

26,073 SF

ON 7.76 ACRES

155 NESTLE WAY, SUITE 109

LEHIGH VALLEY WEST INDUSTRIAL PARK
UPPER MACUNGIE TOWNSHIP, BREINIGSVILLE, PA



EXCEPTIONAL ACCESS TO I-78 AND I-476



DIRECTIONS TO LEHIGH VALLEY WEST INDUSTRIAL PARK

Take the Pennsylvania Turnpike Northeast Extension (I-476) to Exit 56, Lehigh Valley. Off the turnpike exit, take Route 22 West towards Harrisburg. Route 22 West will merge with Interstate 78. Continue on I-78/Route 22 West. Take Exit 49A to Route 100 going South. Continue on for two traffic lights. Turn right at the intersection of Route 100 and Schantz Road. Continue to the first traffic light and turn right. 155 Nestle Way is on the corner of Nestle Way and Old Road.

PLANS AND SPECIFICATIONS

SIZE

- **Available Space:** 26,073 SF in a multi-tenant, flex building
- 572 SF existing office space
- **Acreage:** 7.76 acres
- **Building Size:** 105,000 SF
- **Space Dimensions:** 159'-6" (length) x 175' (depth)

BUILDING CONSTRUCTION.

- **Floor:** 6" thick reinforced concrete floors
- **Roof:** MR24 standing seam metal roof system with insulation
- **Exterior Walls:** Pre-engineered steel building with a combination of architectural masonry and insulated metal panel walls
- Thermally-broken aluminum framed glass doors and windows.
- Building entrances are covered
- **Clear Ceiling Height:** 30' to 33'-9"
- **Office Space:** Existing office space is finished with broadloom carpeting, resilient flooring, and an acoustical suspended ceiling system at approximately 9'-0" above finish floor.

LOADING

- **Dock Equipment:** Four (4) 8'-6" x 9'-6" vertical-lift, insulated steel loading doors with 29,000 lb capacity mechanical levelers and bumpers. One (1) 10'w x 12'h drive-in door with asphalt ramp.

UTILITIES & SYSTEMS

- **Office HVAC:** Gas/electric packaged rooftop unit with an average 400 cfm
- **Warehouse HVAC:** Heated/ventilated with energy-efficient, gas-fired Cambridge, roof-top units
- **Electrical Service:** 200 amp, 120/208 volt, 3-phase electrical service
- **Office Lighting:** 2 x 4 fluorescent, troffer light fixtures with prismatic lenses
- **Warehouse Lighting:** Energy-efficient, T5 fluorescent fixtures
- **Fire Protection:** Class III, ordinary hazard sprinkler system
- **Utilities:** Separately Metered, Public Water, Sewer, Natural Gas, and Electric

PARKING

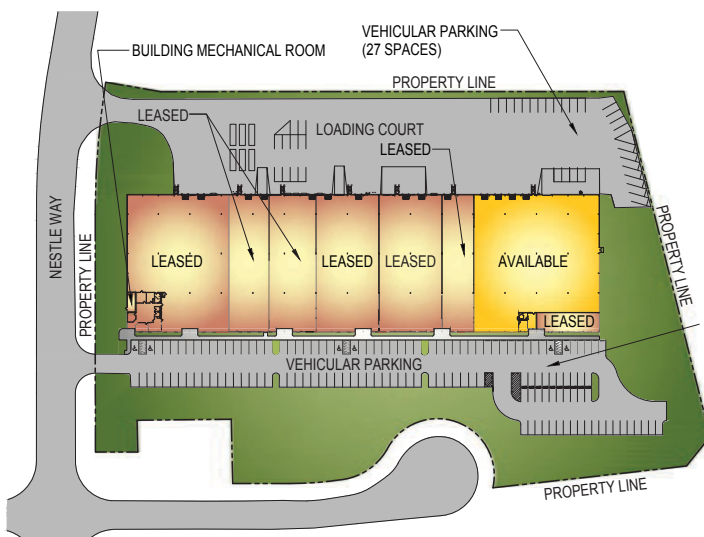
- **Vehicular Parking:** On-site parking for approximately 40 vehicles

