



CORE5 LOGISTICS CENTER AT **PARK 31**

2130 Allentown Road, Towamencin Township, Pennsylvania

<https://www.core5lc.com/>



LEASING AGENT



DEVELOPER

CORE5 LOGISTICS CENTER AT PARK 31

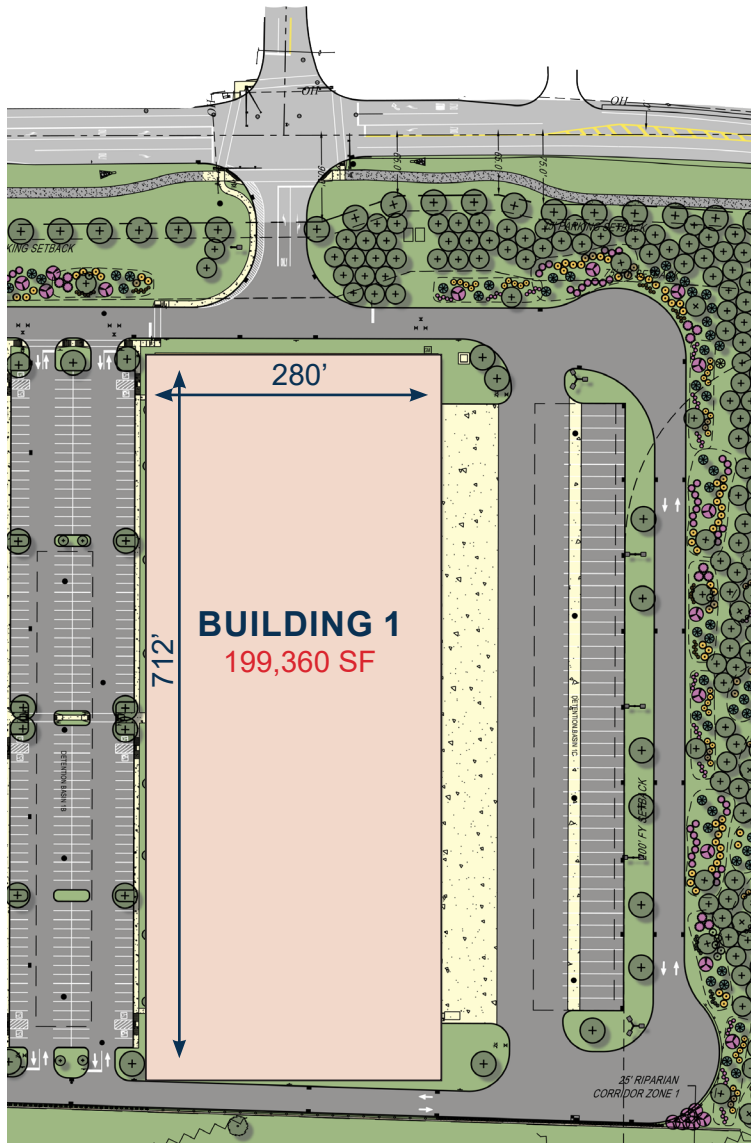
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On behalf of Core5 Industrial Partners, Colliers International is pleased to present the Core5 Logistics Center at Park 31. This planned development of 591,360 +/- SF will break ground in Fall of 2020 with Building 1 anticipated to deliver in August 2021. With almost immediate access to the Northeast Extension (I-476) via the newly improved Lansdale Interchange, this development is ideally positioned to service Eastern Pennsylvania and the Greater Northeast.



