

Bethel

Industrial Center @ 
Bethel, PA

587,100 sf
AVAILABLE
FOR LEASE

bethelic78.com



START DATE: SPRING 2019

COMPLETION DATE: YEAR-END 2019

OWNERSHIP GROUP



LISTING AGENT



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PROJECT OVERVIEW

Bethel Industrial Center@78



587,100 SF AVAILABLE

- 118,595 workforce population within a 30-minute drive
- Immediate access to I-78
- Best-in-class building specifications
- Proximity to regional parcel and intermodal facilities
- Corporate neighbors including PetSmart, Dollar General, Samsung, Ace Hardware, Mattel, VF Corp., and Wesco Aircraft

36' or **40'** clear height

Up to **120** dock doors

354 car parking spaces

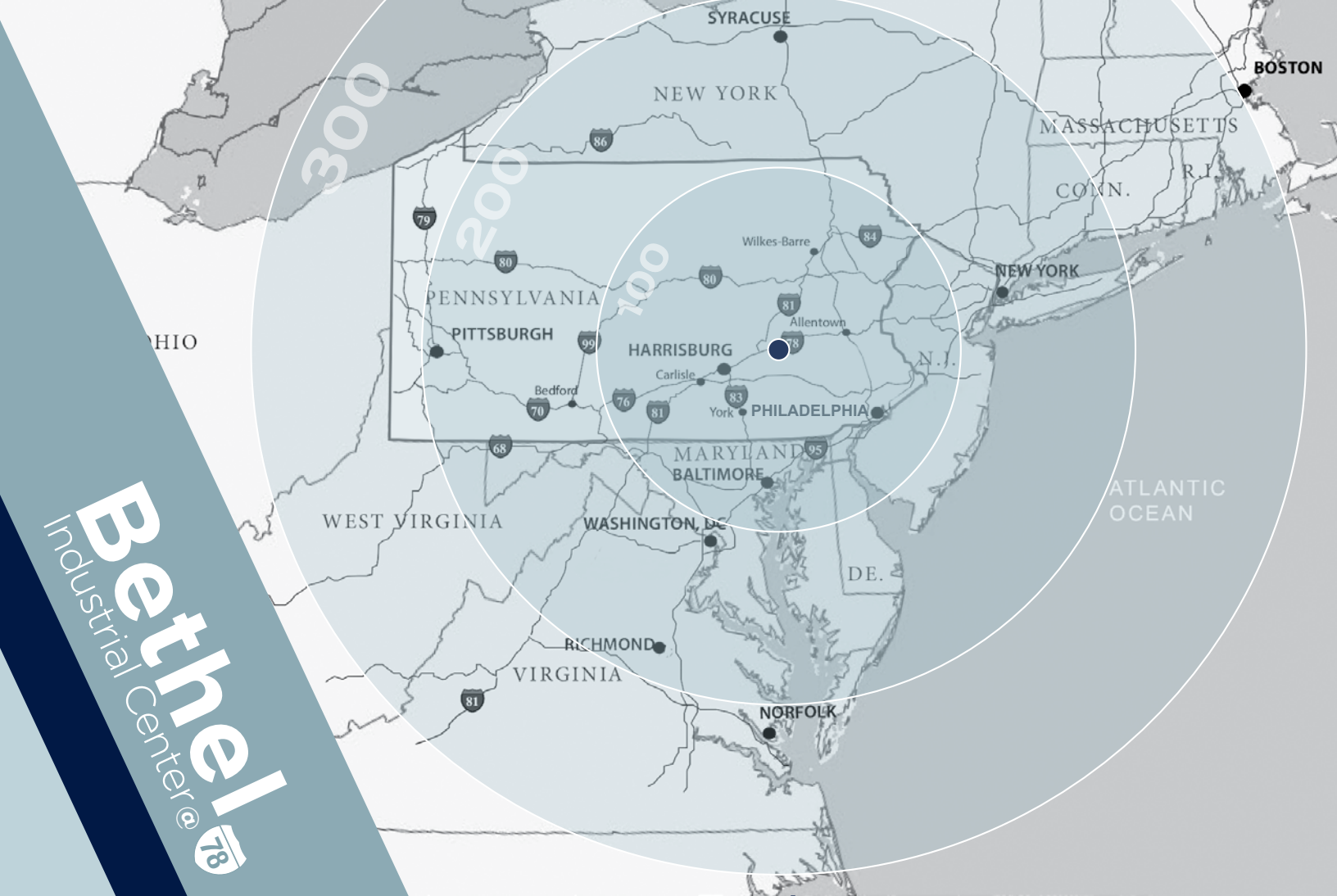
164 dedicated trailer stalls





BETHEL INDUSTRIAL CENTER @ I-78 | Bethel, PA

Land Area	44.60 Acres	Car Parking	354 spaces
Building Area	587,100 SF	Trailer Parking	164 dedicated stalls
Construction	Exterior Walls: Pre-cast structural load bearing concrete wall panels Structure: Conventional structural steel framing system	Truck Court	135' Truck court depth with 8" reinforced concrete dolly pad
Dimensions	1,030'w x 570'd	Clear Height	To suit (36'-40')
Roof	45-mil mechanically fastened roofing system	Column Spacing	To suit
Floor	7" Unreinforced, 4,000 PSI slab-on-grade placed over 4" of crushed aggregate sub-base	Lighting	LED high bay fixture lighting with occupancy sensors in every other bay
Loading Configuration	Cross-dock	Sprinkler System	ESFR system with 2,000 gpm @ 150 psi
Dock Doors	60 doors + 60 additional knock-out panels	Power	3,000-amp, 480/277-volt, 3-phase, 4-wire system
Drive-in Doors	4	HVAC	Rooftop mounted Cambridge hot air rotation
Dock Equipment	45,000 lb. mechanical dock levelers 40 oz. dock seals and bumpers at all positions		



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Industrial Center @ 78



Established in 1987, J.G. Petrucci Co., Inc. is a privately-held, full service owner and developer of industrial, warehouse, and other commercial properties throughout the Northeastern United States. With offices in New Jersey and Pennsylvania, J.G. Petrucci Co. has become the region's most prolific and well respected development and