LOCATION

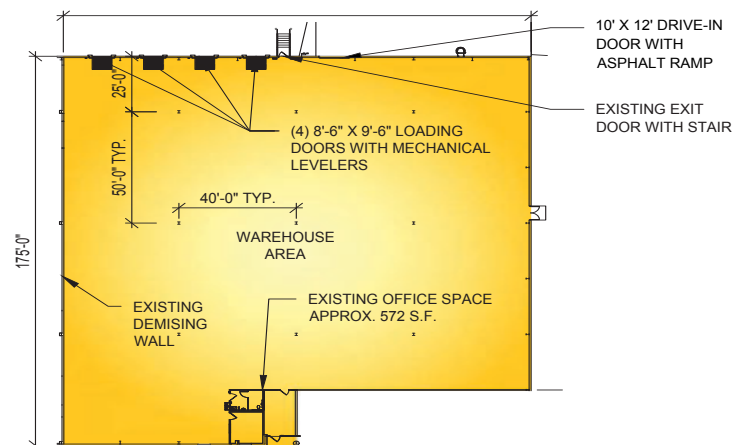
- Close to 800,000 people live within 20 miles
- Public bus service to and from entrance to site

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

SITE PLAN



FLOOR PLAN





Note: Metal halide lights were recently replaced by energy-efficient, T5 fluorescent fixtures.

