

**250 BOULDER DRIVE
BREINIGSVILLE, PA 18031**

McGowan
Corporate Real Estate Advisors

**LEHIGH VALLEY WEST II
WAREHOUSE FOR SUBLEASE**

120,000 SF AVAILABLE



FOR FURTHER INFORMATION, PLEASE CONTACT:

**Kevin McGowan, CCIM, SIOR
President
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

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WAREHOUSE FOR SUBLEASE

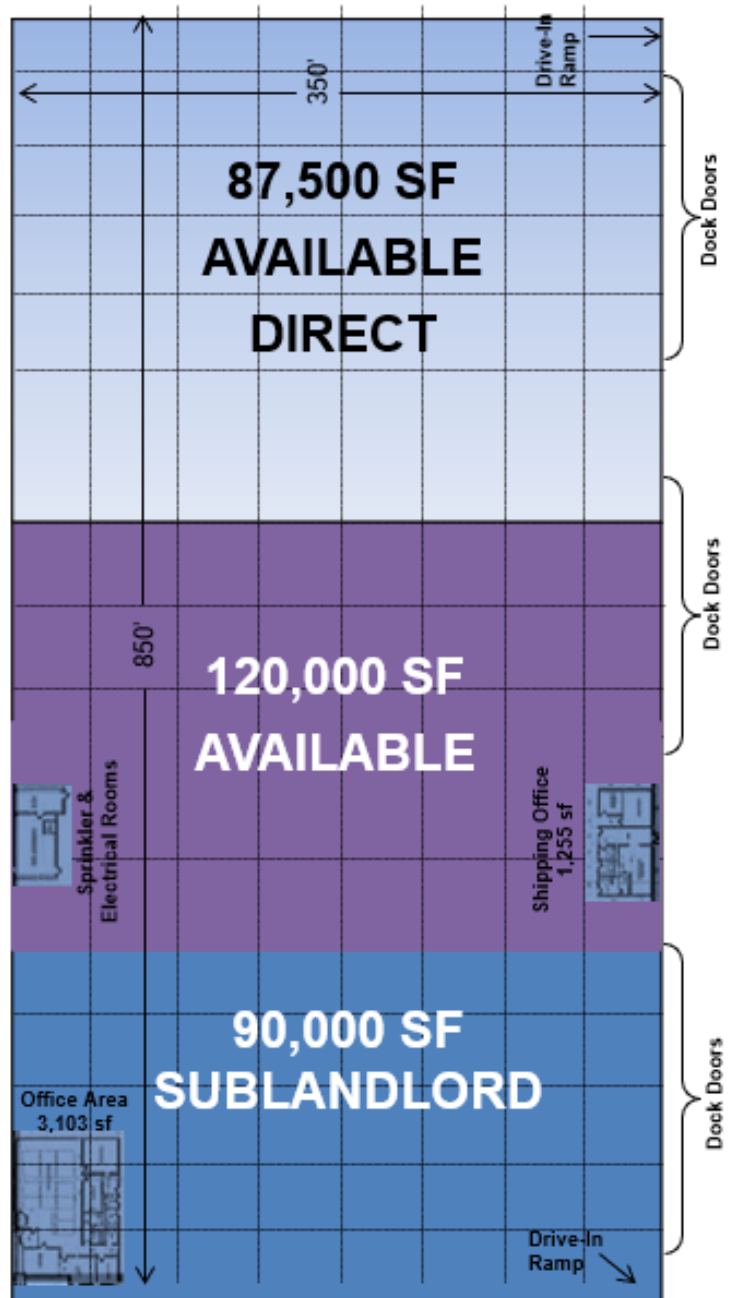
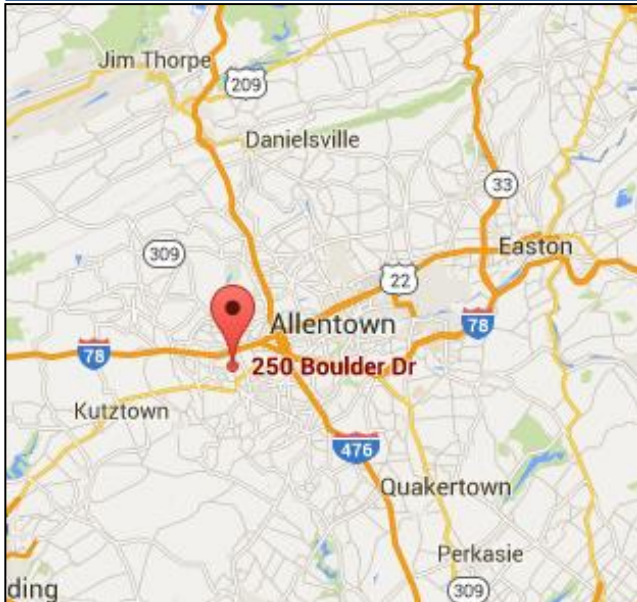
As exclusive agents, we are pleased to offer the following space for sublease within the Lehigh Valley West II Warehouse Park (proposed floorplans below):

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

- 120,000 SF Available adjacent to 87,500 SF vacancy
- 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
- Available 12/31/20 (60K) and 1/31/21 (60K)



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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:



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