design-build organization. Having delivered over 600 design-build projects and more than six million square feet of manufacturing, distribution, industrial and commercial space for a highly diverse corporate clientele, J.G. Petrucci Co. has become widely known for its assurance of total client satisfaction, as well as for taking full, single-point accountability on each and every project.

At present, J.G. Petrucci Co. owns and manages a portfolio of approximately four million square feet of space and several hundred acres of land in three states. A particular focus for J.G. Petrucci Co. has been industrial and commercial design-build construction and turnkey development projects for global, regional and local occupiers. Many of these projects have involved the remediation of brownfields and other environmentally contaminated sites, as well as the adaptive reuse of obsolete and blighted industrial facilities. Coupled with expertise in green building, including LEED-certified construction, J.G. Petrucci Co. has assumed a leadership position in responsible development within the Northeast Region.

J.G. Petrucci Co. is currently developing, or in the planning stages of developing, a broad range of projects, including industrial buildings, warehouse and distribution centers, R&D and data management/call centers, and healthcare facilities. Some notable clients include FedEx, REEB Millwork, TEVA Pharmaceuticals, Cigars International, Curtiss-Wright, Alpa Group and more.

For leasing inquiries, please contact:



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	Distance (mi)	Drive Time (hrs)
DISTANCES TO CITIES		
Philadelphia, PA	94	1 hr. 50 min.
Baltimore, MD	120	2 hr.
New York, NY	132	2 hr. 20 min.
Washington, DC	150	2 hr. 40 min.
Boston, MA	353	5 hr. 40 min.
DISTANCES TO INTERMODAL		
Norfolk Southern Lucknow	40	40 min.
Norfolk Southern Rutherford	41	40 min.
Norfolk Southern Bethlehem	54	50 min.
DISTANCES TO PORTS		
Port of Philadelphia	90	2 hr.
Port of Baltimore	120	2 hr.
Ports of NY/NJ	123	2 hr.
DISTANCES TO PARCEL		
FedEx SmartPost Breinigsville	38	40 min.
UPS Harrisburg	42	50 min.
FedEx Ground Hub Allentown	49	55 min.

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