



**FOR  
LEASE**

# 14,039 SF

**155 NESTLE WAY  
LEHIGH VALLEY WEST INDUSTRIAL PARK  
BREINIGSVILLE, PA**

.....

**FLEX**



**QUICK ACCESS TO I-78**

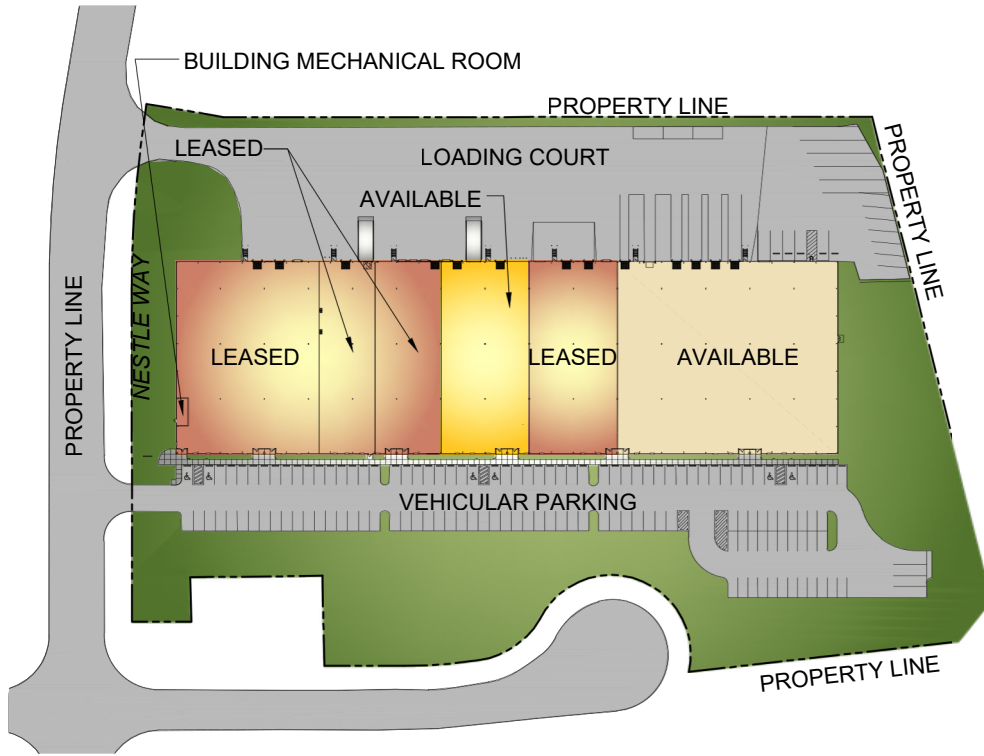
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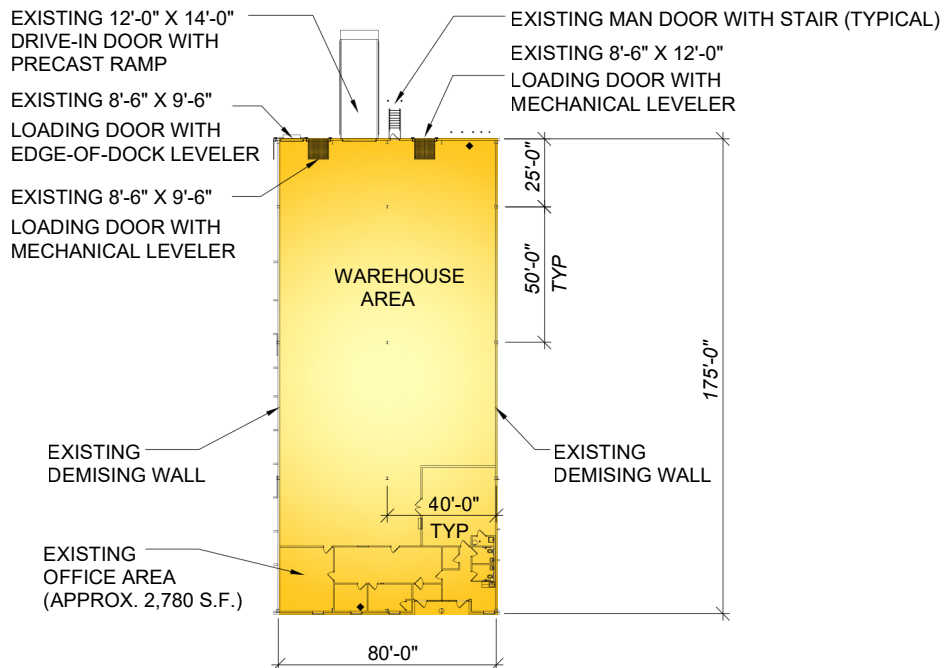
# PLANS

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

## SITE PLAN



## FLOOR PLAN



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155 NESTLE WAY, BREINIGSVILLE, PENNSYLVANIA

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# SPECS

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## SIZE

**AVAILABLE SPACE:** The available space is approximately 80' wide x 175' deep. The space is approximately 14,039 S.F., containing a 2,780 S.F. office.

