



Lehigh 309 Logistics

BUILDING A: 4600 INDUSTRIAL LN
BUILDING B: 3900 COMMERCE WAY
BUILDING C: 3800 COMMERCE WAY
CENTER VALLEY, PA 18034





Over 1.7M SF Total
21% Faster Roundtrips
to the Port of NY & NJ
Up to 40' Clear Heights
Class A Construction

**In a volatile world,
your business needs a
constant advantage.**

Lehigh 309 Logistics delivers certainty in location, certainty in construction, and certainty in the workforce.

Developed by Panattoni, this unique opportunity places your business in the best-connected site in one of the nation's best-connected areas, with one of its deepest logistics talent pools. With direct access to I-78 and the most industrious port on the East Coast, industry leaders and startup distributors alike can find Class A space ranging from 82,500 SF facilities to a rare 1.15M+ SF opportunity.

**Lehigh 309 Logistics provides what your operation demands:
no compromises, no exceptions, and no unknowns.**

Because Every Mile Matters



Purpose-Built Performance

Three buildings, three opportunities, and one standard: the very highest. From an 82k SF property for nimble operations to the largest available facility in the Lehigh Valley, with 1.15M+ SF, Lehigh 309 Logistics delivers Class-A quality across every aspect of construction.

BUILDING C

Medium enterprises can find space that suits them in a **535,360 SF** facility.

BUILDING B

Our rare, **1.15 million SF** opportunity offers commanding advantages to industry leaders.

BUILDING A

Our **82,500 SF** facility streamlines operations for agile distributors without any unused capacity, and offers networking proximity to industry leaders.





Project Site Plan

Size:
1,771,110 SF total

Clear Height:
40'

