

205 SCHOOLHOUSE RD. SOUDERTON, PENNSYLVANIA

DIVISIBLE

2
COMMERCE
5
CENTER

NEW CONSTRUCTION
Q4 2025 DELIVERY



176,000 SF

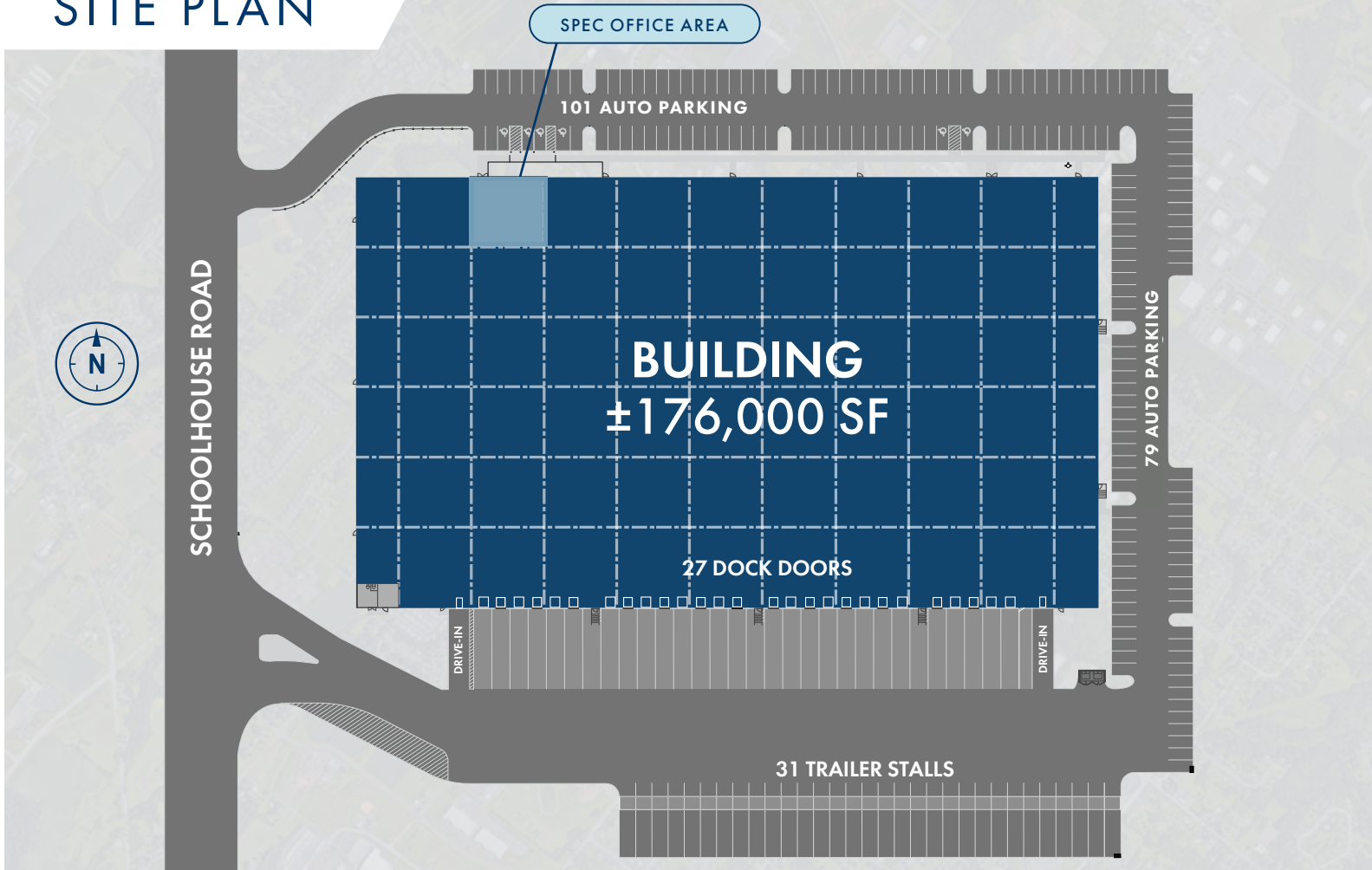
DEVELOPER/OWNER



www.endurance-re.com

CLASS A LAST MILE WAREHOUSE/
DISTRIBUTION FACILITY

SITE PLAN



BUILDING SPECIFICATIONS

AVAILABLE SF	176,000 SF	LOADING DOCKS	27 Doors (9' x 10') 14 equipped with packages
BUILDING DIMENSIONS	550' x 320'	DOCK PACKAGES	35,000 lb levelers, dock seals, bumpers and lights
OFFICE SPACE	2,800 SF +/- of spec office (additional office to-suit)	DRIVE-IN DOORS	2 (14' x 16') drive-in doors
TRUCK COURT	185'	ROOF	.60 mil single ply TPO system
COLUMN SPACING	54' x 52' (60' at speed bay)	PARKING	180 Auto Parks
CLEAR HEIGHT	36'	TRAILER STORAGE	31 Stalls
FLOOR	7" Concrete Slab	POWER	1,600 AMP, 277/480 Volt, 3-Phase
CONSTRUCTION	Tilt-up Concrete Walls	HVAC	Propane gas-fired unites providing 50 degrees exterior
STOREFRONTS/GLASS	2 entrances with storefront glass, accent features and canopy 5'x 5' clerestory window at each bay along dock walls	LIGHTING	LED Lights with motion sensors
		SPRINKLER	ESFR

LOCATION HIGHLIGHTS



AMENITIES WITHIN A 5 MINUTE DRIVE

FOOD/BEVERAGE

McDonald's | Chick-fil-A | Boston Market
 Applebee's Bar & Grill | Carlo's Pizza
 Margaritas Mexican | Dunkin' Donuts
 Wendy's | Via Marconis' Pizza Pub
 Suspender's Bar & Grill | Starbucks

BANKS

