

**CBRE**

**FOR LEASE OR SALE**



# *Fogelsville Corporate Center*

**8810-9802 MAIN STREET | UPPER MACUNGIE TOWNSHIP, PA**

**FOGELSVILLECORPORATECENTER.COM**

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## PROPERTY HIGHLIGHTS



### STATE-OF-THE-ART DESIGN



**50'-75' MAXIMUM BUILDING HEIGHT  
(INDUSTRIAL)**

**150' MAXIMUM BUILDING HEIGHT  
(OFFICE)**



**MULTIPLE MEANS OF  
INGRESS/EGRESS**



**INDUSTRIAL GRADE UTILITIES**



**HIGH VISIBILITY WITH AVERAGE  
TRAFFIC COUNT OF 50,000  
VEHICLES PER DAY**



**AMPLE AUTO & TRAILER PARKING**

MASTER PLANNED  
INDUSTRIAL CENTER  
ON 150 ACRES

### SAMPLE OF PERMITTED USES

- » Beverage bottling
- » Packaging
- » Building supplies, and wholesale sales
- » Industrial equipment sales, rental and service
- » Life Sciences/R&D
- » Manufacturing and the bulk processing of the following:
  - » Food
  - » Animal feed/pet food
  - » Pharmaceuticals
  - » Paper and cardboard products
  - » Plastics and glass
  - » Electrical/electronics
  - » Furniture/wood products
  - » Other uses not specifically listed will be considered

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## CONCEPT PLAN A

### BUILDING 1

Total Building Size:	1,350,000 SF
Office Size:	To Suit
Dimensions:	2,000' x 675'
Column Spacing:	To Suit
Ceiling Height:	Up to 50' - 75'
Dock Doors:	To Suit
Drive-in Doors:	To Suit
Car Parking:	358
Trailer Parking:	167
Sprinkler System:	ESFR
Power:	To Suit

### BUILDING 2

Total Building Size:	750,000 SF
Office Size:	To Suit
Dimensions:	1,115' x 675'
Column Spacing:	To Suit
Ceiling Height:	Up to 50' - 75'
Dock Doors:	To Suit
Drive-in Doors:	To Suit
Car Parking:	150
Trailer Parking:	72
Sprinkler System:	ESFR
Power:	To Suit

## CONCEPT PLAN B

### BUILDING 1

Total Building Size:	1,250,000 SF
Office Size:	To Suit
Dimensions:	1,925' x 675'
Column Spacing:	To Suit
Ceiling Height:	Up to 50' - 75'
Dock Doors:	To Suit
Drive-in Doors:	To Suit
Car Parking:	480
Trailer Parking:	322
Sprinkler System:	ESFR
Power:	To Suit

### BUILDING 2

Total Building Size:	750,000 SF
Office Size:	To Suit
Dimensions:	1,115' x 675'
Column Spacing:	To Suit
Ceiling Height:	Up to 50' - 75'
Dock Doors:	To Suit
Drive-in Doors:	To Suit
Car Parking:	150
Trailer Parking:	72
Sprinkler System:	ESFR
Power:	To Suit

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## CONCEPT PLAN A



Concept plans only. Tremendous flexibility to accommodate a user in the 100,000 SF to 1,350,000 SF range.



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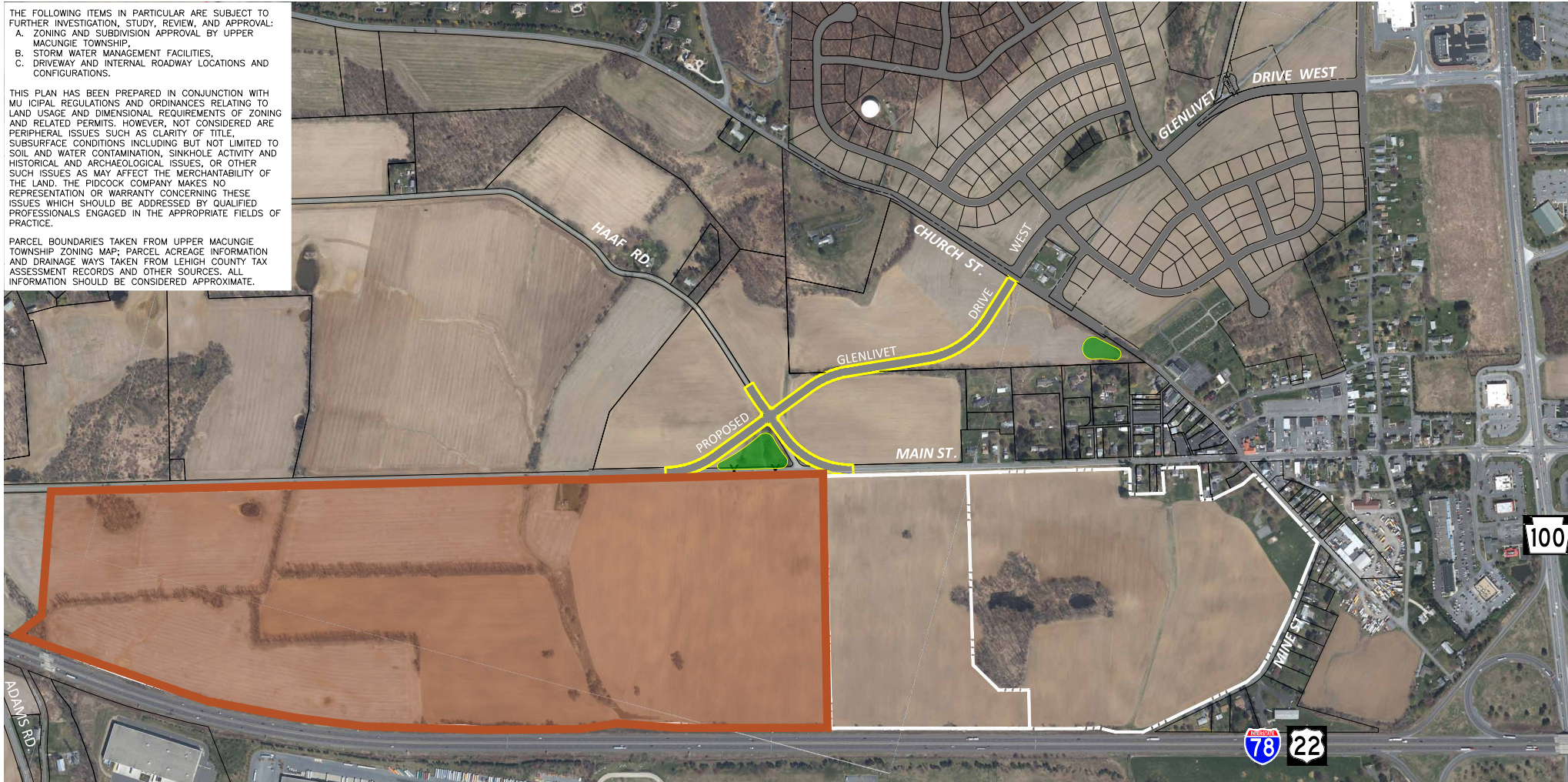
150 ACRE LOT

