



For lease

Delivering 4Q26
New Construction
±420,262 SF

**1180 Corporate Center Drive East,
Coolbaugh Township, PA**

Corporate Setting



Direct Access to PA Route 611



Drive Time:

I-380 7min

I-80 11min

Site Plan and Specifications

1180 Corporate Center Drive East,
Coolbaugh Township, PA

Specifications

Building Size ±420,262 SF	Car Parking 189 spaces
Office Size ±3,399 SF	Trailer Parking 78 spaces
Building Dimensions 375' x 1,145'	Truck Court 190'
Ceiling Height 40'-0"	Truck Apron 74'
Drive-in Doors 2 (12' x 14')	Column Spacing 52' x 52'6" (typical)
Loading Doors 61 (9' x 10')	Speed Bays 52' x 60'



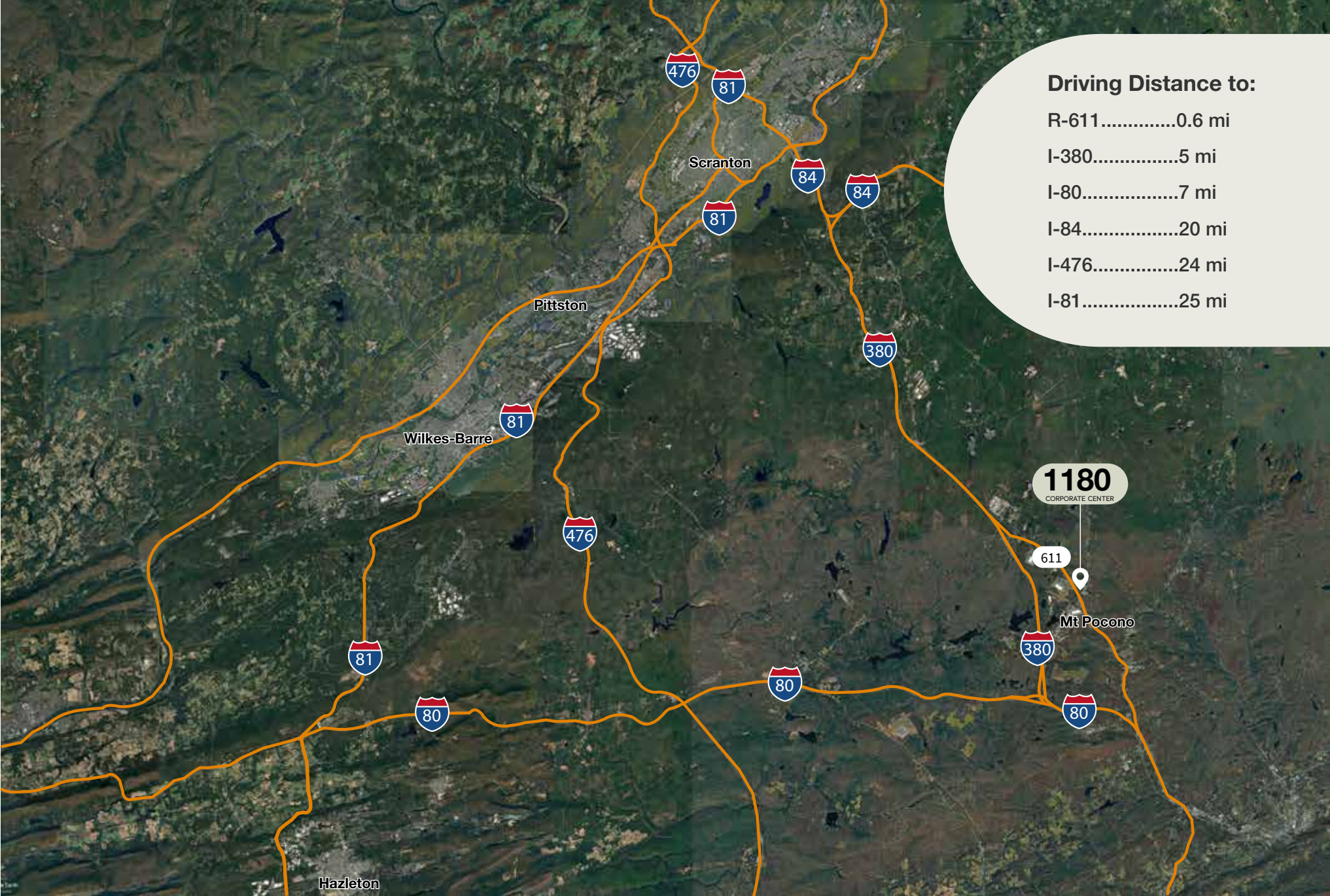
Construction Details

Construction Type Precast concrete
Floor 8" unreinforced concrete
Roof 60 mil reinforced TPO system