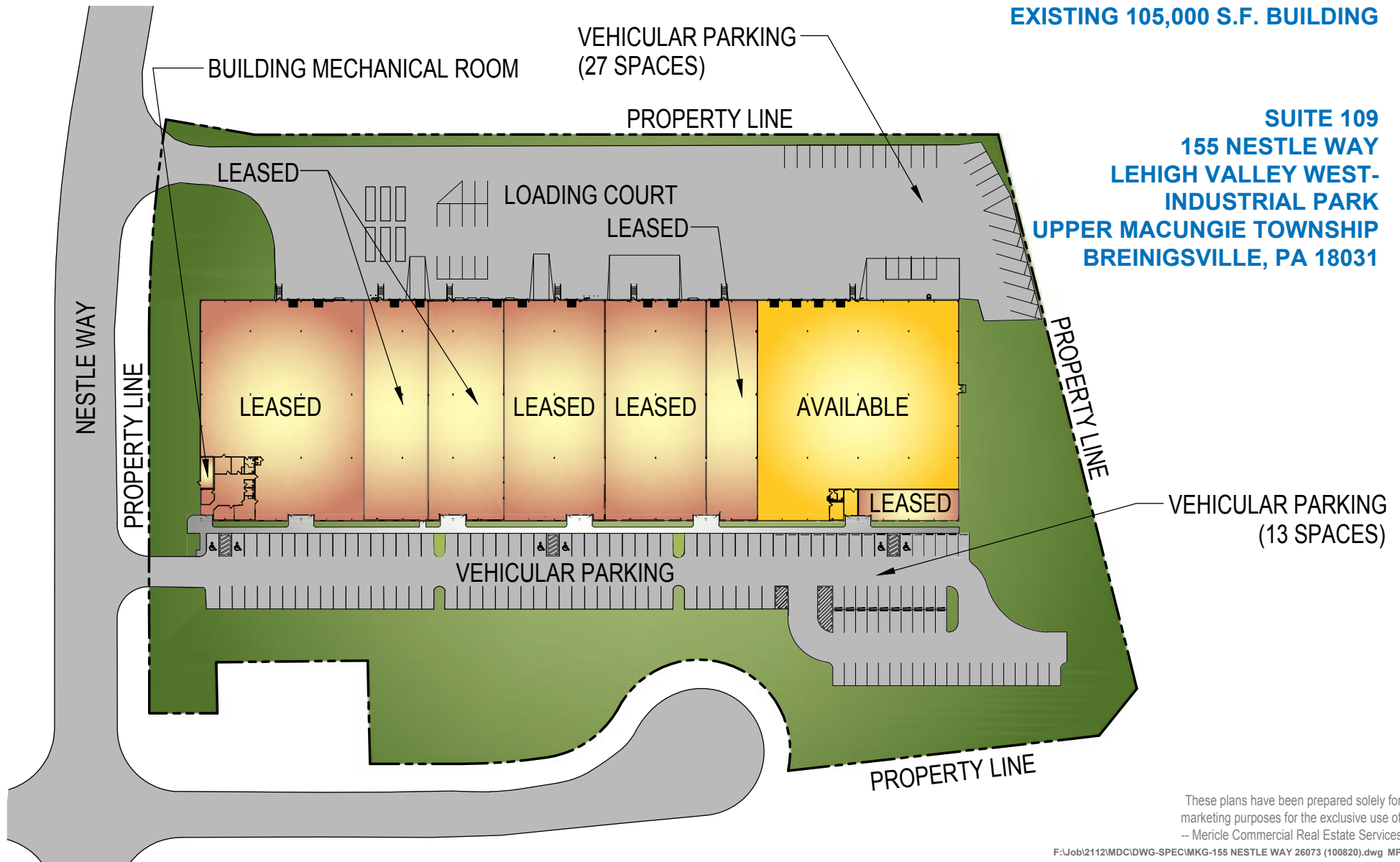




EXISTING SITE PLAN

AVAILABLE 26,073 S.F. SPACE WITHIN AN
EXISTING 105,000 S.F. BUILDING

SUITE 109
155 NESTLE WAY
LEHIGH VALLEY WEST-
INDUSTRIAL PARK
UPPER MACUNGIE TOWNSHIP
BREINIGSVILLE, PA 18031



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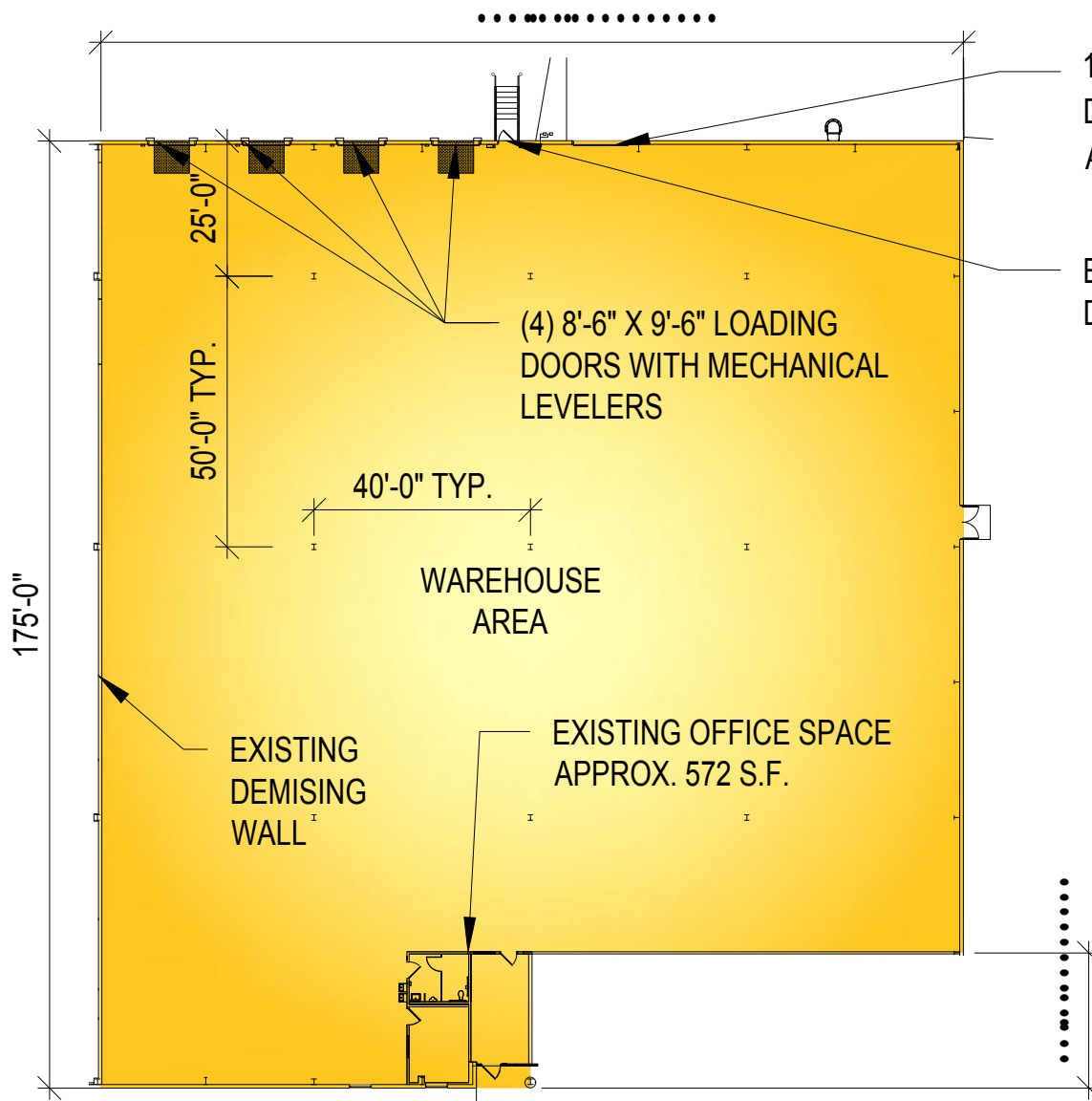
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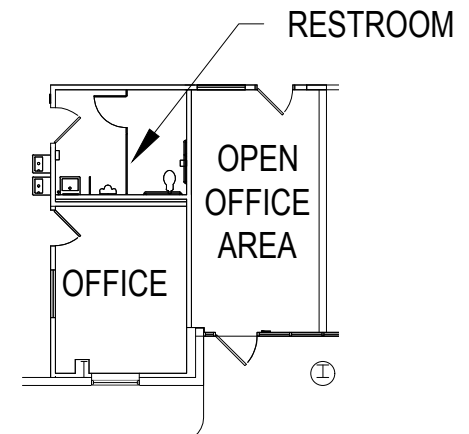
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EXISTING FLOOR PLAN