THE FOLLOWING ITEMS IN PARTICULAR ARE SUBJECT TO FURTHER INVESTIGATION, STUDY, REVIEW, AND APPROVAL:

- A. ZONING AND SUBDIVISION APPROVAL BY UPPER MACUNGIE TOWNSHIP
- B. STORM WATER MANAGEMENT FACILITIES,
- C. DRIVEWAY AND INTERNAL ROADWAY LOCATIONS AND CONFIGURATIONS.

THIS PLAN HAS BEEN PREPARED IN CONJUNCTION WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USAGE AND DIMENSIONAL REQUIREMENTS OF ZONING AND RELATED PERMITS. HOWEVER, NOT CONSIDERED ARE PERIPHERAL ISSUES SUCH AS CLARITY OF TITLE, SUBSURFACE CONDITIONS INCLUDING BUT NOT LIMITED TO SOIL AND WATER CONTAMINATION, SINKHOLE ACTIVITY AND HISTORICAL AND ARCHAEOLOGICAL ISSUES, OR OTHER SUCH ISSUES AS MAY AFFECT THE MERCHANTABILITY OF THE LAND. THE PIDCOCK COMPANY MAKES NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS ENGAGED IN THE APPROPRIATE FIELDS OF PRACTICE.

PARCEL BOUNDARIES TAKEN FROM UPPER MACUNGIE TOWNSHIP ZONING MAP; PARCEL ACREAGE INFORMATION AND DRAINAGE WAYS TAKEN FROM LEHIGH COUNTY TAX ASSESSMENT RECORDS AND OTHER SOURCES. ALL INFORMATION SHOULD BE CONSIDERED APPROXIMATE.

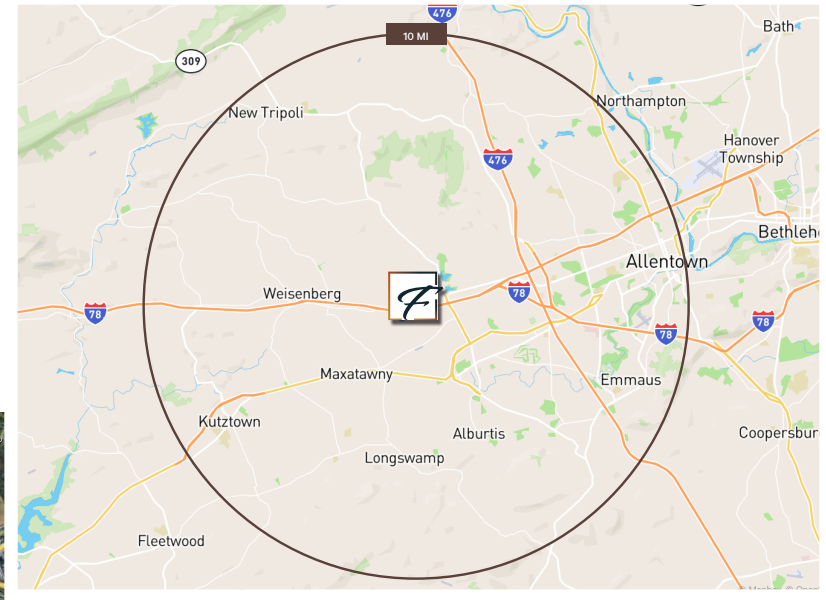


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## LOCATION HIGHLIGHTS

- » Less than 1 mile from Exit 49 of I-78 at Rt. 100 allowing users unmatched access to get East/West and North/South.
- » Local amenities include hotels, restaurants, retail, fuel, etc.
- » 2.5 miles from Lehigh County Pre-Treatment plant for significant water/sewer users.
- » 72.1 MSF Industrial base within a 10 mile radius of subject property.







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## LOGISTICS INFRASTRUCTURE



± 1 mile



±4.5 miles

Lehigh Valley Interchange



±16 miles



±16 miles

Port of Philadelphia

±65 miles

Port of NY/NJ

±91 miles

Port of Baltimore

±133 miles



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