Building System

Fire Protection ESFR	Heating System On-site propane	Water PA American Water
Electric System 3,000 AMP service	Dock Equipment Every dock equipped with 40,000 lbs. leveler	Sewer On-site system
Lighting System LED at 30 FC		

Highway Connectivity



A Powerful Labor Force and Compelling Demographics

30-minute drive time

Total population
180,391

Total labor force
92,969

Transportation/
warehouse employees
1,659

Median household
income
\$73,170

Unemployment rate
3.9%

Median warehouse
hourly earnings
\$20.72

Median warehouse
annual salary
\$43,101

45-minute drive time

Total population
545,681

Total labor force
280,769

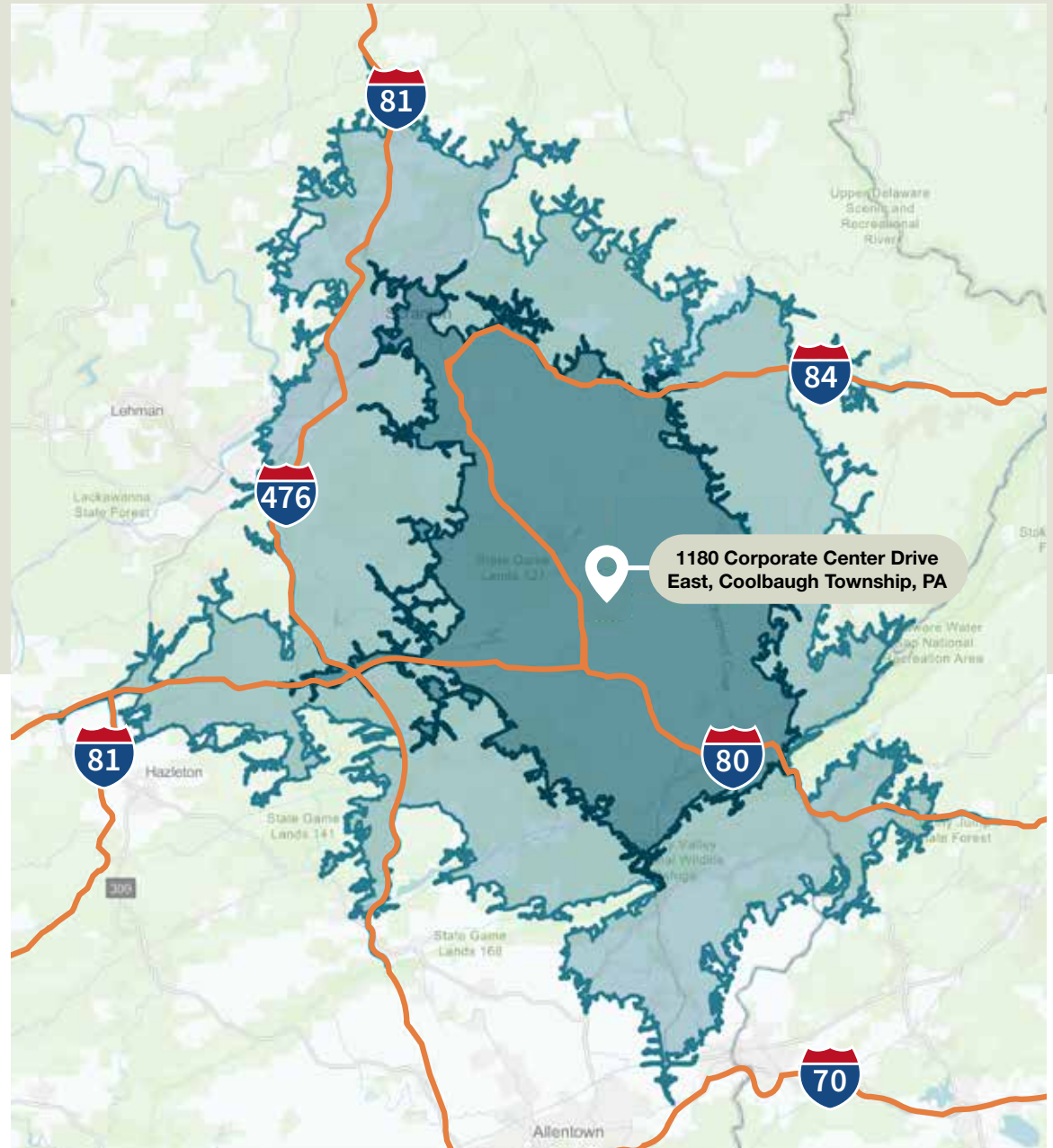
Transportation/
warehouse employees
8,401