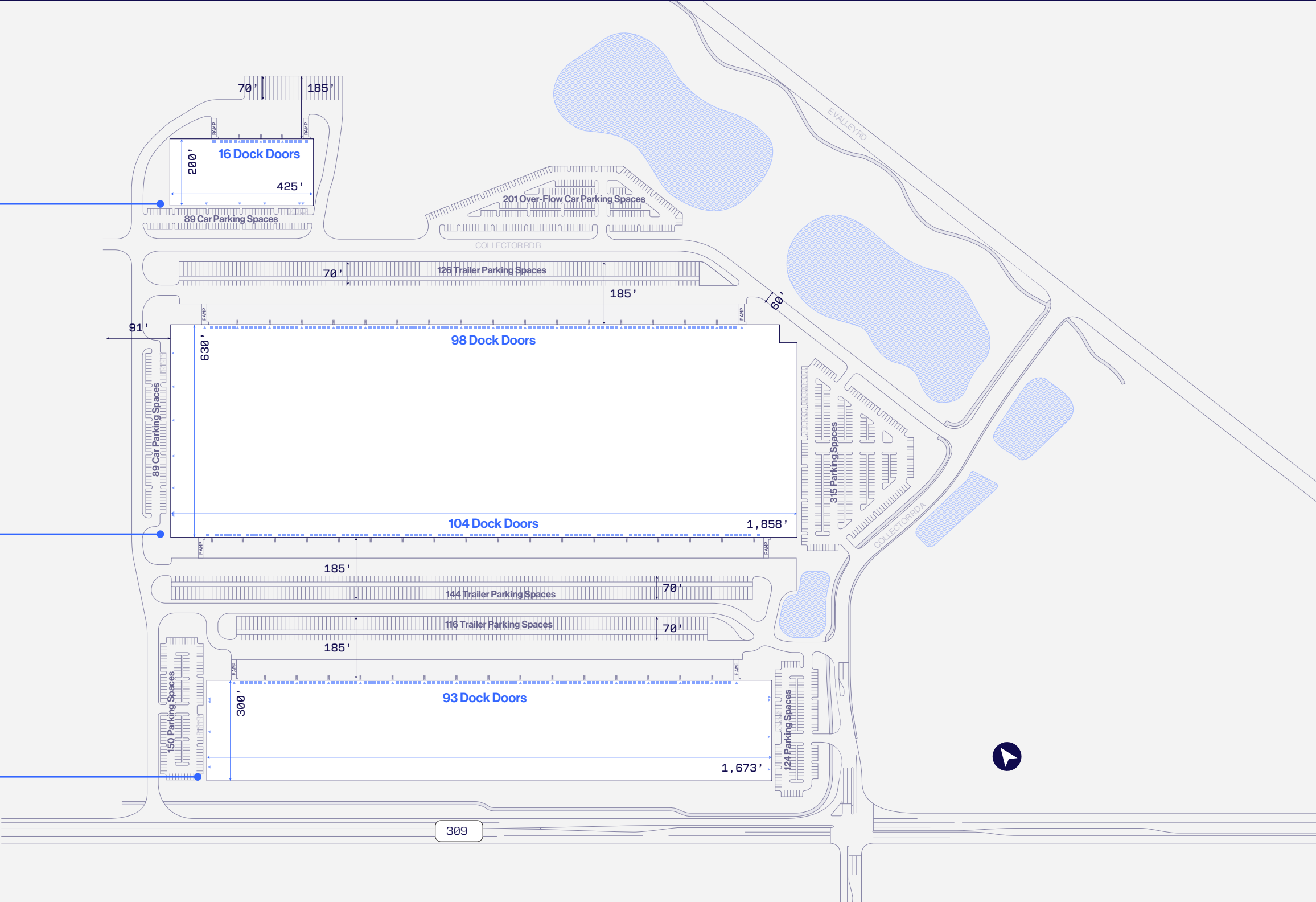
Lot Size:
119.2 AC

Delivery:
Q4 2026

Building A
±82,500 SF

Building B