Wells Fargo | TD Bank

GAS/AUTO

Wawa | Lukoil

HOTELS

Holiday Inn | Courtyard by Marriott



APPROX. 3 MILES TO
THE I-476 LANSDALE
INTERCHANGE



APPROX. 13 MILES
TO I-276
(PA TURNPIKE)



APPROX. 30 MILES
TO CENTER CITY
PHILADELPHIA



APPROX.
6 MILES
TO 309

NEIGHBORING TENANTS

accupac

R/L CARRIERS

(JBS)

TEVA
TEVA PHARMACEUTICALS USA

@ntinental

amazon

RR DONNELLEY

Lansdale WAREHOUSE CO. INC.
LOGISTICS SERVICES, INC.

AVERY
DENNISON

FedEx

TURNIX
WORLD DISTRIBUTION

CLEMENS
FOOD GROUP

GXO

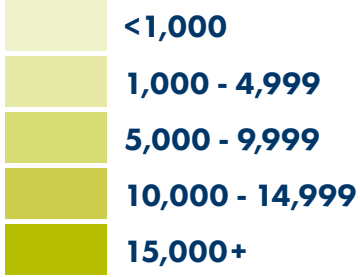
Colorcon

AMERICOLD

MERCK

TOTAL # OF WORKERS:
752,977 WITHIN 20 MILES

OF WORKERS PER ZIP CODE:



DISTANCE TO (MILES):

FEDEX GROUND	9
UPS	26
USPS	34
FEDEX FREIGHT	37
UPS FREIGHT	37
CSX	37
PORT	38
AIRPORT	39
FEDEX EXPRESS	40
NORFOLK SOUTHERN	40



LABOR STATISTICS WITHIN 30-MIN DRIVETIME



999,823
Population within a 30-min drivetime



79,168
In the blue collar demographic



\$110,992
Median household income



16,094
Existing warehouse workers



FOR MORE INFORMATION, PLEASE CONTACT:

Jonas Skovdal
Executive Managing Director
610 772 2005
jonas.skovdal@cushwake.com

Chris Butera
Director
215 963 4011
chris.butera@cushwake.com

Hunter Kessell
Director
267 615 4115
hunter.kessell@cushwake.com

John Gartland
Executive Managing Director
215 963 4044
john.gartland@cushwake.com

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