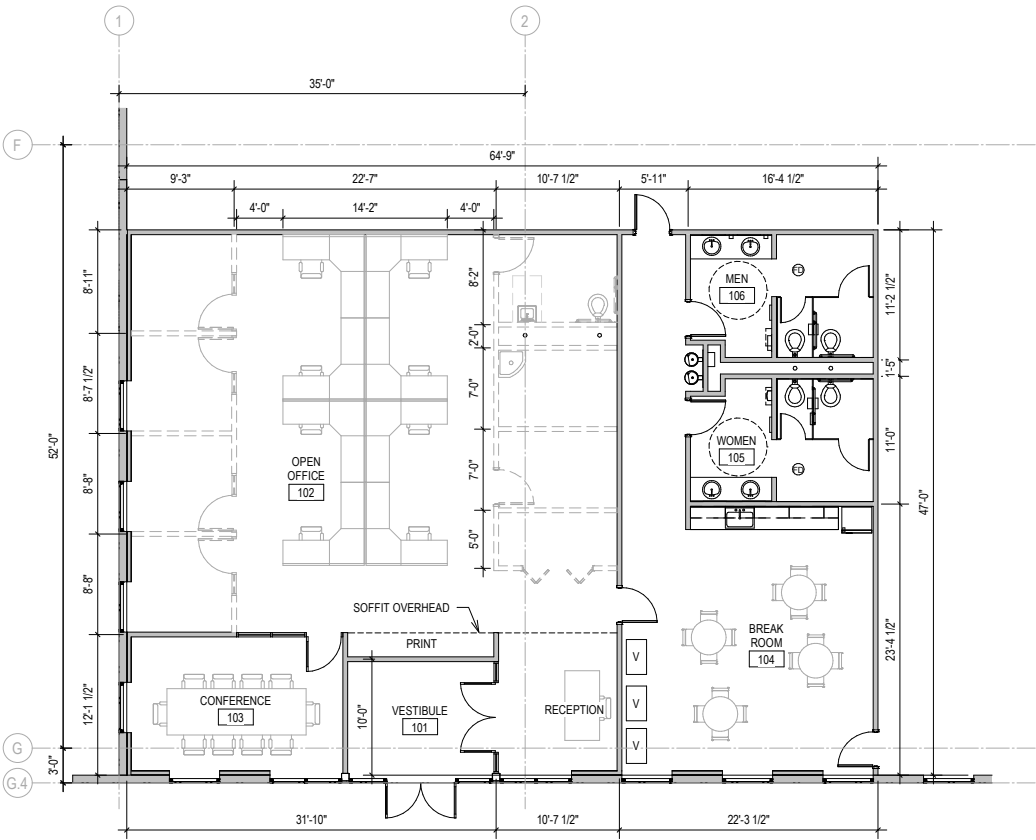
Operating Expenses (Estimated)

Property Tax	\$0.12
Property Insurance	\$0.07
CAM Charges	\$0.30
TOTAL ESTIMATED EXPENSES	\$0.49/SF/YEAR

LERTA SAVINGS

	Taxes		Full Assessment		Savings	
	Total Cost	Cost/sf	Total Cost	Cost/sf	Total Cost	Cost/sf
YEAR 1	\$22,626.00	\$0.12	\$239,788.00	\$1.26	\$217,162.00	\$1.14
YEAR 2	\$44,785.00	\$0.24	\$242,186.00	\$1.28	\$197,400.00	\$1.04
YEAR 3	\$67,386.00	\$0.36	\$244,607.00	\$1.29	\$177,221.00	\$0.93
YEAR 4	\$90,434.00	\$0.48	\$247,053.00	\$1.30	\$156,619.00	\$0.83
YEAR 5	\$113,936.00	\$0.60	\$249,524.00	\$1.32	\$135,588.00	\$0.71
YEAR 6	\$137,900.00	\$0.73	\$252,019.00	\$1.33	\$114,120.00	\$0.60
YEAR 7	\$162,331.00	\$0.86	\$254,539.00	\$1.34	\$92,209.00	\$0.49
YEAR 8	\$187,237.00	\$0.99	\$257,085.00	\$1.35	\$69,848.00	\$0.37
YEAR 9	\$212,625.00	\$1.12	\$259,656.00	\$1.37	\$47,031.00	\$0.25
YEAR 10	\$238,502.00	\$1.26	\$262,252.00	\$1.38	\$23,751.00	\$0.13
Total	\$1,277,761.00	\$6.73	\$2,508,709.00	\$13.22	\$1,230,948.00	\$6.49