±1,153,250 SF

Building C
±535,360 SF

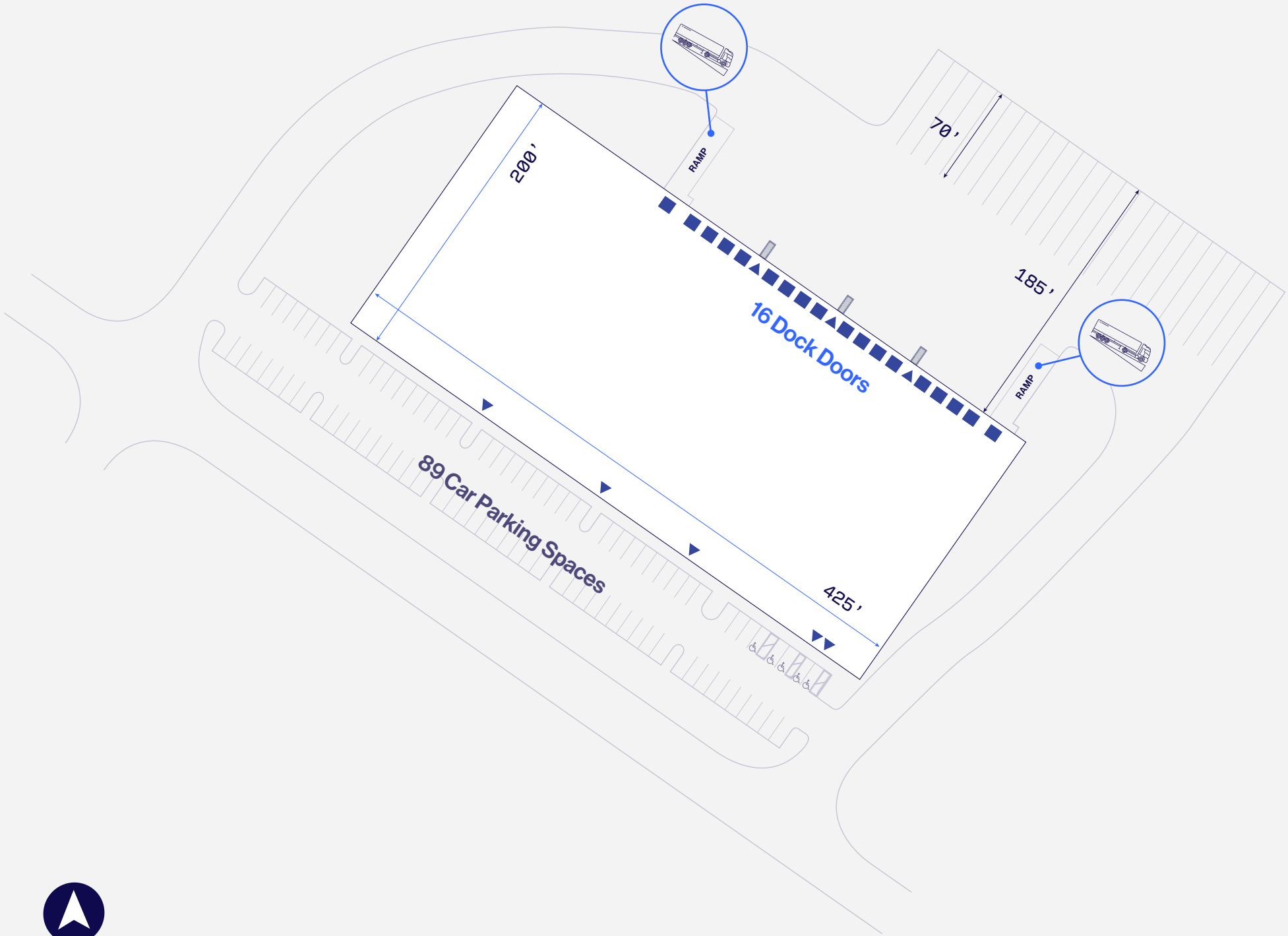
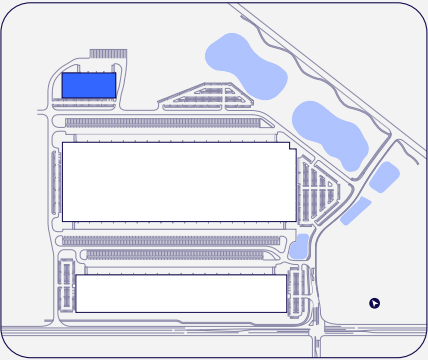




