

1000 CARSON COURT

PALMER TOWNSHIP, PA 18045



+340,695 SF INDUSTRIAL SUBLET

PROPERTY DESCRIPTION

Building Size	340,695 SF ±
Office Area	8,398 SF ±
Clear Height	36'
Column Spacing	54' x 50' w. 60' speed bay
Charging Station	(43) Forklift Connectors
Power	2,000 amps, expandable to 4,000 ±
Loading Docks	64
Drive-Ins	2

Car Parking	318 spaces
Guard Shed	w/ AC + Restroom
Trailer Parking	78 Spaces
Lighting	LED
Sprinkler	ESFR fire suppression system
Zoning	Zoning: PI - Planned Industrial
Fencing	100% Secured Truck Court

Additional features include double drive-in door setup on the north end and a single setup on the south end (truck court side) of the building.



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VISIT US
carson33lehighvalley.com

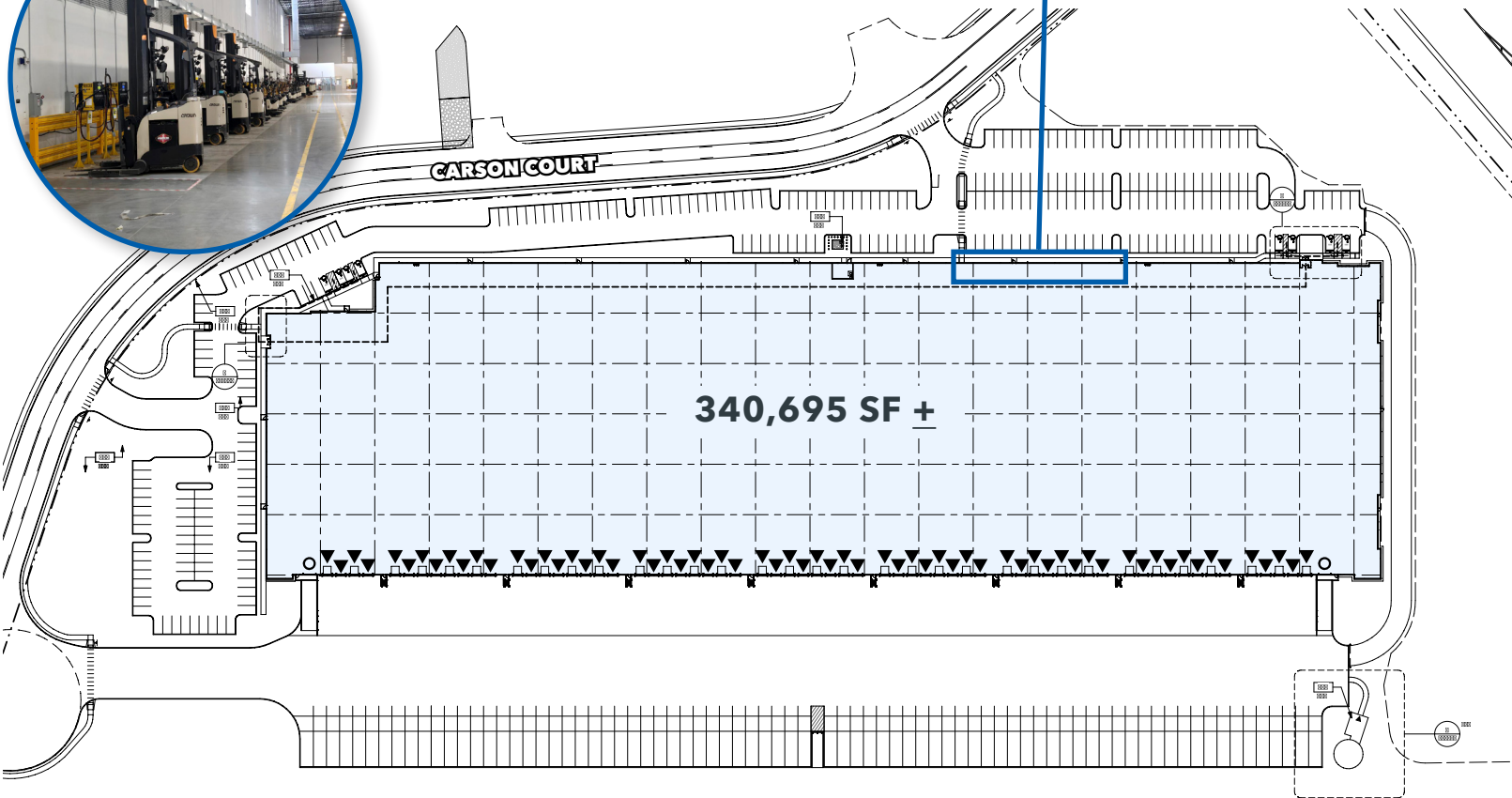
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SITE PLAN

