



**FOR
LEASE**

35,098 SF

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

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FLEX



QUICK ACCESS TO I-78

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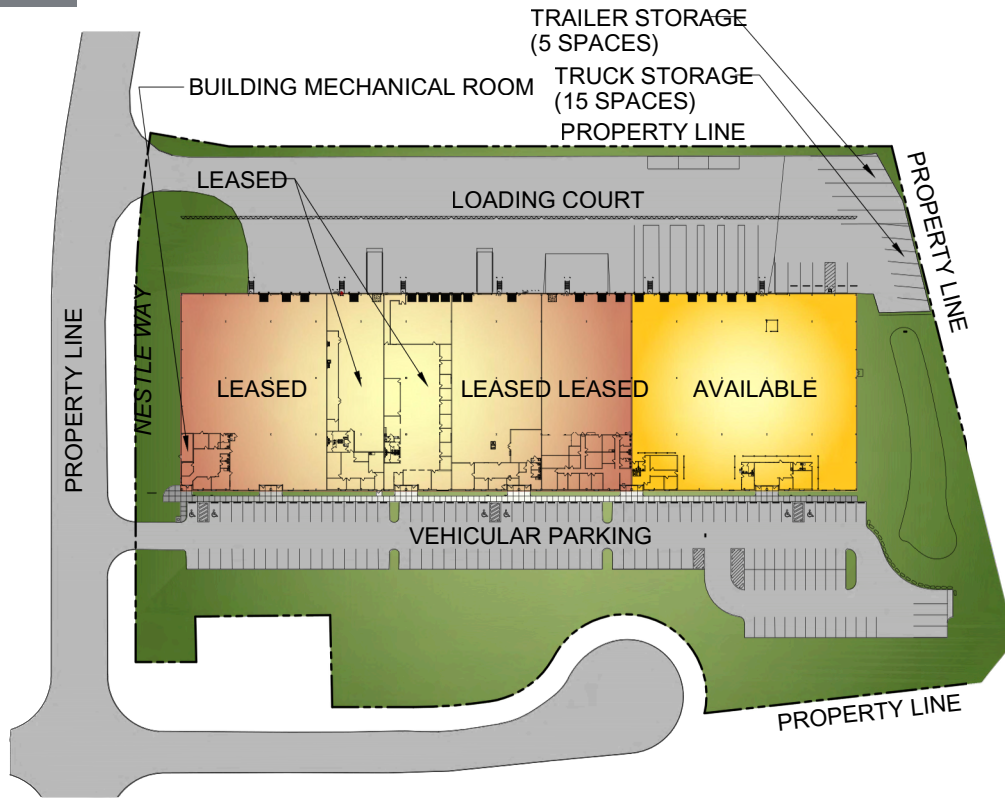
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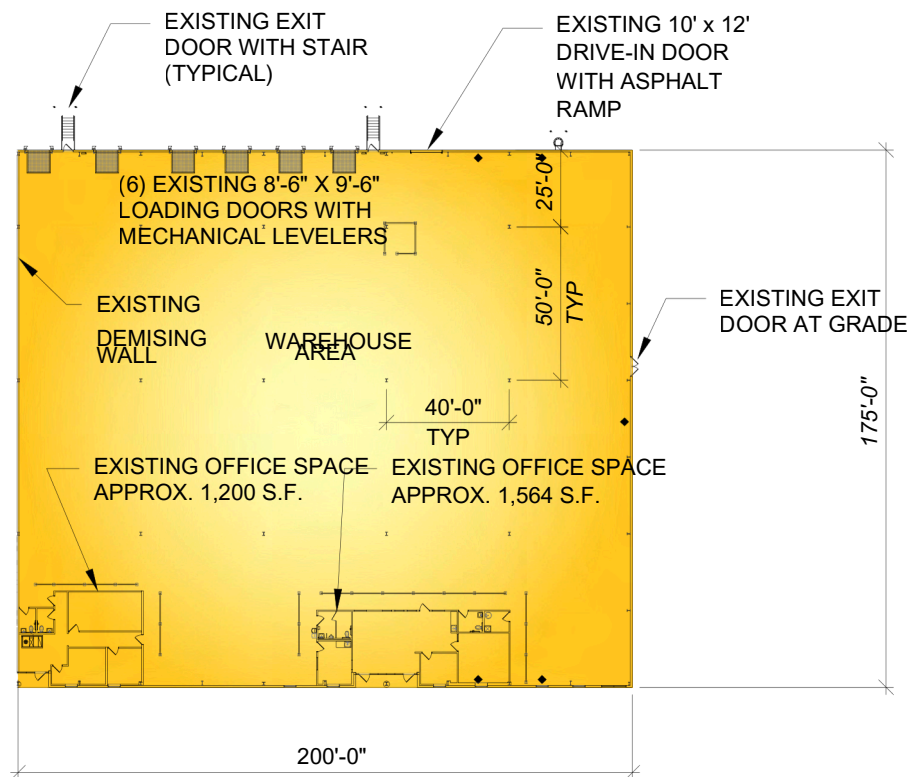
PLANS