Building A

3800 Commerce Way

TOTAL BUILDING SF	± 82,500 SF
TOTAL BUILDING DIMENSIONS	200' x 425'
CLEAR HEIGHT	36'
FLOOR SLAB	7" thick unreinforced, 4,000 psi concrete
CONCRETE WALLS	Tilt-up wall panels
COLUMNS	48'-8" x 58' typical; 60' x 58' at speed bays
ROOF STRUCTURE	Structural steel
ROOF	60 Mil TPO
FIRE PROTECTION SYSTEM	ESFR
WAREHOUSE HVAC	Gas fire roof top units, ventilated per code
ELECTRICAL	2,000-amp 480V, 3-phase
LIGHTING LED	- 30 FC
DOCK DOORS	8 fully equipped 8 partially equipped
DRIVE-IN DOORS	1 concrete drive-in ramp 1 knock-out for future drive-in door
TRUCK COURT	185' with 60' concrete apron
TRAILER PARKING	24
AUTO PARKING	89
EXTERIOR LIGHTING LED	Wall packs and pole mounted lighting fixtures

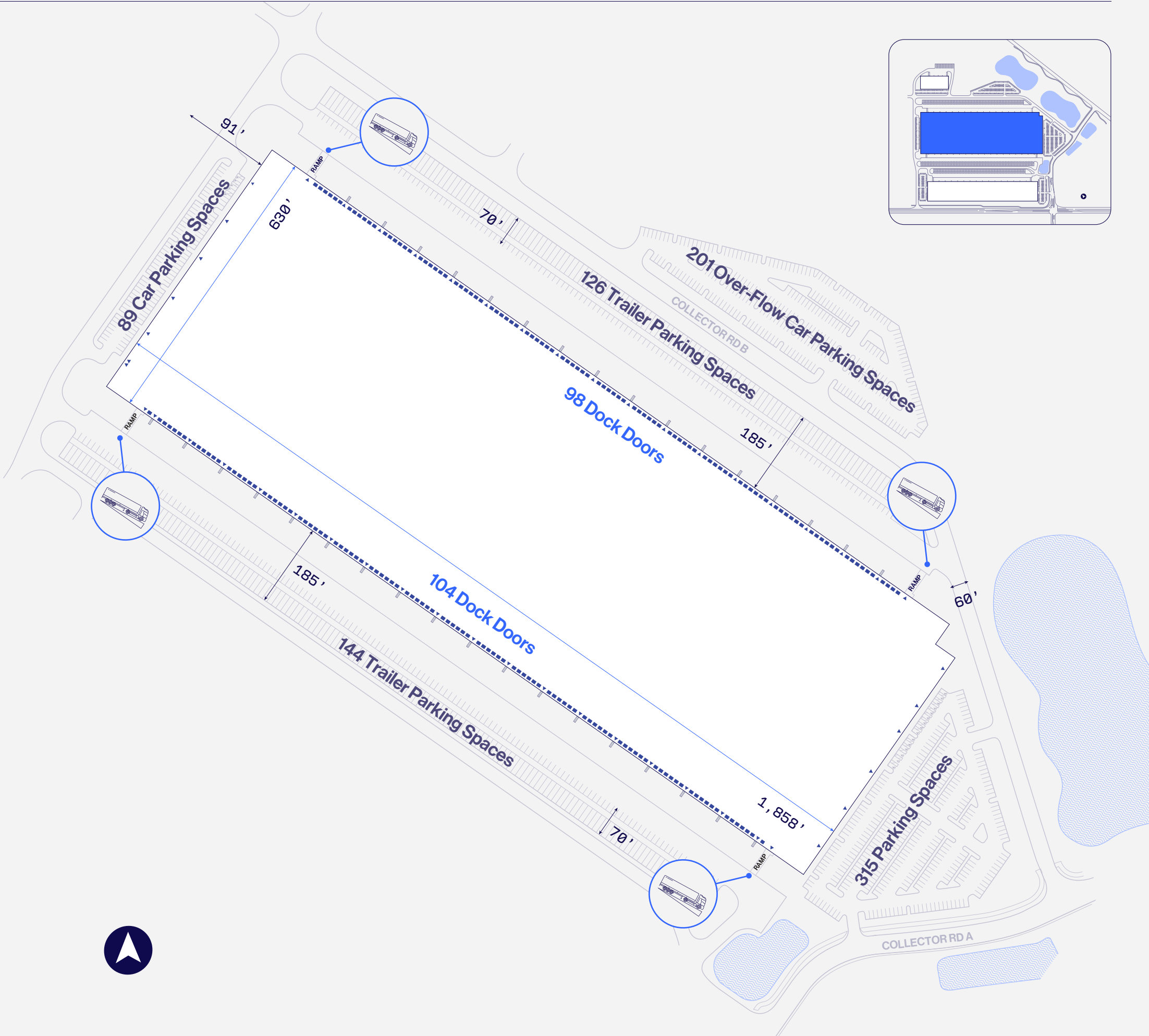




Building B

3900 Commerce Way

TOTAL BUILDING SF	±1,153,250 SF
TOTAL BUILDING DIMENSIONS	630' x 1,855'
CLEAR HEIGHT	40'
FLOOR SLAB	7" thick unreinforced 4,000 psi concrete
CONCRETE WALLS	Tilt-up wall panels
COLUMNS	51' x 58' typical; 60' x 58' at speed bays
ROOF STRUCTURE	Structural steel
ROOF	60 Mil TPO
FIRE PROTECTION SYSTEM	ESFR
WAREHOUSE HVAC	Gas fire roof top units, ventilated per code
ELECTRICAL	4,000-amp 480V, 3-phase
LIGHTING LED	-30 FC
DOCK DOORS	202
DRIVE-IN DOORS	4 concrete drive-in ramps
TRUCK COURT	185' with 60' concrete apron
TRAILER PARKING	270
AUTO PARKING	404 auto spaces 201 expansion spaces
EXTERIOR LIGHTING LED	Wall packs and pole mounted lighting fixtures

