

# EAGLE POINT

## LOGISTICS CENTER

SOUTH ANNVILLE, PA



STOCK PHOTO

LERTA APPROVED

**±1,113,178 SF** (Expandable to ±1,309,744 SF)

**Available For Lease**

Delivering Q1 2023

**LARRY MAISTER**

+ 1 610 249 2297  
larry.maister@am.jll.com

**JEFF LOCKARD**

+ 1 610 249 2279  
jeff.lockard@am.jll.com

**RYAN BARROS**

+ 1 610 249 2264  
ryan.barros@am.jll.com

**KEVIN LAMMERS**

+ 1 610 249 2255  
kevin.lammers@am.jll.com



# LOCATION OVERVIEW



**LERTA TAX ABATEMENT APPROVED** providing a reduction in real estate taxes from the Municipality and School District.



**STATE-OF-THE-ART, CLASS A** distribution center with best-in-class specifications

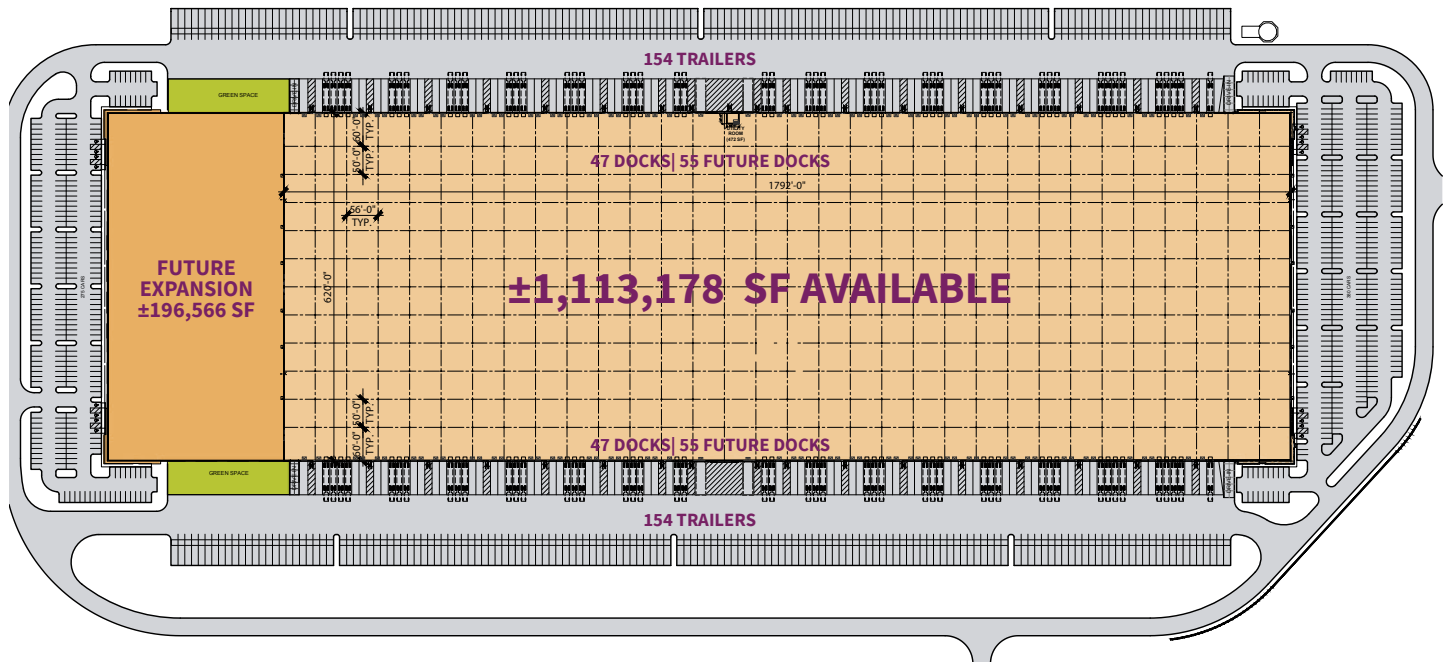


**LOCATED IN THE CORE CENTRAL PA DISTRIBUTION CORRIDOR** with close proximity to major interstates, several parcel and intermodal facilities, and an abundant labor pool.



**HIGHLY EXPERIENCED** Established in 2012, NorthPoint Development has grown to a family of companies with an emphasis on a factory-to-front door model. Our firm differentiates itself through a strong engineering and technical focus. We employ numerous civil, geotech, electrical, and industrial engineers, as well as logistics, labor, and incentives professionals. NorthPoint has developed +122 Million SF for tenants such as Home Depot, Amazon, GE, Lowes, UPS, Chewy, Adidas, Dollar General, Ford and General Motors.

