

30

LUDWIG COURT

HAMBURG, PENNSYLVANIA

\$7.00

NEW REDUCED SUBLEASE RATE

±327,217–600,238 SF
AVAILABLE FOR SUBLEASE

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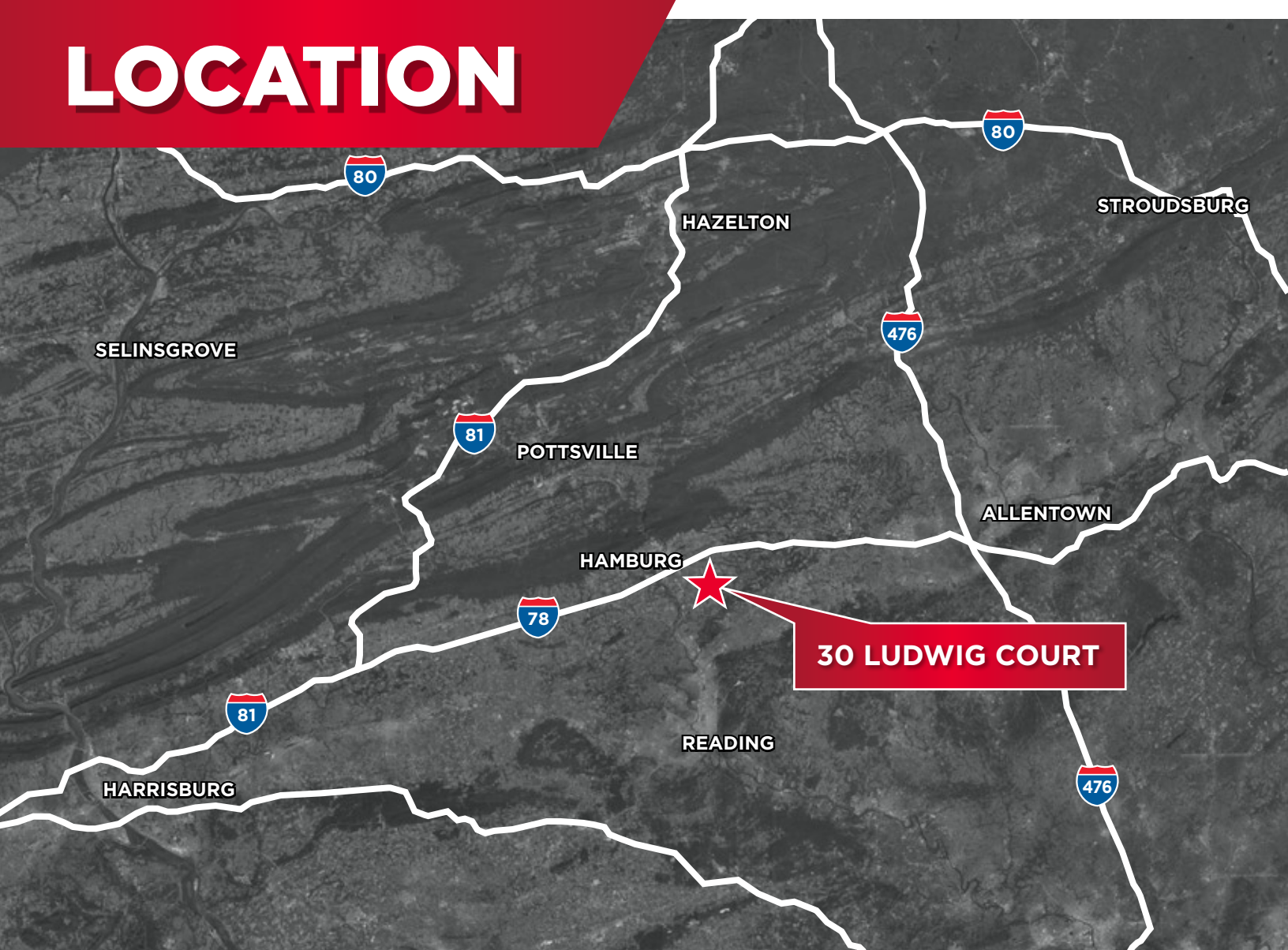
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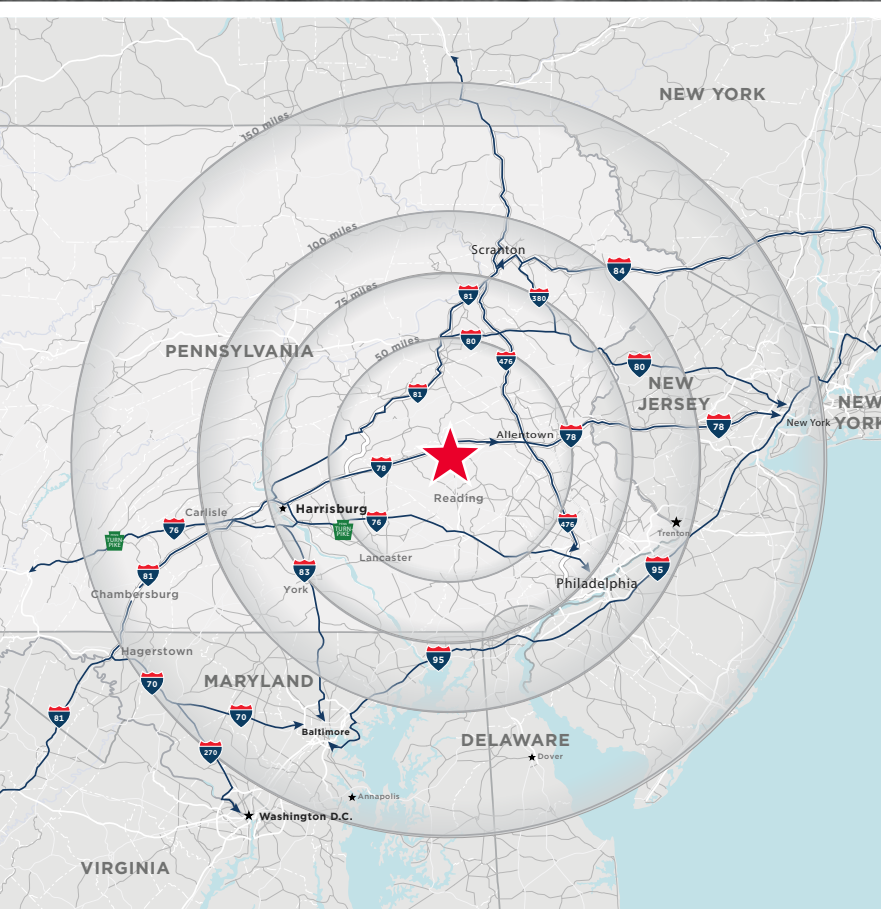
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LOCATION