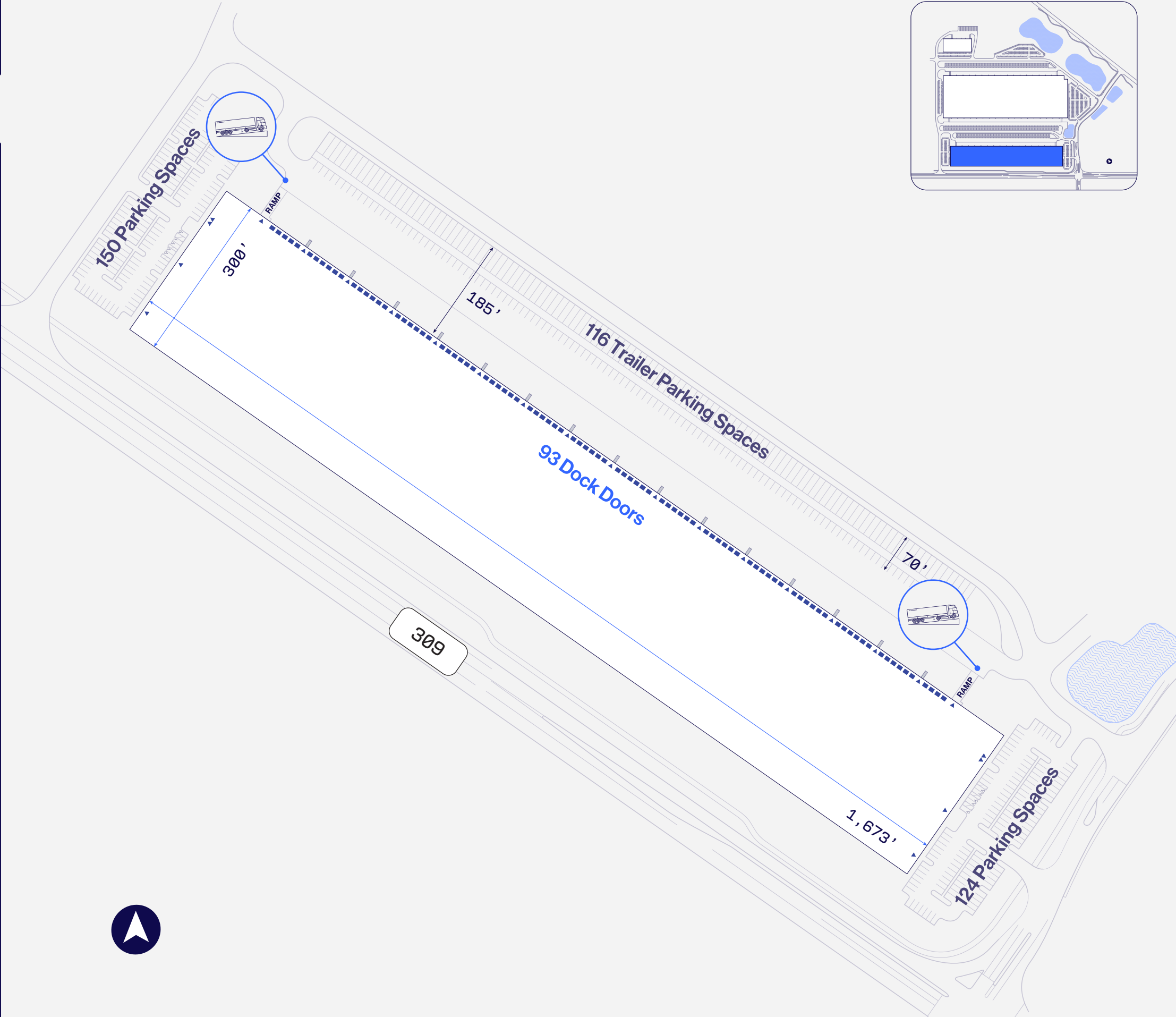




Building C

4600 Industrial Ln

TOTAL BUILDING SF	±535,360 SF
TOTAL BUILDING DIMENSIONS	320' x 1,673'
CLEAR HEIGHT	40'
FLOOR SLAB	7" thick unreinforced, 4,000 psi concrete
CONCRETE WALLS	Tilt-up wall panels
COLUMNS	51' x 58' typical; 60' x 58' at speed bays
ROOF STRUCTURE	Structural steel
ROOF	60 Mil TPO
FIRE PROTECTION SYSTEM	ESFR
WAREHOUSE HVAC	Gas fire roof top units, ventilated per code
ELECTRICAL	4,000-amp 480V, 3-phase
LIGHTING LED	-30 FC
DOCK DOORS	93
DRIVE-IN DOORS	2 concrete drive-in ramps
TRUCK COURT	185' with 60' concrete apron
TRAILER PARKING	116
AUTO PARKING	274
EXTERIOR LIGHTING LED	Wall packs and pole mounted lighting fixtures





The Continental Crossroads

The future is uncertain. Your location is not. Lehigh 309 Logistics guarantees your business a prime position in a lower-cost, high-efficiency region with direct access to the most important ports on the Eastern seaboard.

Equidistant from Philadelphia and New York City, and just over three hours to Northern Virginia, Lehigh 309 Logistics provides exceptional flexibility when managing your operations.

The I-78 corridor connects you seamlessly to the Port of New York and New Jersey

without congestion or delay, and a Pennsylvania location offers lower costs compared to New Jersey.