Median household
income
\$70,274

Unemployment rate
3.6%

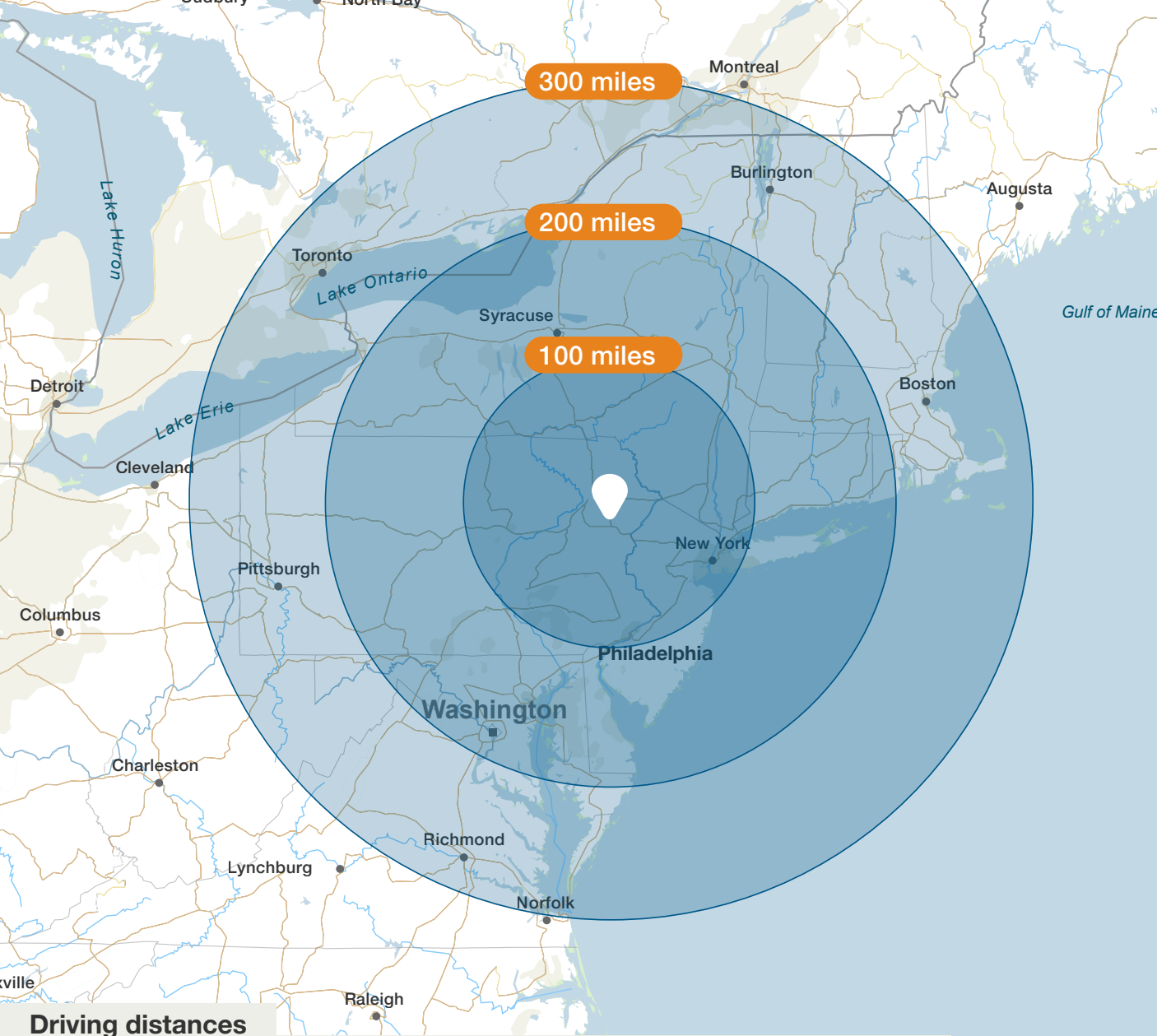
Median warehouse
hourly earnings
\$21.41

Median warehouse
annual earnings
\$44,525



Renderings





Driving distances

	New York, NY	Philadelphia, PA
Port of Newark	92 miles	112 miles
Port of Philadelphia	236 miles	283 miles

1180

CORPORATE CENTER



For more information:

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