

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

4200 E. Braden Boulevard | Easton, PA 18040

Ready for Tenant Fit-Out



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 Amazon, UPS, FedEx, Porsche, Mondelez, BMW and Walgreens. 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.

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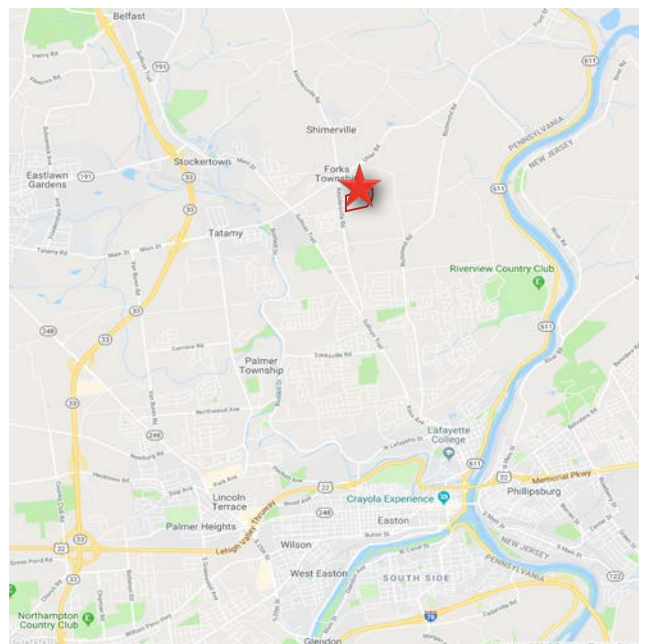
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# Property Overview

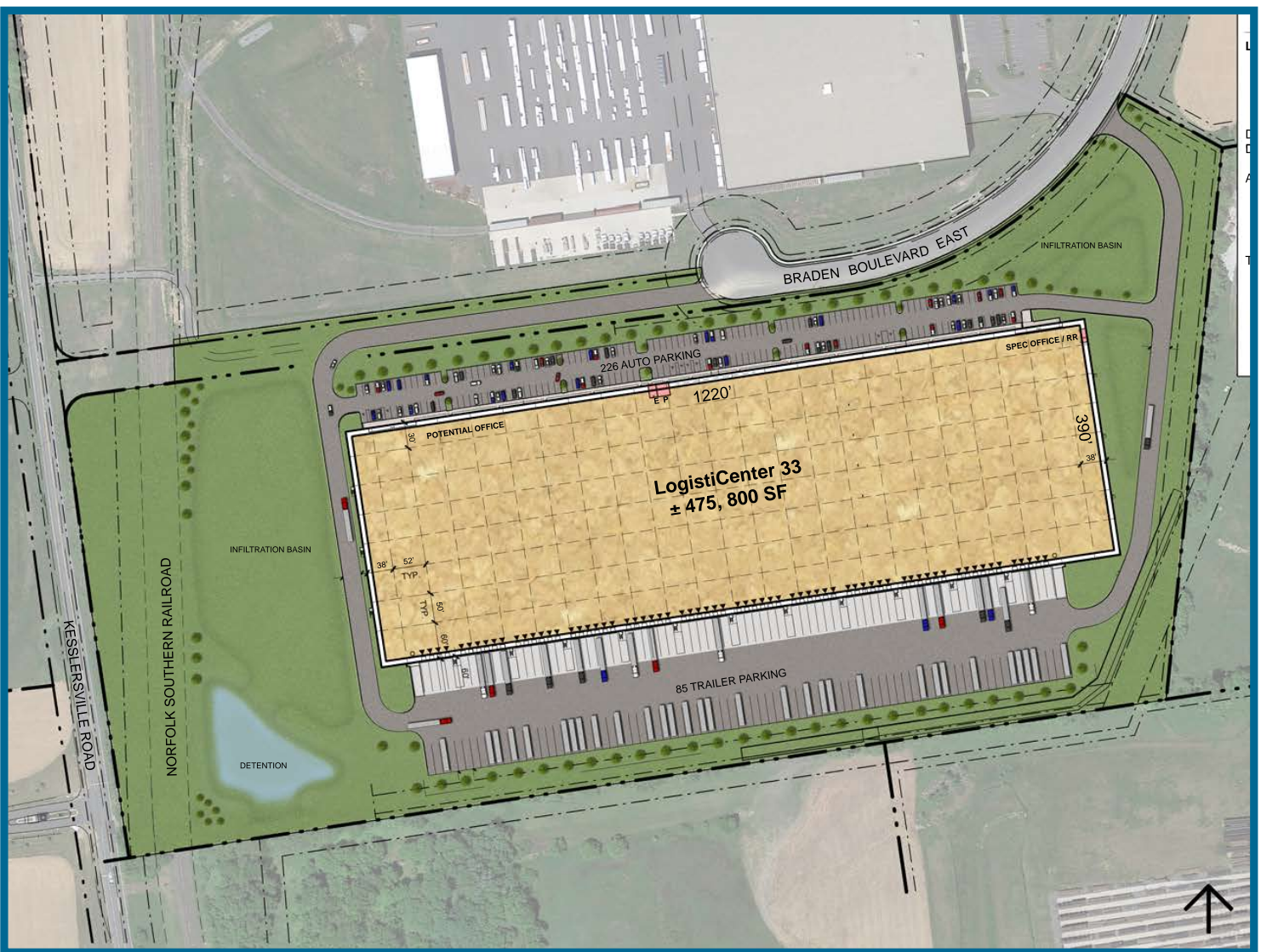
Available Space 475,800 SF  
For Lease

<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 (expandable), 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:

**Electric:** Met-Ed  
**Gas:** UGI  
**Water:** Easton Suburban Water Authority  
**Sewer:** Forks Township

# Site Plan







## About Dermody Properties

Dermody Properties is a privately held, industrial real estate development company. Founded and headquartered in Reno, Nevada, the company has a national development reach, served by its regional offices in Chicago, Northern New Jersey, Phoenix, and Seattle. Over its 50-year history, the company has developed and leased more than 45 million square feet of high quality facilities to many Fortune 500 companies and other well-respected firms.

LogistiCenter<sup>SM</sup> is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter<sup>SM</sup> facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.



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