# BUILDING PLAN & SPECS



**Building SF:** ± 1,113,178 SF (expandable)

**Available SF:** ± 1,113,178 SF (expandable)

**Dimensions:** 620' (depth) x 1,792' (width)

**Delivery:** Q1 2023

**Car parking:** ± 655 spaces

**Trailer parking:** ± 308 spaces

**Drive in doors:** 4 doors (12' x 16')

**Column spacing:** 50' x 56' w/ 60' speed bays

**Clear Height:** 40' clear

**Dock doors:** 94 dock doors; expandable to 204 dock doors

**Floor slab:** 7" non-reinforced concrete; 4,000 PSI

**Truck court:** 185'

**Loading Configuration:** Cross-dock loading

**Lighting:** LED fixtures @ 30 FC on motion sensors

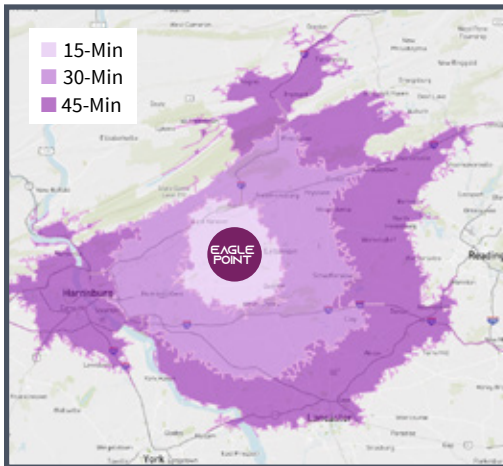
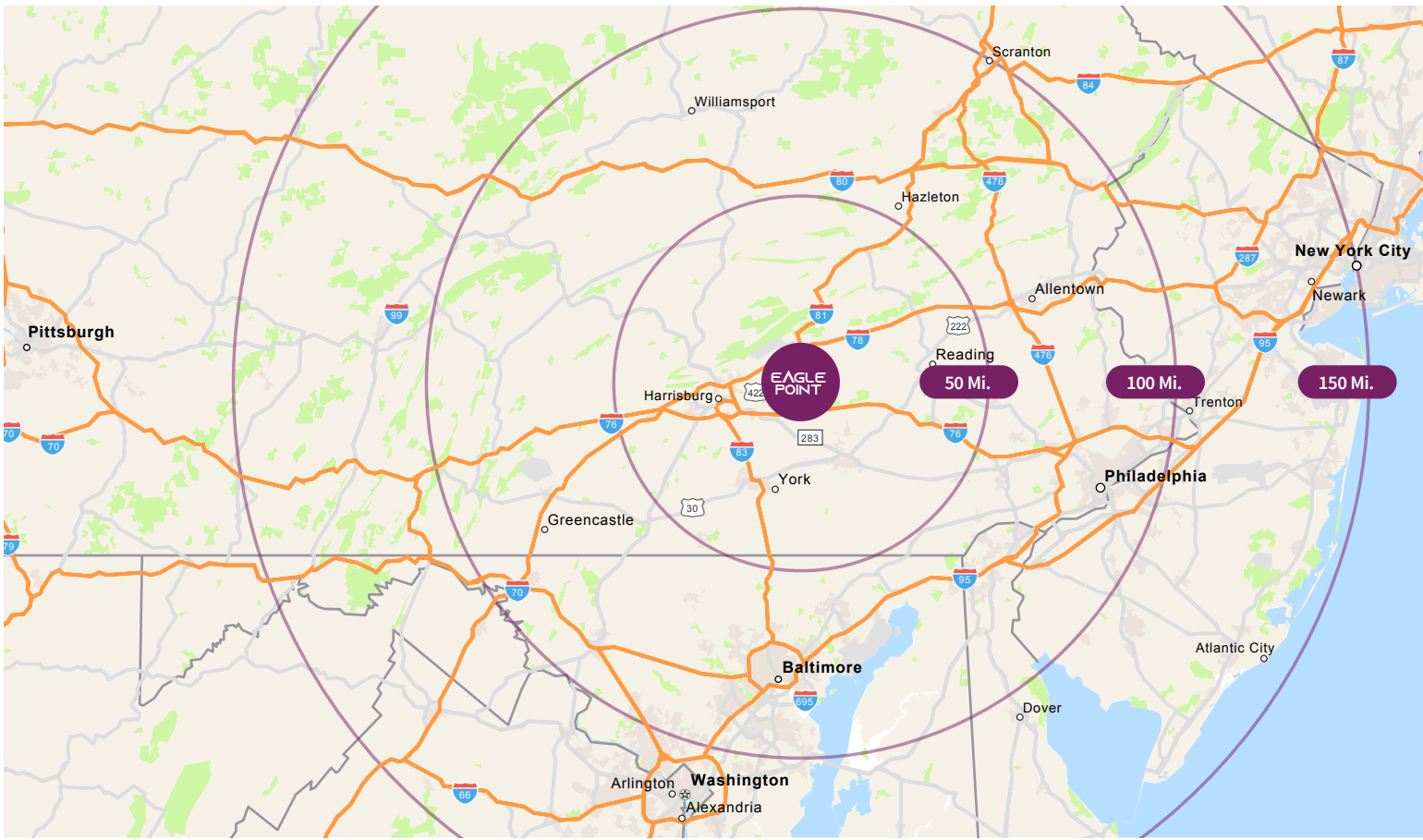
**Construction:** Tilt Up Concrete

**Electrical service:** 6,000 AMP, 480/277-Volt, 3-phase

**Sprinkler system:** ESFR system

**HVAC:** Rooftop mounted Cambridge hot air rotation units

# REGIONAL ACCESS



## 15-Minute Drivetime

80,010 People  
41,524 Workforce  
24% Blue Collar

## 30-Minute Drivetime

340,200 People  
183,067 Workforce  
24% Blue Collar

## 45-Minute Drivetime

957,702 People  
517,721 Workforce  
23% Blue Collar

I-81	7.0 Miles / 10 Mins
I-76	10.4 Miles / 15 Mins
I-78	11.0 Miles / 15 Mins
I-83	15.5 Miles / 25 Mins
Philadelphia	88 Miles / 85 Mins
Baltimore	95 Miles / 100 Mins
Washington DC	135 Miles / 140 Mins
New York City	150 Miles / 150 Mins

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