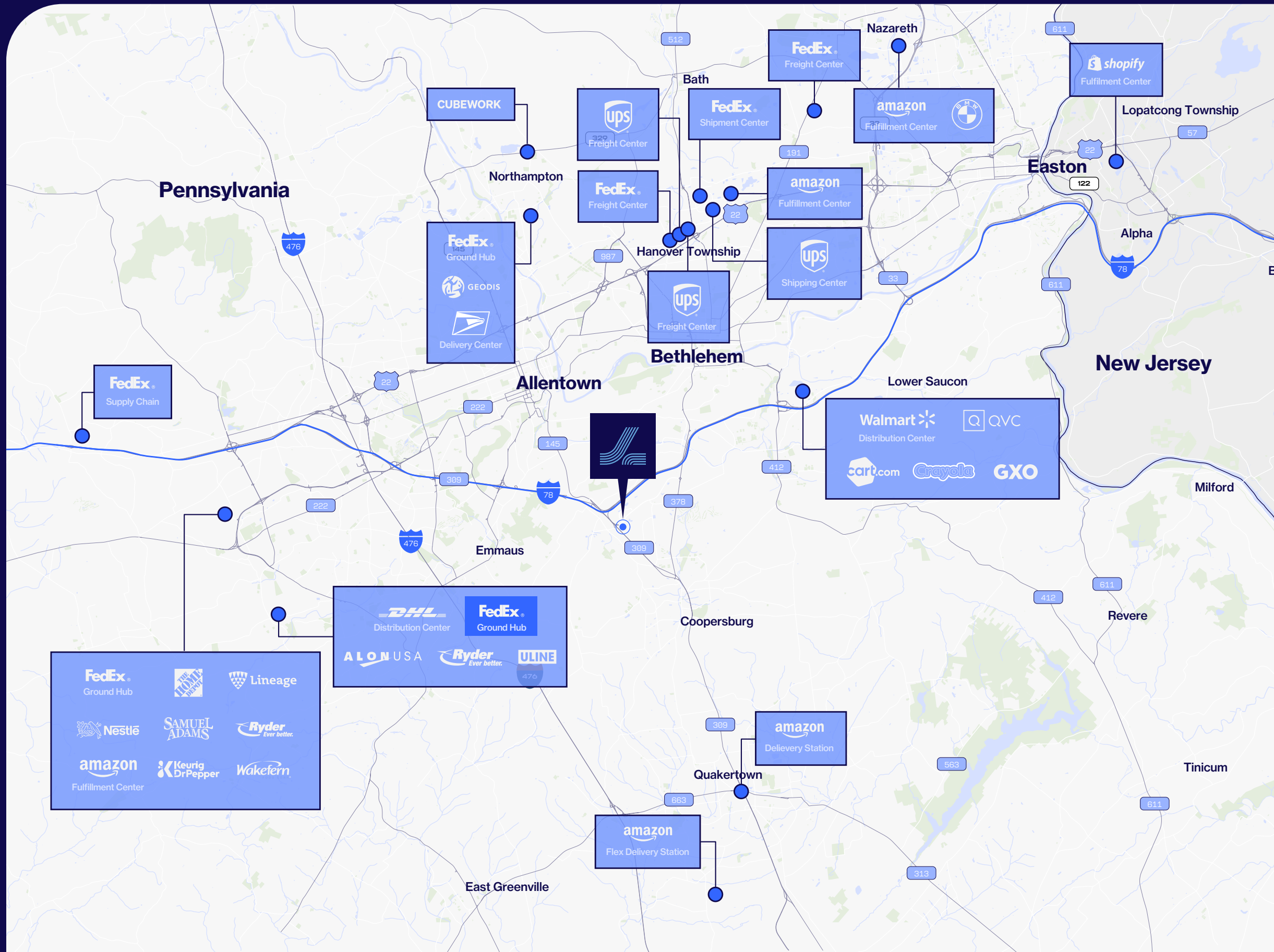


Here, one day's drive reaches a quarter of the population and purchasing power of North America. It's why Lehigh Valley is home to major distribution centers for global leaders.



Where Geography Meets Victory

Lehigh 309 Logistics is located just a few minutes' drive from a deep network of UPS and FedEx centers, including a FedEx Ground Hub, furthering your speed and efficiency.





