

# HAMBURG LOGISTICS CENTER

  
TRANSWESTERN  
DEVELOPMENT  
COMPANY

518,140 SF STATE-OF-THE-ART LOGISTICS CENTER

±2,735 SF OF SPECULATIVE OFFICE EXISTING

AVAILABLE FOR LEASE

DIVISIBLE



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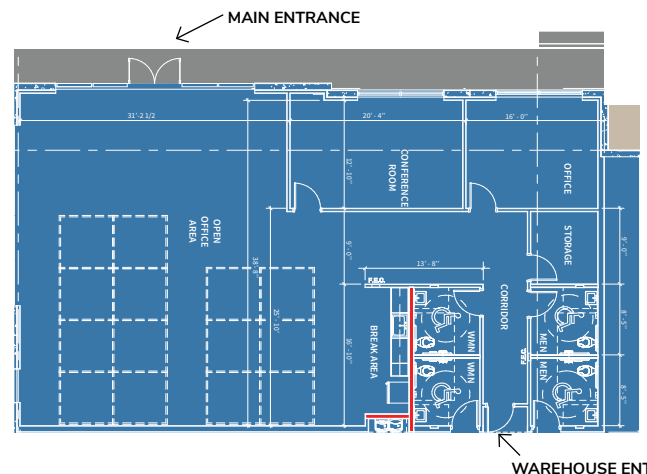


## BUILDING SPECIFICATIONS

<b>LAND AREA:</b>	64 acres
<b>BUILDING AREA:</b>	518,140 square feet
<b>MAIN OFFICE</b>	±2,735 square feet
<b>CONSTRUCTION:</b>	Precast wall panels
<b>DIMENSIONS:</b>	550' (depth) x 940' (width)
<b>ROOF:</b>	60-mil black EPDM roofing system
<b>FLOOR:</b>	7" thick concrete slab on grade
<b>LIGHTING:</b>	LED @ 30 FC based on an open array floor plan
<b>DOCK DOORS:</b>	100 (9' x 10') doors (1 per 5,170 square feet)
<b>DOCK EQUIPMENT:</b>	70 doors equipped with 40,000 lb. mechanical levelers, bumpers and seals
<b>DRIVE-IN DOORS:</b>	Four (4) 12' x 14' electric operated doors
<b>CAR PARKING:</b>	294 car parking spaces (0.57 cars per 1,000 square feet)
<b>TRAILER PARKING:</b>	126 dedicated stalls opposing dock wall (0.24 trailers per 1,000 square feet)

<b>LOADING CONFIGURATION:</b>	Cross-dock
<b>SPRINKLER SYSTEM:</b>	ESFR fire protection system
<b>POWER:</b>	3,000 AMP, 480/277 volt, 3-phase service
<b>HVAC:</b>	Roof-mounted, gas-fired, Cambridge heating units
<b>TRUCK COURT:</b>	185'
<b>CLEAR HEIGHT:</b>	40' clear minimum inside
<b>COLUMN SPACING:</b>	54' (width) x 53'9" (depth), 60' (depth) speed bays