30 LUDWIG COURT

DRIVE TIMES



I-78
4 MILES

ALLENTOWN, PA
34 MILES

HARRISBURG, PA
56 MILES

PHILADELPHIA, PA
82 MILES

NEW YORK, NY
121 MILES

BALTIMORE, MD
121 MILES

WASHINGTON, DC
161 MILES

LOCAL TENANTS



SITE ADVANTAGES



PRIME LOCATION immediate access to route 61 and I-78.



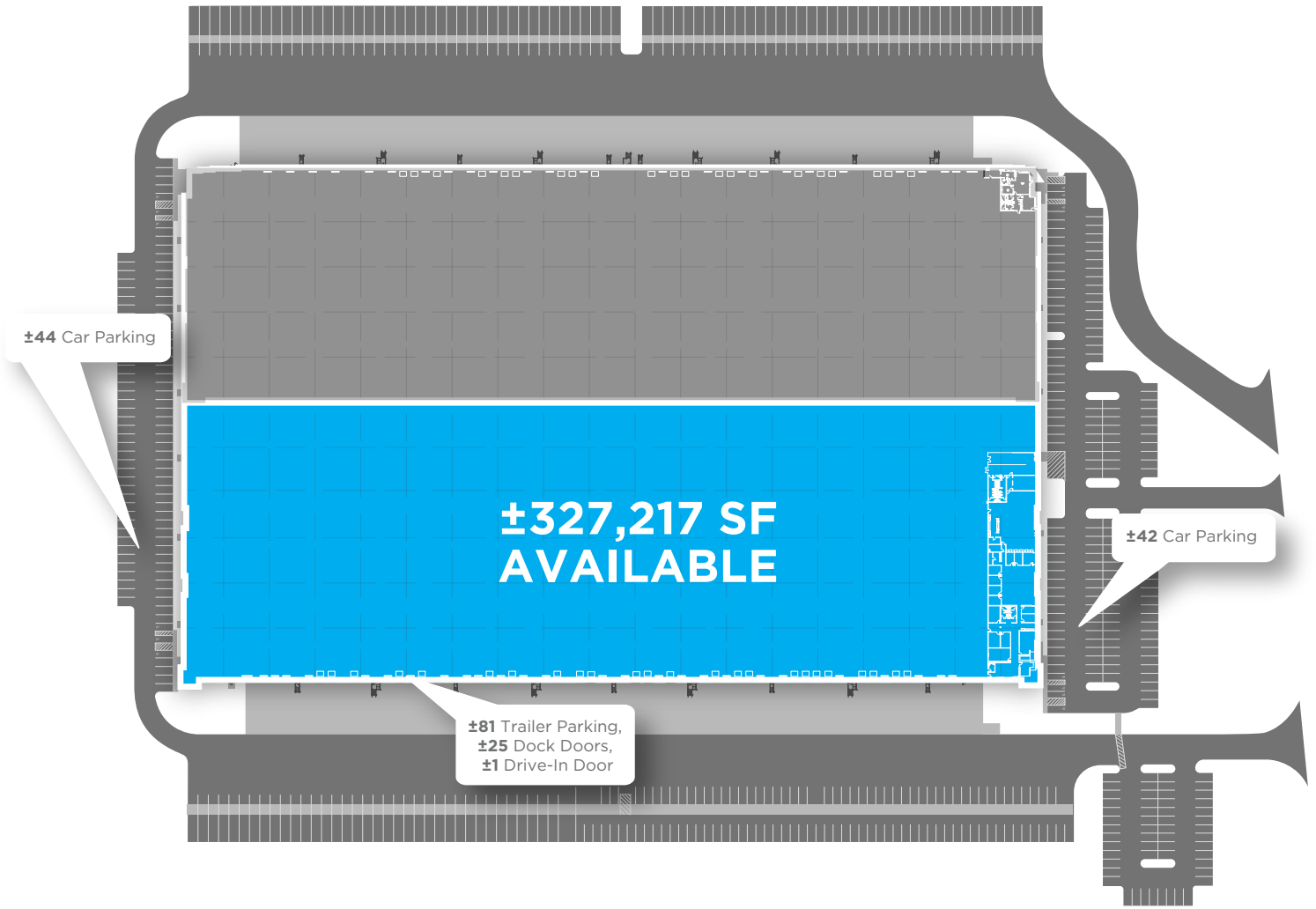
PROXIMITY to FedEx, UPS and intermodal terminals.



STATE-OF-THE-ART distribution center built to the highest industrial standards.



SIZABLE LABOR MARKET characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.



±327,217

SQUARE FEET

36'