Expand Your Consumer Reach

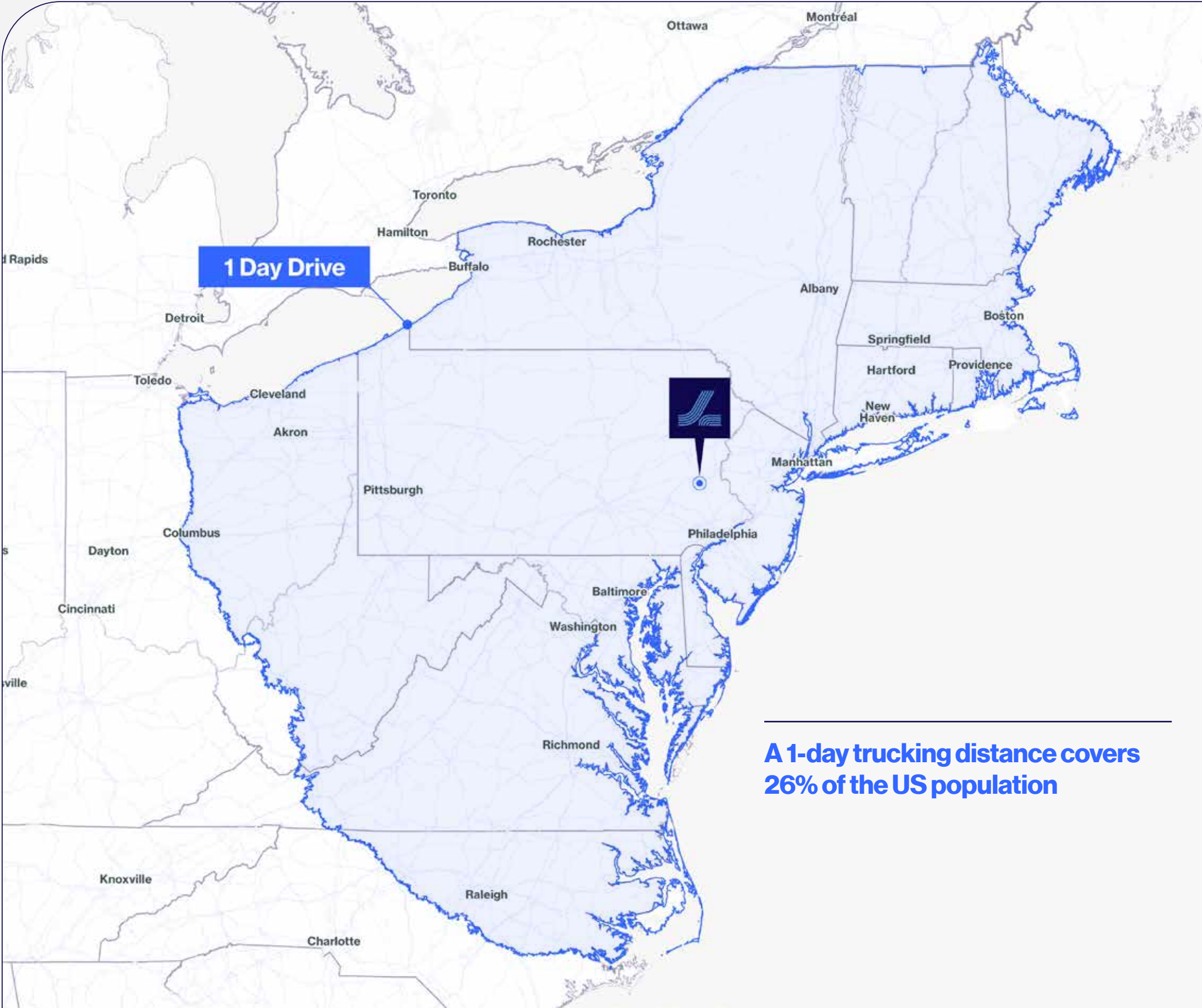
At Lehigh 309 Logistics, half a *trillion* in aggregate yearly e-commerce spending is reachable within two hours. With 86M people inside a day's drive, a full quarter of the U.S. population are potential customers for e-commerce, retail or food and beverage.

E-commerce Data (2 HOUR RADIUS)

9.1M	\$891B	16M
Total households	Aggregate disposable income	# of people who have ordered online past 6 months
\$564B	403M	
E-commerce aggregate spending	# of packages delivered	