CHARGING STATIONS



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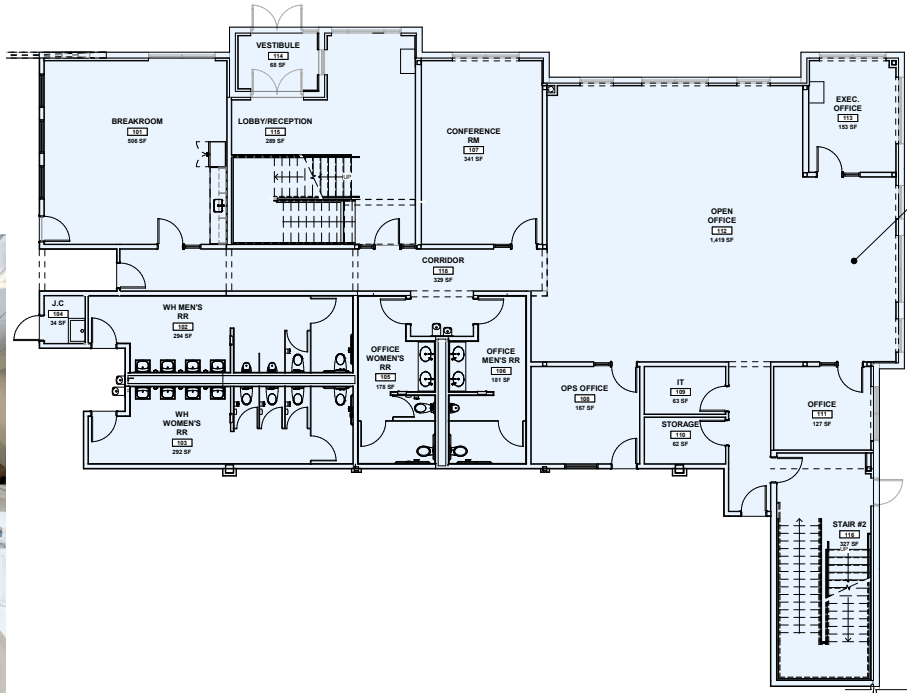