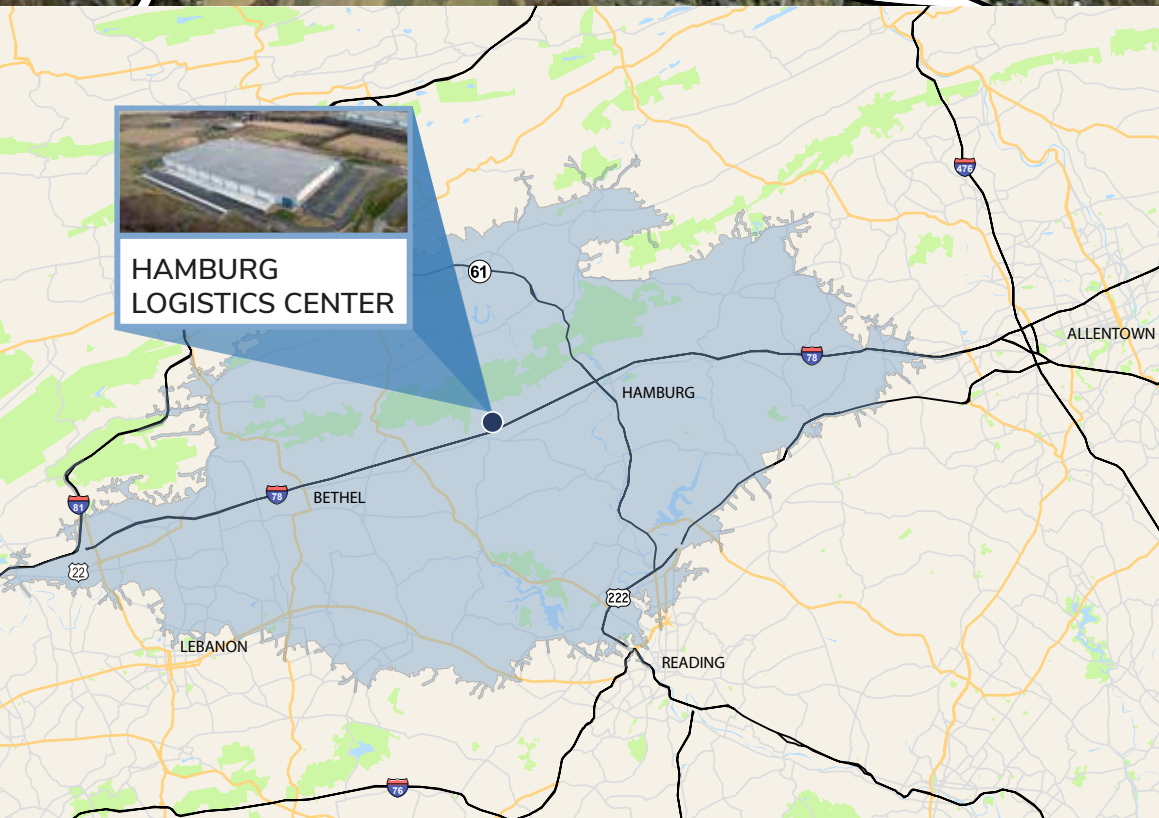
## SPECULATIVE OFFICE LAYOUT





# HAMBURG LOGISTICS CENTER

DIRECT ACCESS TO



30 MIN DRIVE-TIME

**113,614**

Total labor force

**30%**

Percent blue collar

**\$15.34**

Median warehouse  
related hourly salary

\* Courtesy of ESRI  
September 2020



TRANSWESTERN DEVELOPMENT COMPANY

# HAMBURG LOGISTICS CENTER

**TRANSWESTERN** DEVELOPMENT COMPANY

Transwestern Development Company (TDC) develops office, industrial, multifamily, mixed-use and healthcare projects throughout the United States. Teams with specific product and market expertise plan and execute projects with support from a dedicated capital markets team.

TDC invests capital alongside its institutional and private equity partners to develop speculative and build-to-suit projects and serves as a fee developer for clients and owner-occupiers. TDC leverages the market insights and expertise of the Transwestern real estate organization which includes a diversified real estate services firm with 35 U.S. offices and a real estate investment management company.