Spec Office Layout





2020 FEATHER WAY BUILDING SPECIFICATIONS

Building	
Building Size:	294,240 SF
Building Dimensions:	330' x 915'
Loading Configuration:	Rear-Load
Building Height:	36' Clear, one bay in
Column Spacing:	54' x 54' w/ 60' x 54' in the speed bay
Dock Doors:	44 Dock Positions
RSF per Door:	1 door per 6,687 square feet
Overhead Doors:	(44) 9'x10' manually operated doors. Thermacore Series (or equal). Doors will be insulated R-13.5, 24 gauge with 3" heavy duty tracks.
Drive-in Doors:	(2) 14'x16'. Thermacore Series (or equal). Doors will be insulated R-13.5, 24 gauge with 3" heavy duty tracks.
Clerestory Windows:	Clerestory windows approximately 1 per structural bay
Speculative Office:	3,136 square feet of speculative office & remote restrooms

Site	
Land Area:	27.239 Acres
Truck Court:	130' deep + 55' Trailer Storage
Trailer Storage:	+/- 44 Trailer Parking Spots
Car Parking:	+/- 285 Car Parking Spots

Slab	
Thickness:	7" non-reinforced concrete, 4,000 psi
Construction Joints:	All construction joints shall consist of 3/8" diamond dowels, 18" OC.
Control Joints:	All control joints shall consist of round dowels 5/8" x 16" @ 18" OC. Control joints will be a maximum of 150" apart.
Floor Flatness:	Minimum FF50/FL35, local minimum FF35/FL24
Vapor Barrier:	A 10mil stego vapor barrier shall be located under the entire slab.

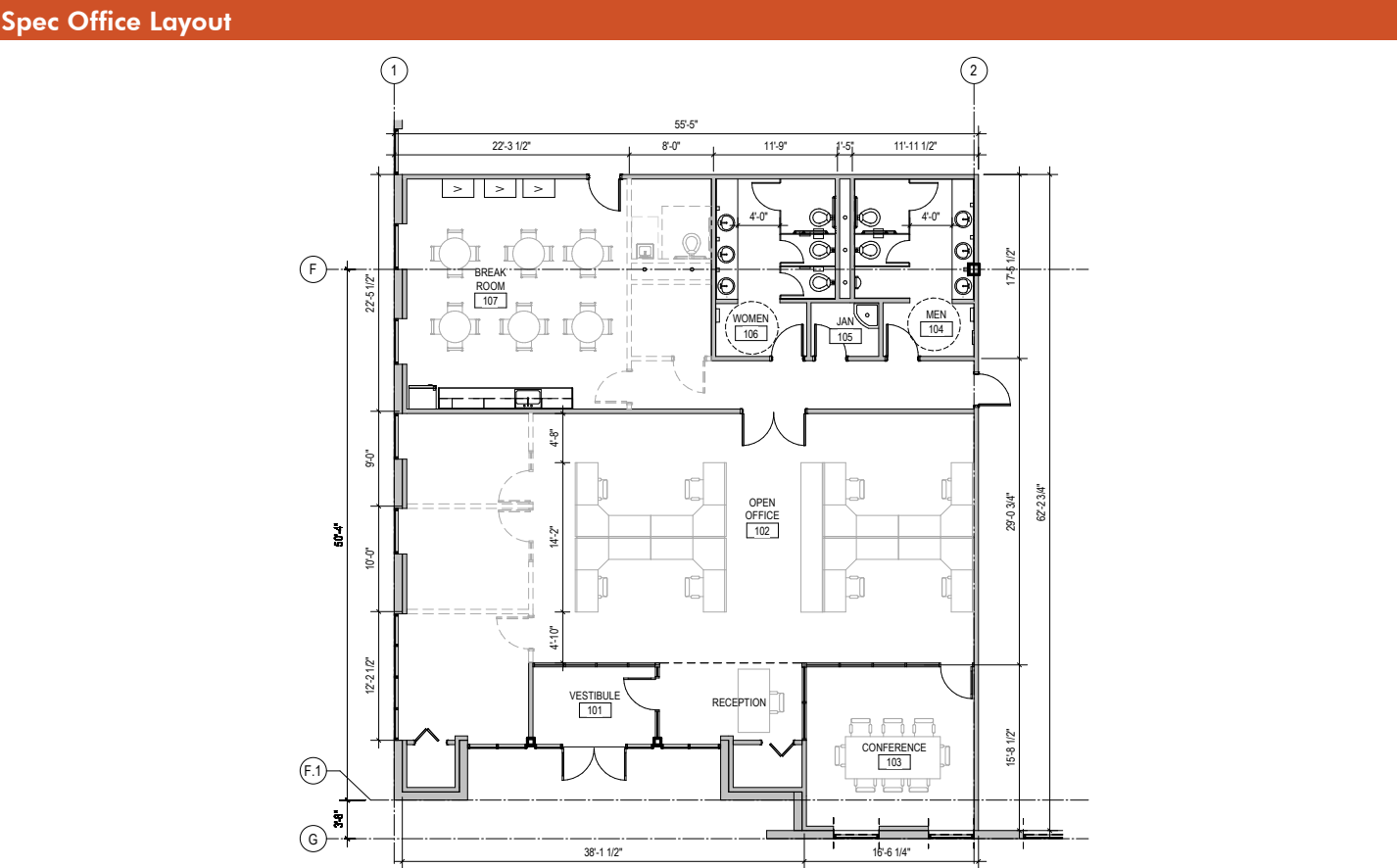
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Electrical (Power):	Building will have 277/480 volt, 3 phase, 4 wire service with (1) 3,000 amp service (expandable) designed for three separate sub-meters. Power provided by PPL.
Sanitary Line:	A 6-8" sanitary line will be provided per architectural design.
Domestic Water:	A 2" domestic water line to service speculative office and remote restrooms.
Fire Protection:	A complete hydraulically calculated E.S.F.R. fire sprinkler system throughout the whole warehouse, meeting NFPA standards.