**ACREAGE:** Site contains 7.76 acres

**BUILDING SIZE:** The existing building is a multi-tenant, flexible space building containing a total of 105,000 S.F

## BUILDING CONSTRUCTION

**FLOOR:** 6" minimum, reinforced concrete floor.

**EXTERIOR WALLS:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation

**CLEAR CEILING HEIGHT:** Average structural clear height of approximately 31'-9"

**DOORS:** The available space contains one (1) 8'-6" x 9'-6" vertical-lift, insulated steel loading door, dock shelter, with minimum 30,000 lb capacity mechanical leveler and bumpers, one (1) 8'-6" x 9'-6" vertical-lift, insulated steel loading door, dock shelter, with edge-of-dock leveler and bumpers, one (1) 8'-6" x 12'-0" vertical-lift, insulated steel loading door, dock shelter, with minimum 30,000 lb capacity mechanical leveler and bumpers, and one (1) 12'-0" x 14'-0" vertical-lift, drive-in door with precast ramp

## UTILITIES

**HVAC:** The available office area heating and cooling system is a gas/electric packaged rooftop unit.

The available warehouse area is heated/ventilated with (2) gas-fired unit heaters

**LIGHTING:** The available warehouse space lighting is fluorescent T8 fixtures with prismatic lenses. The available office space lighting consists of energy efficient LED fixtures.

**POWER:** The available space is served by a 400 Amp, 120/ 208 Volt, 3-phase electrical services.

**FIRE PROTECTION:** The available space has a Class III, ordinary hazard sprinkler system

**UTILITIES:** Metered domestic water and natural gas are available.

All utilities shall be separately metered.

## PARKING

On-site parking for approximately eight (8) vehicles.

Asphalt paved parking lot, including heavy-duty pave in truck areas.

## SITE FEATURES

Site has professionally maintained landscaping.

Marquee sign at entrance to site.

Public bus service to and from entrance to site.