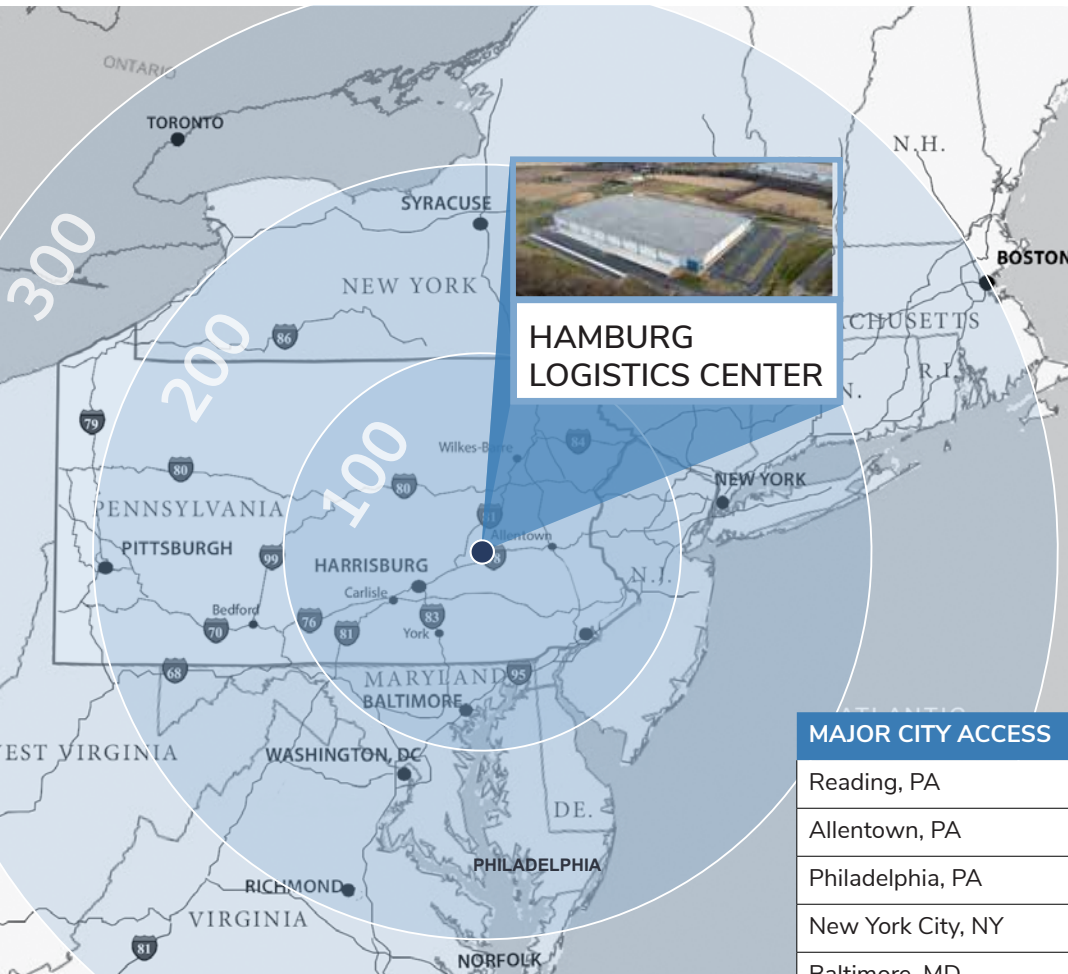
[transwesterndevelopment.com](https://transwesterndevelopment.com)

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## IDEAL ACCESS TO KEY REGIONAL LOCATIONS

- **87.7** miles to Philadelphia
- **92.5** miles to PhilaPort
- **95.2** miles to Philadelphia International Airport
- **115** mile to Newark International Airport
- **117** miles to Port of Newark
- **126** miles to New York City

MAJOR CITY ACCESS	MILES	MINUTES
Reading, PA	16	25
Allentown, PA	37	45
Philadelphia, PA	85	90
New York City, NY	125	120
Baltimore, MD	128	120
Washington, DC	168	165
Boston, MA	340	340
PARCEL, AIRPORT & INTERMODAL ACCESS	MILES	MINUTES
FedEx SmartPost (Breinigsville)	30	38
Lehigh Valley International Airport	41	45
Norfolk Southern Bethlehem	47	48
Norfolk Southern Harrisburg	48	51
Norfolk Southern Lucknow	49	51
FedEx Ground (Northampton)	44	54
UPS Ground (Easton)	58	59



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