2020 FEATHER WAY BUILDING SPECIFICATIONS

Operating Expenses (Estimated)	
Property Tax	\$0.12
Property Insurance	\$0.07
CAM Charges	\$0.30
TOTAL ESTIMATED EXPENSES \$0.49/SF/YEAR	

LERTA SAVINGS						
	Taxes		Full Assessment		Savings	
	Total Cost	Cost/sf	Total Cost	Cost/sf	Total Cost	Cost/sf
YEAR 1	\$35,088.00	\$0.12	\$371,855.00	\$1.26	\$336,768.00	\$1.14
YEAR 2	\$69,452.00	\$0.24	\$375,574.00	\$1.28	\$306,122.00	\$1.04
YEAR 3	\$104,500.00	\$0.36	\$379,330.00	\$1.29	\$274,830.00	\$0.93
YEAR 4	\$140,242.00	\$0.48	\$383,123.00	\$1.30	\$242,881.00	\$0.83
YEAR 5	\$176,689.00	\$0.60	\$386,954.00	\$1.32	\$210,265.00	\$0.71
YEAR 6	\$213,851.00	\$0.73	\$390,824.00	\$1.33	\$176,973.00	\$0.60
YEAR 7	\$251,738.00	\$0.86	\$394,732.00	\$1.34	\$142,994.00	\$0.49
YEAR 8	\$290,361.00	\$0.99	\$398,679.00	\$1.35	\$108,318.00	\$0.37
YEAR 9	\$329,732.00	\$1.12	\$402,666.00	\$1.37	\$72,934.00	\$0.25
YEAR 10	\$369,861.00	\$1.26	\$406,693.00	\$1.38	\$36,832.00	\$0.13
Total	\$1,981,514.00	\$6.73	\$3,890,431.00	\$13.22	\$1,908,917.00	\$6.49





Owner/Developer:



Founded in 1948, Trammell Crow Company is one of the nation's oldest and most prolific developers of, and investors in, commercial real estate. Headquartered in Dallas, Texas, Trammell Crow has offices in 16 major U.S. cities and has developed in over 30 MSAs. They have developed over 540 million square feet totaling \$60 billion in asset value across a range of product types. Trammell Crow's Northeast Regional Business unit is the developer for Lehigh Valley Trade Center. The business unit opened in 1985 and has developed 49 projects totaling 11.6 million square feet in the past 15 years. They have diverse commercial real estate expertise in office, industrial, retail, healthcare, mixed use, and land development.

Owner/Developer:



Clarion Partners has been a leading U.S. real estate investment manager for 32 years. Headquartered in New York, the firm has offices in major markets throughout the U.S., in São Paulo, Brazil and London, England, as well as a presence in Mexico. With more than \$44 billion in total assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to its more than 200 domestic and international institutional investors. The Firm's industrial footprint is comprised of more than 116 million square feet across 43 markets across the U.S. and Brazil.

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