OFFICE FLOOR PLANS

MAIN FLOOR

1st Floor

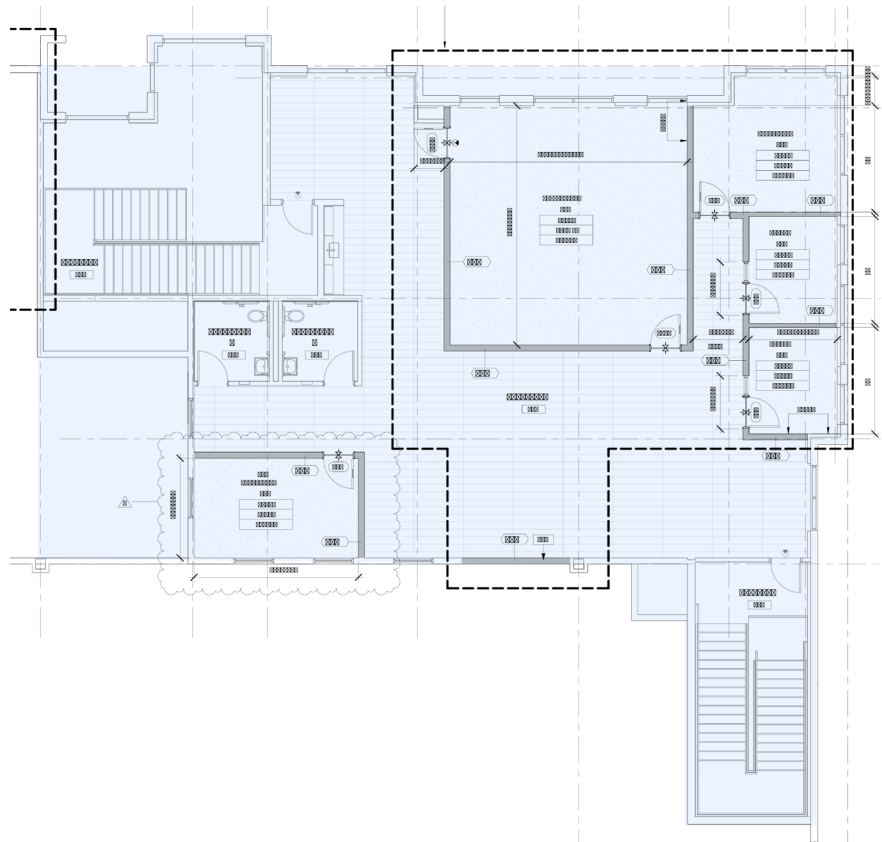
5,347 SF



MEETING & OFFICE AREA

2nd Floor

2,961 SF



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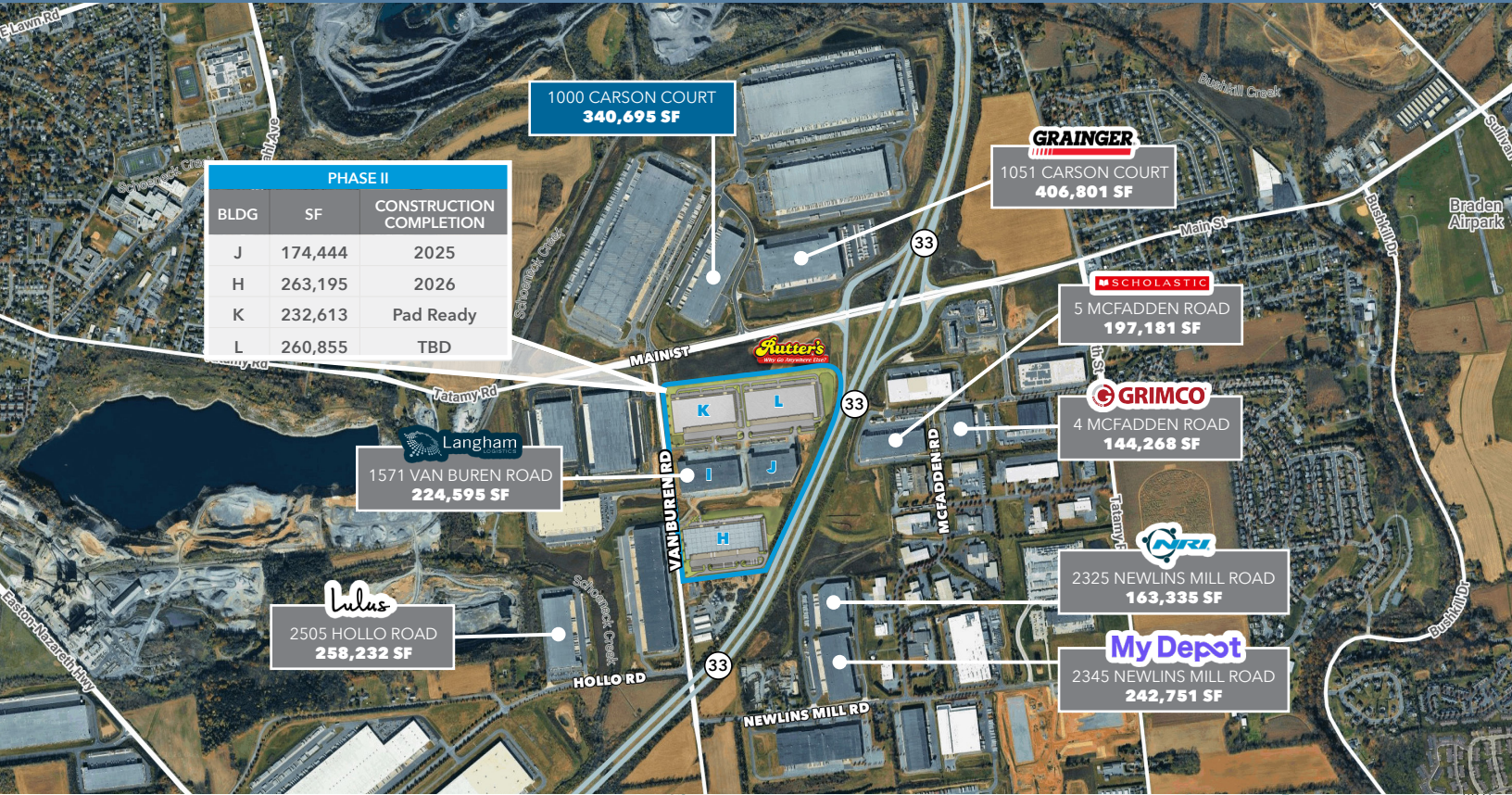
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Superior Access & Labor Demographics

PARCEL FACILITIES	MILES	MINUTES
UPS - Easton	0.5	3
UPS - Bethlehem	10	16
USPS - Bethlehem	13	18
FedEx - Northampton	14	20
FedEx - Macungie	30	33

	POPULATION	WORKFORCE (+18)
20 Minutes	280,164	223,848
20 Miles	657,187	520,362



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