CLEAR HEIGHT

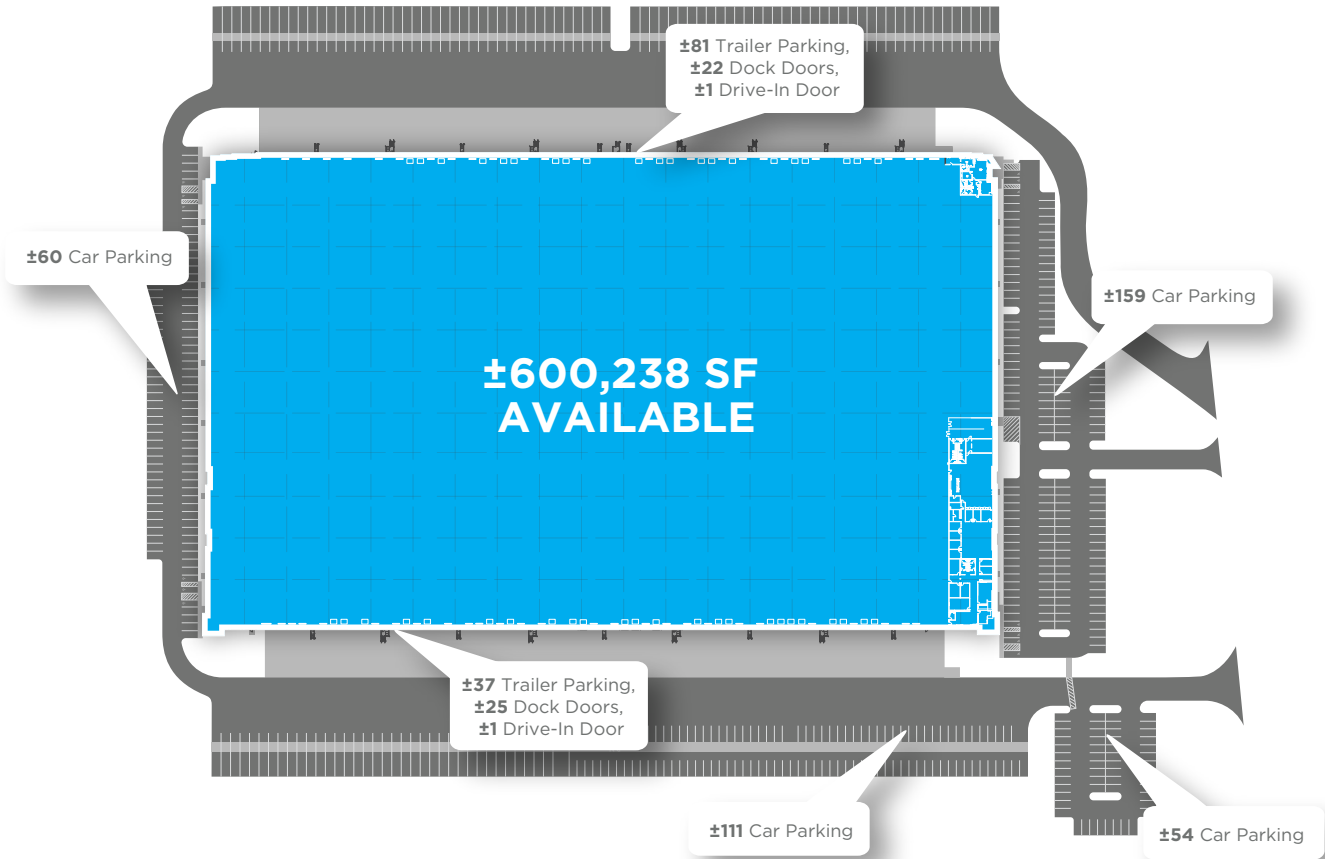
±86

AUTO SPACES

±81

TRAILER SPACES

| | | | |
|----------------------|-------------------------------------|-----------------|--------------------------------------|
| AVAILABLE SF | ±327,217 SF | TRAILER PARKING | ±81 SPACES |
| AVAILABLE DIMENSIONS | ±1000' x 327'4" | CAR PARKING | ±86 SPACES |
| OFFICE AREA | ±13,000 SF | COLUMN SPACING | 54' x 53'4", 60' Speed Bay |
| DOCK DOORS | ±25 DOORS | CLEAR HEIGHT | 36' |
| DRIVE-IN DOORS | ±1 RAMP | POWER | 3,000 amps, 480V 3-phase, expandable |
| CONSTRUCTION | Painted Concrete Tilt-up Wall Panel | FIRE PROTECTION | ESFR |
| FLOOR | 7", 4000psi | LIGHTING | LED |



±600,238 SQUARE FEET

36' CLEAR HEIGHT

±384 AUTO SPACES

±118 TRAILER SPACES

| | | | |
|----------------|-------------------------------------|-----------------|--------------------------------------|
| AVAILABLE SF | ±600,238 SF | TRAILER PARKING | ±118 SPACES |
| DIMENSIONS | ±1000' x 600' | CAR PARKING | ±384 SPACES |
| OFFICE AREA | ±13,000 SF | COLUMN SPACING | 54' x 53'4", 60' Speed Bay |
| DOCK DOORS | ±47 DOORS | CLEAR HEIGHT | 36' |
| DRIVE-IN DOORS | ±2 RAMPS | POWER | 3,000 amps, 480V 3-phase, expandable |
| CONSTRUCTION | Painted Concrete Tilt-up Wall Panel | FIRE PROTECTION | ESFR |
| FLOOR | 7", 4000psi | LIGHTING | LED |

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