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



FOR LEASE

155 NESTLE WAY, BREINIGSVILLE, PENNSYLVANIA

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SPECS

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SIZE

AVAILABLE SPACE: The available space is approximately 200' wide x 175' deep. The space is approximately 35,098 S.F., containing a 1,200 S.F. office and a 1,564 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. The existing office spaces have been finished with carpet tile, resilient flooring, and an acoustical suspended ceiling system at approximately 9'-0" above finish 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 six (6) 8'-6" x 9'-6" vertical-lift, insulated steel loading doors, dock shelters, with minimum 30,000 lb. capacity mechanical levelers, and bumpers. The available space contains one (1) 10'-0" x 12'-0" vertical-lift, drive-in door with asphalt 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 energy-efficient, gas-fired Cambridge, roof-top unit and two (2) gas-fired unit heaters

LIGHTING: The available office space lighting is 2 x 4 fluorescent, troffer light fixtures with prismatic lenses. The available warehouse space lighting consists of energy efficient LED fixtures.

POWER: The available space is served by two (2) 200 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 forty (40) vehicles.

On-site trailer storage for approximately five (5) trailers and fifteen (15) trucks.

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.



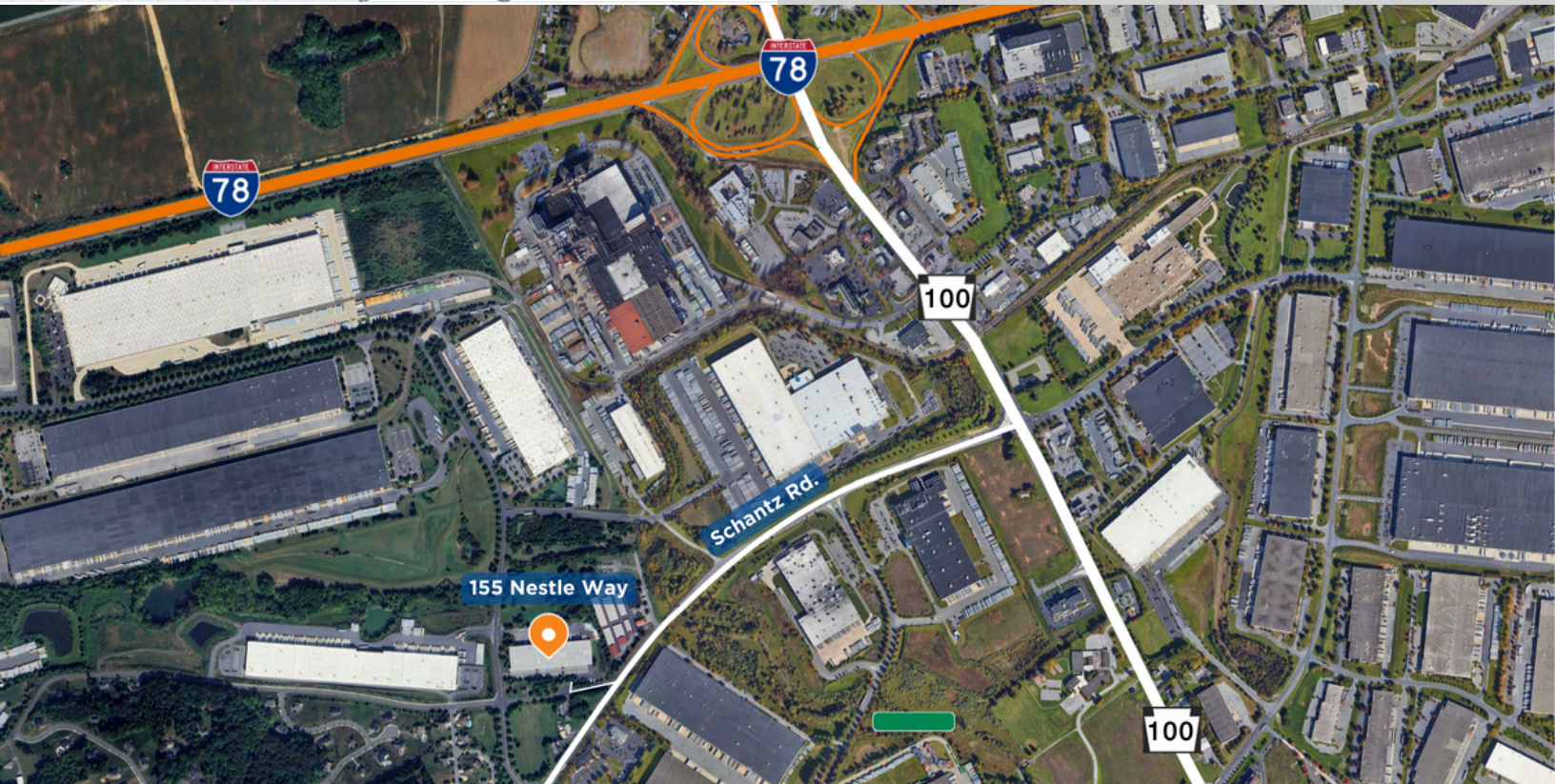
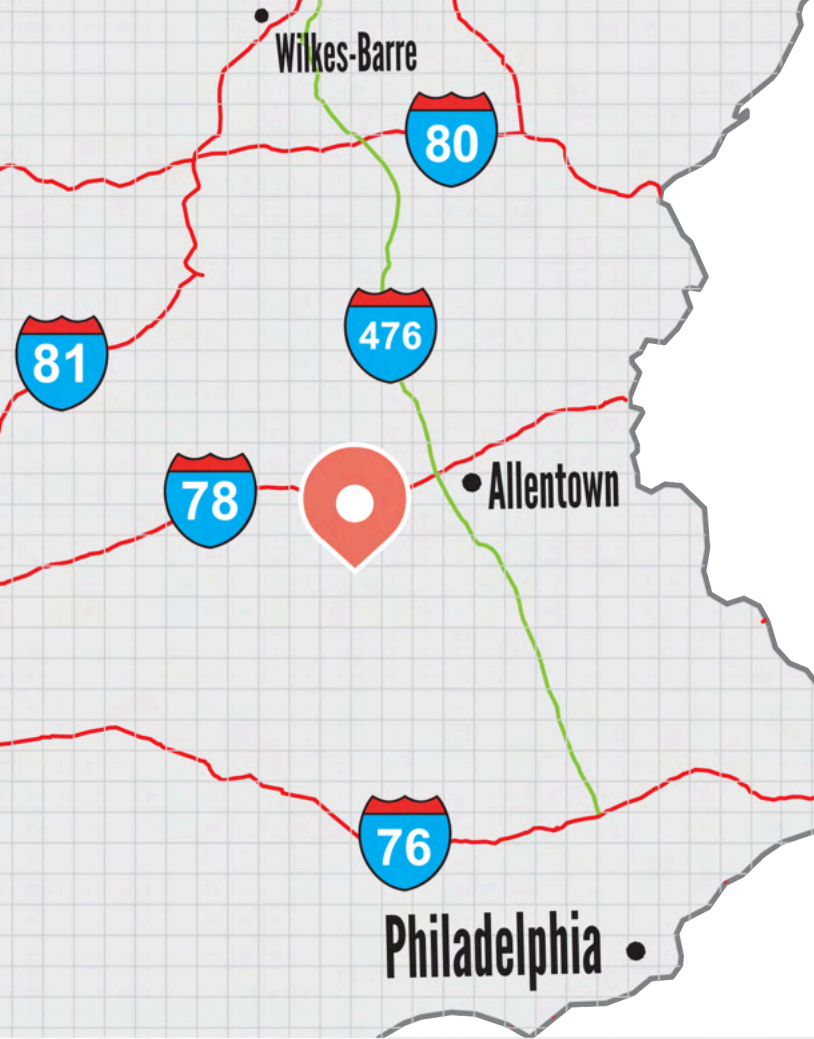
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DIRECTIONS TO LEHIGH VALLEY WEST INDUSTRIAL PARK

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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