**AVAILABLE 26,073 S.F. SPACE WITHIN AN
EXISTING 105,000 S.F. BUILDING**

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ENLARGED OFFICE AREA PLAN

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SPECIFICATIONS

SITE AMENITIES

- Site contains 7.76 acres.
- On-site parking available for 40 vehicles.
- Asphalt paved parking lot, including heavy-duty pave in truck areas.
- Site has professionally maintained landscaping.
- Marquee sign at entrance to site.
- Public bus service to and from entrance to site.

EXISTING BUILDING IMPROVEMENTS

- The existing building is a multi-tenant, flexible space building containing a total of 105,000 S.F.
- The available space is approximately 159'-6" +/- wide x 175' deep.
- The available space is approximately 26,073 S.F. with an existing 572 S.F. office area.
- 30'-0" clear structural height at low eave and 33'-9" clear structural height at high eave.
- 6" minimum, reinforced concrete floor.
- The existing building structure is a pre-engineered steel building with a combination of architectural masonry and insulated metal panel walls, an insulated standing seam metal roof, and thermally-broken aluminum framed glass doors and windows.
- The building entrances are covered.
- The existing space contains four (4) 8'-6" x 9'-6" vertical-lift, insulated steel loading doors with 29,000 lb capacity mechanical levelers and bumpers.
- The existing space contains one (1) 10'-0" x 12'-0" vertical-lift, drive-in door with asphalt ramp.
- The existing office space is finished with broadloom carpeting, resilient flooring, and an acoustical suspended ceiling system at approximately 9'-0" above finish floor.

UTILITIES AND BUILDING SYSTEMS

- The available space is served by a 200 amp, 120/ 208 v, 3-phase electrical service.
- The available office space lighting is 2 x 4 fluorescent, troffer light fixtures with prismatic lenses.
- The available warehouse space lighting is energy-efficient, T5 fluorescent fixtures.
- The available office area heating and cooling system is a gas/electric packaged rooftop unit.
- The available warehouse area is heated/ ventilated with energy-efficient, gas-fired *Cambridge*, roof-top unit.
- The available space has an existing, Class III, ordinary hazard sprinkler system.
- Metered domestic water and natural gas are available.
- All utilities shall be separately metered.

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EXISTING 105,000 S.F. BUILDING**

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