

**250 BOULDER DRIVE  
BREINIGSVILLE, PA 18031**

**McGowan**  
Corporate Real Estate Advisors

**LEHIGH VALLEY WEST II  
WAREHOUSE FOR SUBLEASE**

**59,000 SF AVAILABLE**



**FOR FURTHER INFORMATION, PLEASE CONTACT:**

**Kevin McGowan, CCIM, SIOR  
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Phone (484) 222-6900  
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**McGowan Corporate Real Estate Advisors  
1275 Glenlivet Drive, Suite 100  
Allentown, PA 18106-3107**

**[www.mcgowanadvisors.com](http://www.mcgowanadvisors.com)**

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### WAREHOUSE FOR LEASE

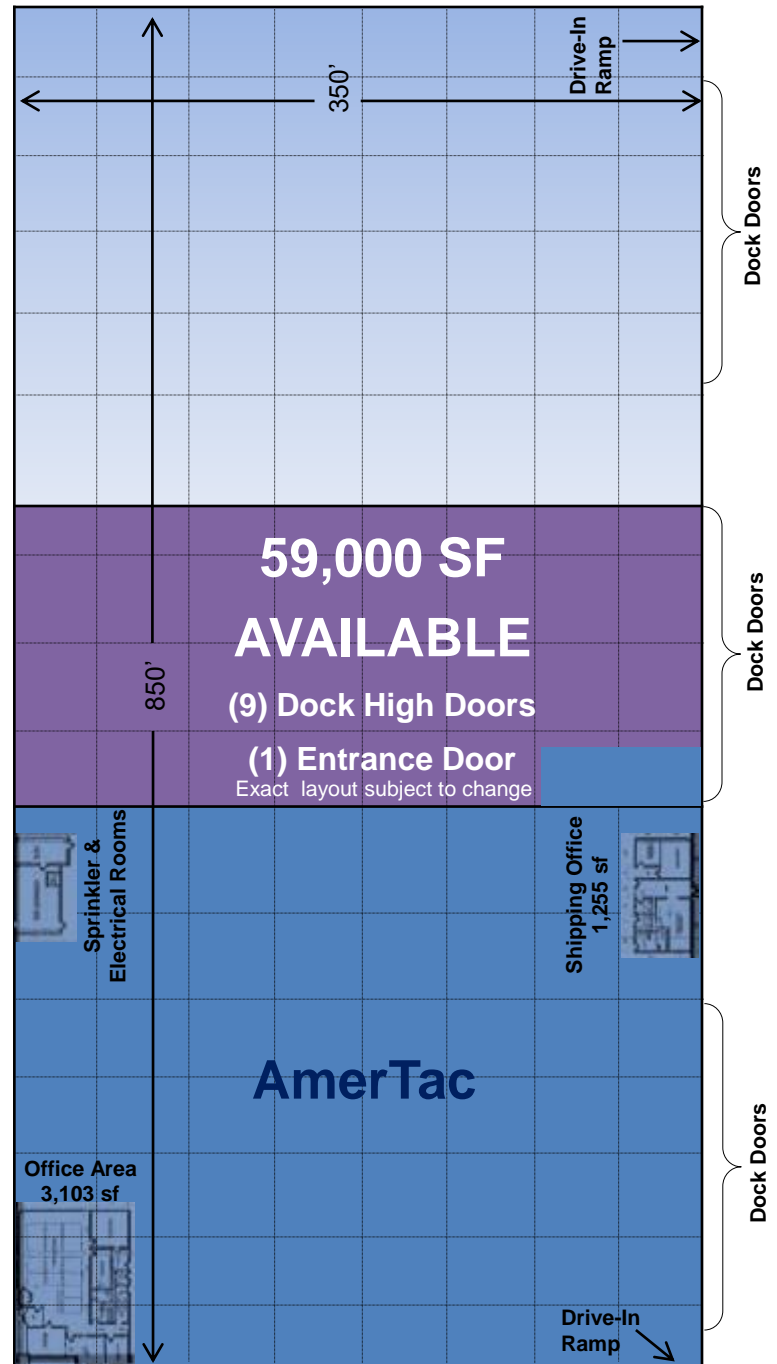
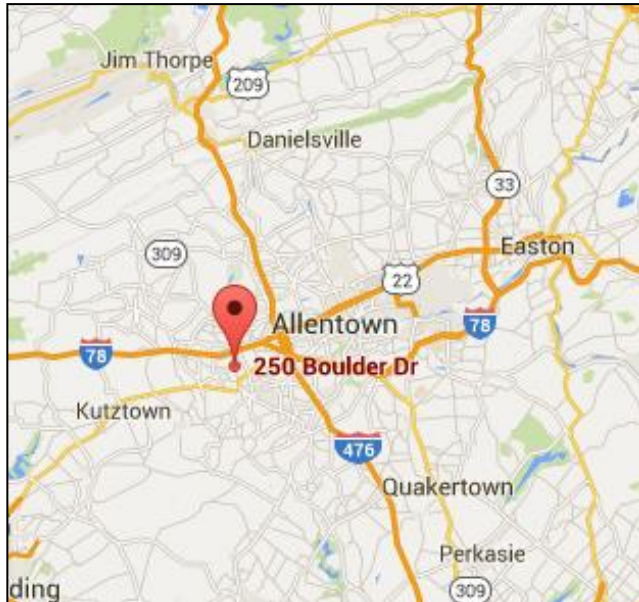
As exclusive agents, we are pleased to offer the following space for sublease within the Lehigh Valley West II Warehouse Park (proposed floorplans below):

#### LOCATION

- Close proximity to I-78, the PA Turnpike (I-476) and Routes 100 and 222
- Within 20 minutes to Lehigh Valley Int'l Airport

#### FEATURES

- 59,000 SF Available
- Sublease term through July 2024
- T-5 Lighting
- 30' Clear Height
- 50' x 50' Column Spacing
- 9 Dock High Doors
- One Man Door to Enter/Exit
- Additional Trailer Stalls
- ESFR Sprinkler System
- 800-amp, 277/480 volt, 3-phase
- Space is Partially Racked



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