CORPORATE NEIGHBORS

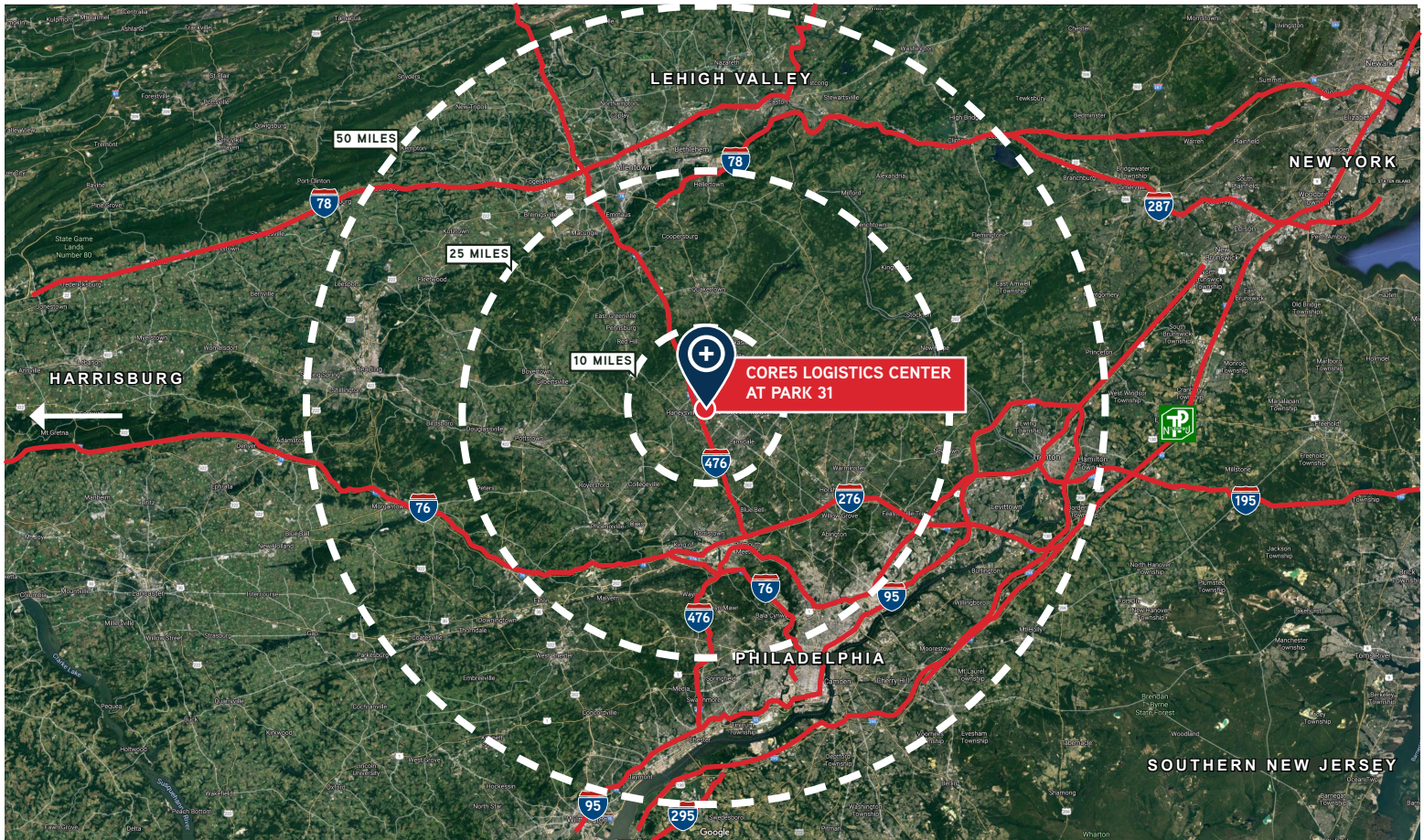




BUILDING 1 SPECIFICATIONS

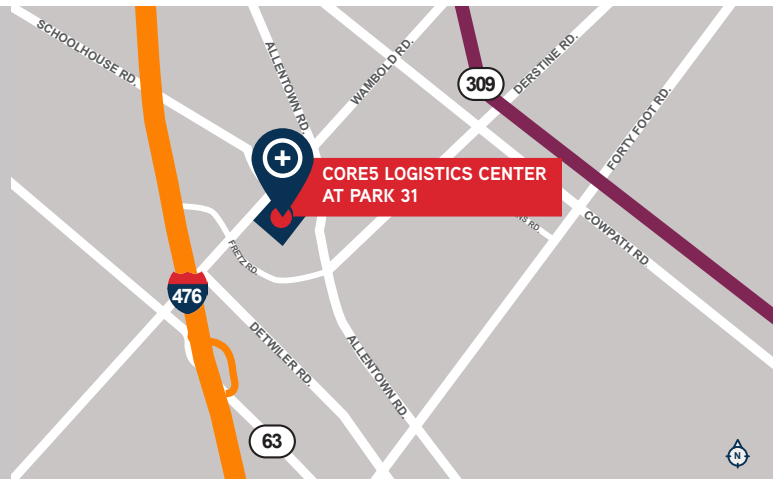
Square Footage	199,360 SF
Building Dimensions	±712' x ±280'
Office Area	Build to Suit
Auto Parking	±128 Stalls
Trailer Parking	±51 Stalls
Dock-High Loading	±46 dock doors (9'x10')
Drive-In Loading	±2 drive-in doors (12'x14')
Truck Court	±135', ±185' overall

Column Spacing	±54 deep x ±50' wide with 60' speed bays
Building Configuration	Rear load
Clear Height	36' clear at first column line
Construction	Concrete tilt-up
Power	2,000 amps @ 277/480
Sprinklers	ESFR
Lighting	LED with motion sensor
Est: Completion Date	Q3 2021



Distances

I-476	1.4 Miles
I-78	30 Miles
I-276	13 Miles
I-95/295	35.8 Miles
Port of Philadelphia	48.2 Miles
Port of Wilmington	50 miles
Port of New York & New Jersey	110 miles
CSX Intermodal (Philadelphia)	46.2 miles
NS Intermodal (Bethlehem)	47.6 Miles



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