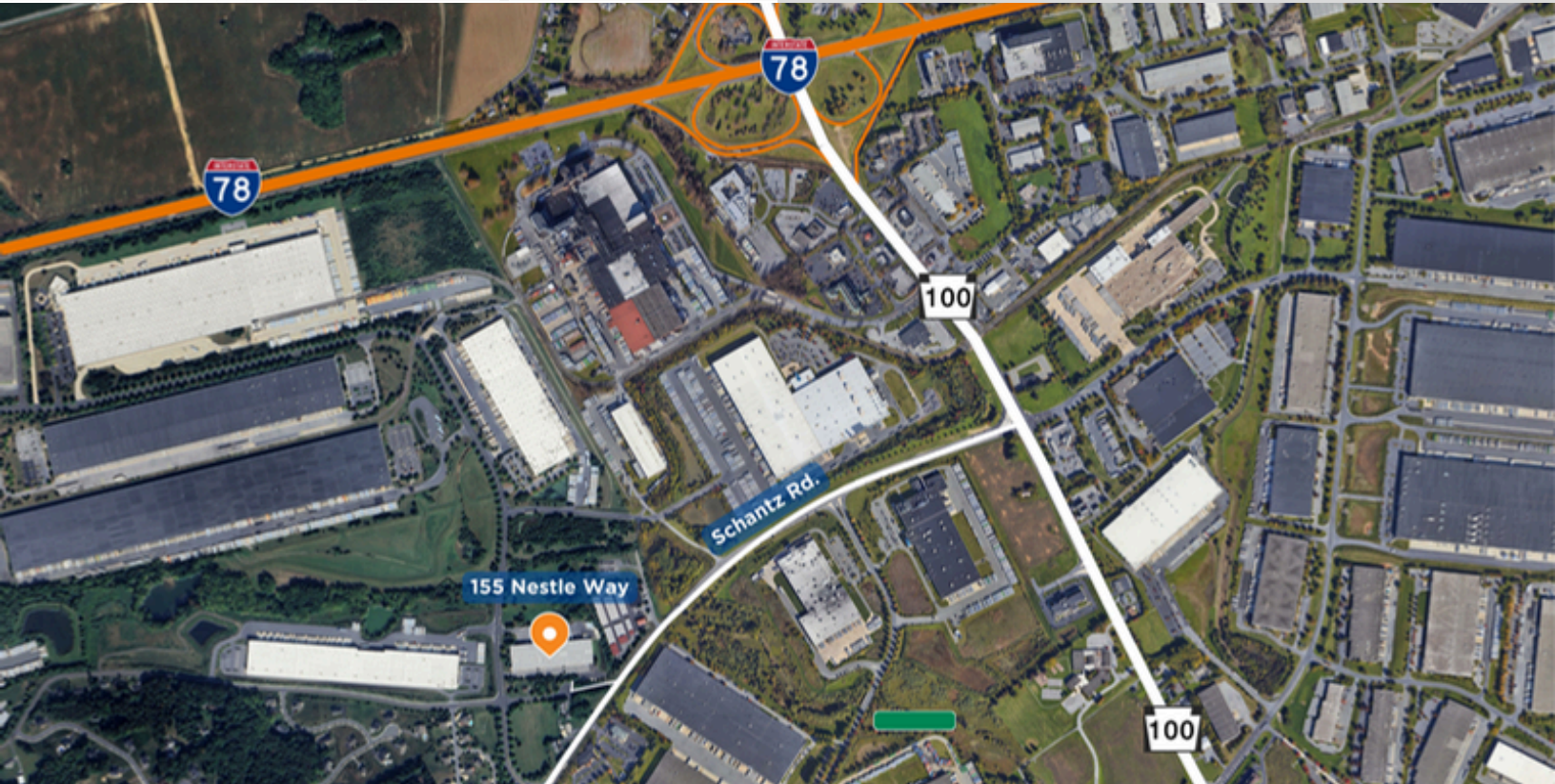
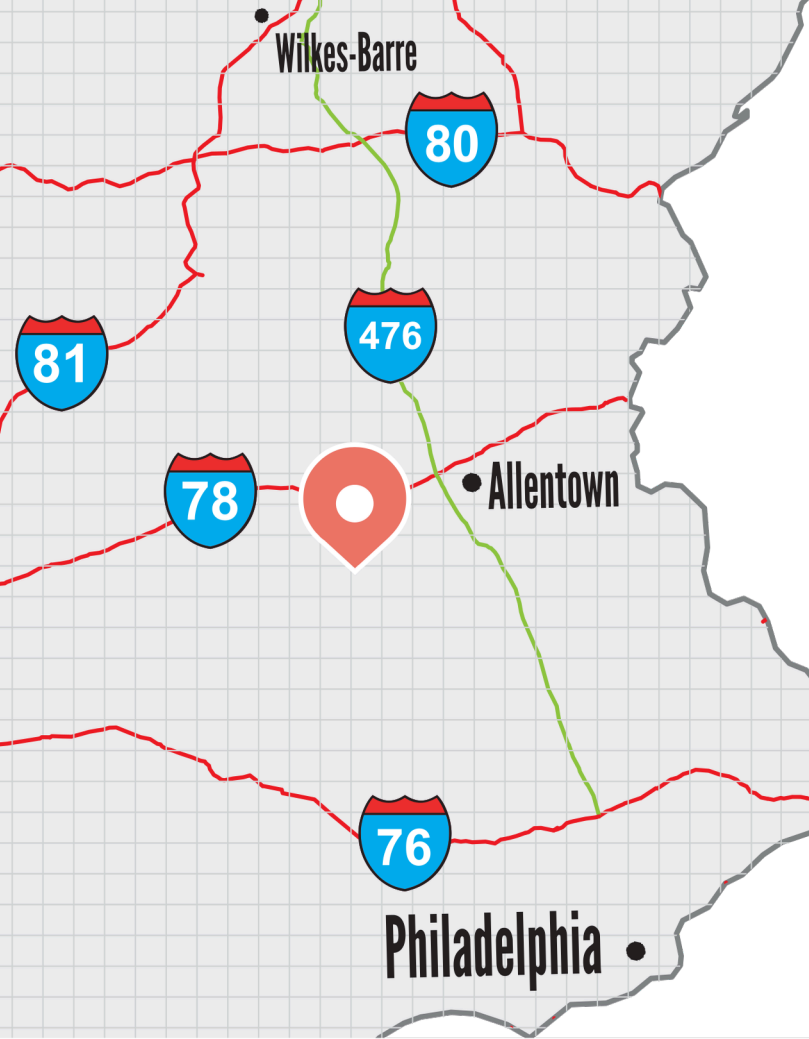
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# DIRECTIONS TO LEHIGH VALLEY WEST INDUSTRIAL PARK

Take the Pennsylvania Turnpike Northeast Extension (I-476) to Exit 56, Lehigh Valley. Off the turnpike exit, take Route 22 West towards Harrisburg. Route 22 West will merge with Interstate 78. Continue on I-78/Route 22 West. Take Exit 49A to Route 100 going South. Continue on for two traffic lights. Turn right at the intersection of Route 100 and Schantz Road. Continue to the first traffic light and turn right. 155 Nestle Way is on the corner of Nestle Way and Oldt Road.



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