

# LogistiCenter<sup>SM</sup> at 33 Available for Lease

4200 E. Braden Boulevard | Easton, PA 18040



LogistiCenter<sup>SM</sup> at 33 | 4200 East Braden Boulevard, is a 475,800 sf facility located just minutes from Interstate 78 and Route 33 via the new Main Street interchange in Easton, Pennsylvania. Surrounding national companies include Weyerhaeuser, Crayola, Victaulic, and Mondelez. There is a population of 781,850 and a workforce of 412,000 within a twenty-five minute drive, and more than 64,600,000 people living within a 300 mile radius of the property.

This property is ideally suited for manufacturing and/or warehouse/distribution companies looking to occupy a state-of-the-art facility. It is available for lease with occupancy in the Summer 2016.

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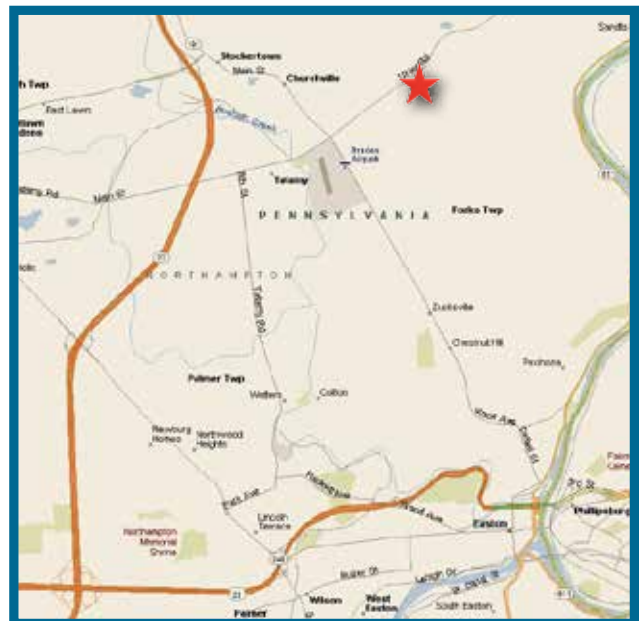
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# Property Overview

Available Space **475,800 SF**  
For Lease

<b>Building Dimensions:</b> 1220' x 390'	<b>Dock Doors:</b> 69 loading docks, rear load configuration
<b>Drive-In Doors:</b> Two (2) drive-in doors each with 12'x14' overhead sectional doors	<b>Clear Height:</b> 36' clear @ first column line in from dock walls
<b>Column Spacing:</b> 54' x 48' typical grid pattern. 60' speed bay	<b>Fire Protection System:</b> ESFR system
<b>Parking:</b> Car Parking - 226 spaces Trailer Parking - 85 opposing spaces	<b>Lighting:</b> T5HO fluorescent fixtures on 25' flexible whips to provide 30 fc @ 36" AFF (empty configuration)
<b>Construction:</b> Tilt-up concrete panels and structural steel	<b>Heating &amp; Ventilation:</b> Gas-fired heating
<b>Wall Panels:</b> Tilt-up concrete panels, rigid fiberglass insulation	<b>Electric:</b> 3000 amp, 480/277, 3-phase electrical service.
<b>Warehouse Floors:</b> 7", sealed, 4,000 psi concrete. Laser-screened, burnished, hard machine finish to meet or exceed overall average FF55/FL35	<b>Roof:</b> Fully adhered EPDM roof
<b>Office:</b> To Suit	<b>Access:</b> Full building circulation with controlled access and/or guard shack access capability.

## Utility Providers:

<b>Electric:</b>	Met-Ed
<b>Gas:</b>	UGI
<b>Water:</b>	Easton Suburban Water Authority
<b>Sewer:</b>	Forks Township

# Site Plan





## About Dermody Properties

Dermody Properties is a privately held, industrial real estate development company. Founded and headquartered in Reno, Nev., the company has a national development reach, served by its regional offices in Chicago, Northern NJ, Phoenix and Seattle. To date, Dermody Properties has completed ten LogistiCenters, totaling 11.8 million square feet. Over its 50-year history, the company has developed and leased more than 40 million square feet of high quality facilities to many Fortune 500 companies and other well-respected firms. Dermody Properties is consistently ranked among the top 10 private developers nationwide. Dermody Properties specializes in industrial development in strategic locations for manufacturing, distribution, third party logistics, food packaging and distribution, and Internet fulfillment centers. In 1988, company leadership created the Dermody Properties Foundation, which is managed by the employees of the company to provide charitable support to the communities in which we do business. To learn more about Dermody Properties, visit [Dermody.com](http://Dermody.com).



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