1 Day Trucking Distance (450 MI)

34.1M	86M
Total households	Total population



A 1-day trucking distance covers 26% of the US population

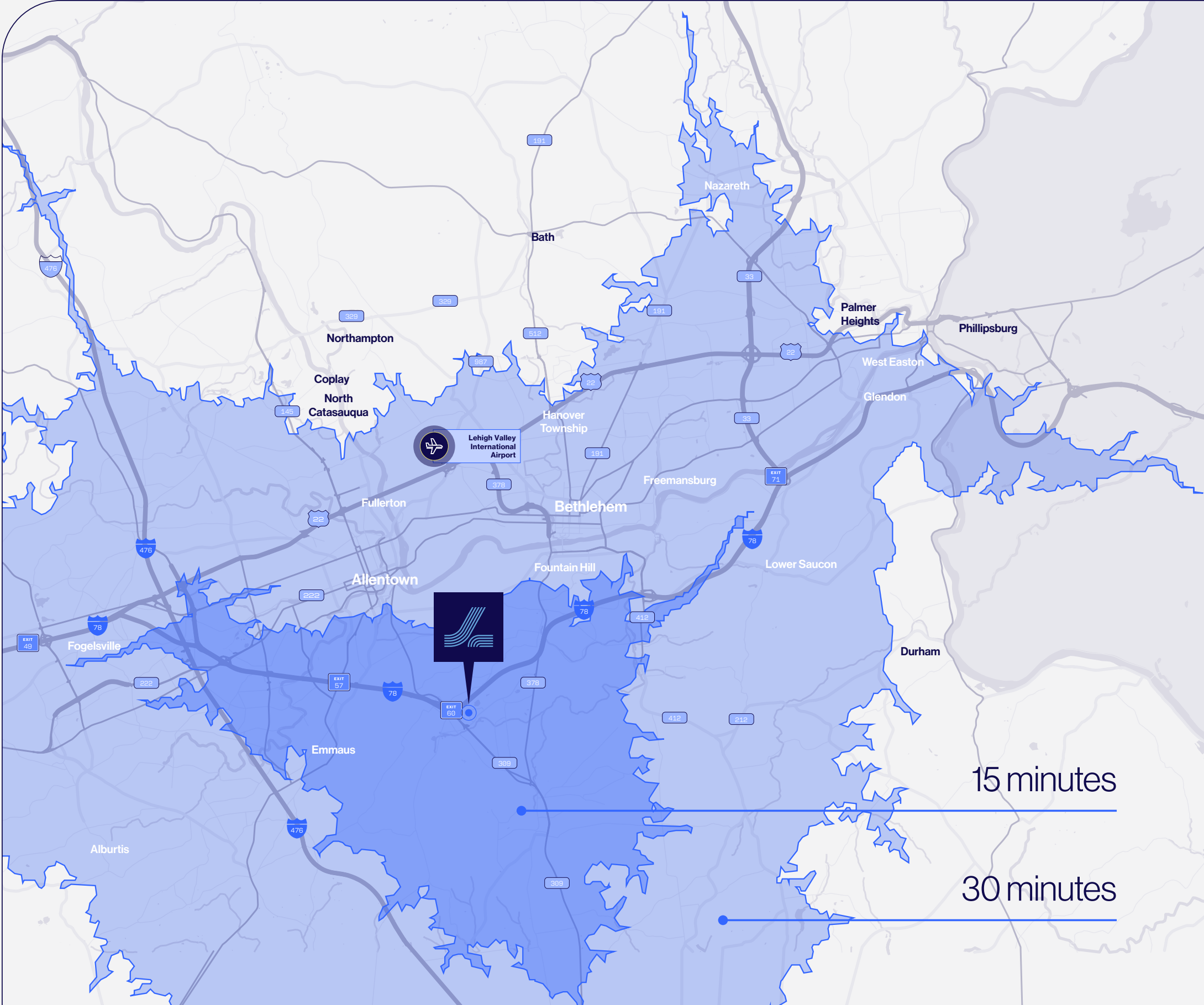


Lehigh Valley Labor

Three generations of manufacturing and logistical expertise has been built up within commuting distance. Your future workforce is proven, available, and affordable, and Lehigh 309 Logistics gives you powerful tools to retain them.

	15 MINUTES	30 MINUTES
 Employees	158,201	399,651
 Blue Collar	28,731	98,039
 Manufacturing Employees	14,080	56,335

56,335
skilled workers live within
30 minutes of the site.





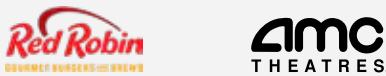
Working Together

Lehigh 309 Logistics positions your talent close to Allentown’s hotels, restaurants, and housing. A robust local housing market and easy access to Allentown’s core makes life easy for talent and gives them reasons to stay.

3 MINUTES



3 MINUTES



12 MINUTES





Lehigh 309 Logistics

Let's Build the Future Together

**For more information,
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