



For lease

**Delivering 4Q26**  
**New Construction**  
**±420,262 SF**

**1180 Corporate Center Drive East,  
Coolbaugh Township, PA**

# Corporate Setting



# Direct Access to PA Route 611



## Drive Time:

I-380 ..... 7min

I-80 ..... 11min

# Site Plan and Specifications

1180 Corporate Center Drive East,  
Coolbaugh Township, PA

## Specifications

<b>Building Size</b> ±420,262 SF	<b>Car Parking</b> 189 spaces
<b>Office Size</b> ±3,399 SF	<b>Trailer Parking</b> 78 spaces
<b>Building Dimensions</b> 375' x 1,145'	<b>Truck Court</b> 190'
<b>Ceiling Height</b> 40'-0"	<b>Truck Apron</b> 74'
<b>Drive-in Doors</b> 2 (12' x 14')	<b>Column Spacing</b> 52' x 52'6" (typical)
<b>Loading Doors</b> 61 (9' x 10')	<b>Speed Bays</b> 52' x 60'



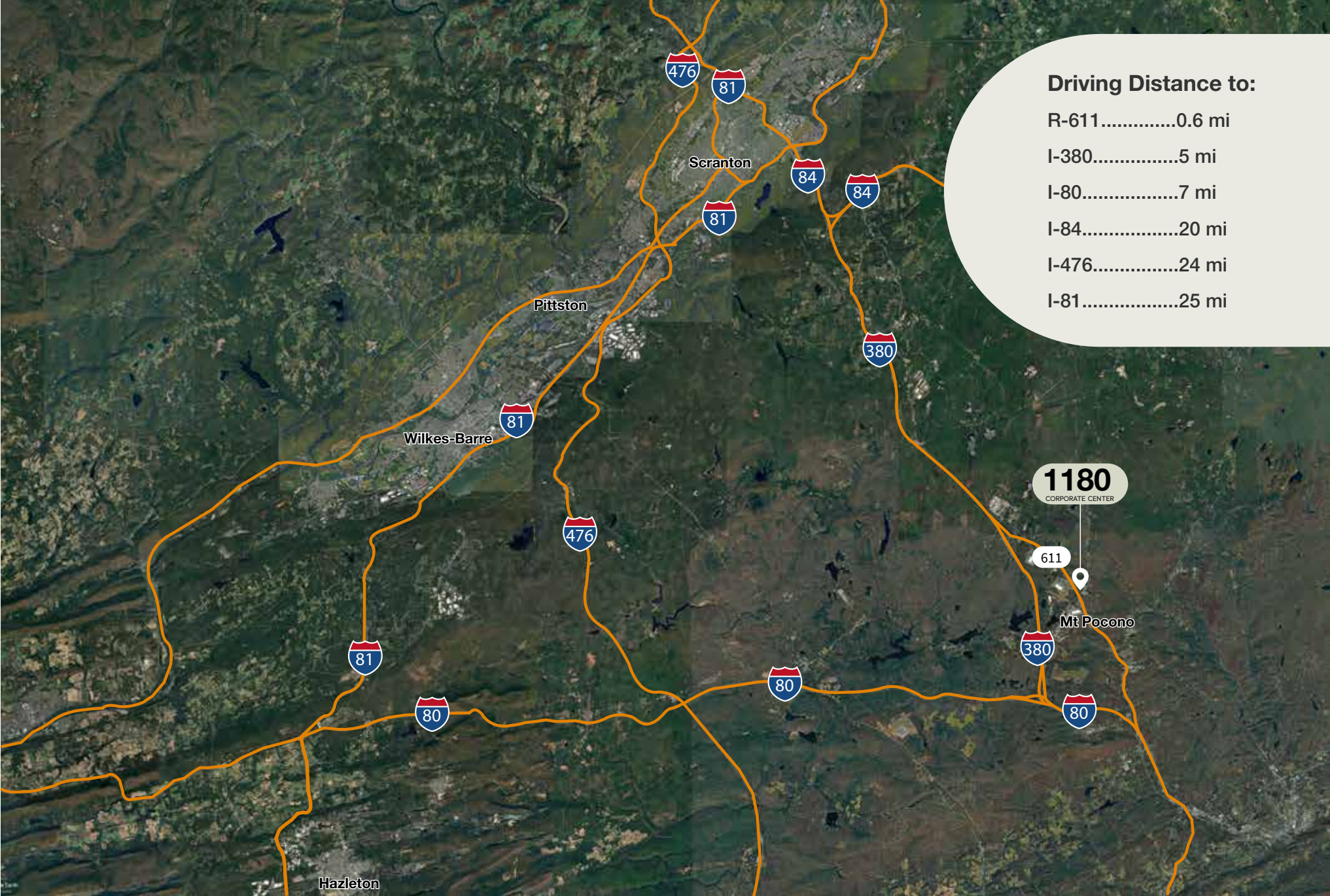
## Construction Details

<b>Construction Type</b> Precast concrete
<b>Floor</b> 8" unreinforced concrete
<b>Roof</b> 60 mil reinforced TPO system

## Building System

<b>Fire Protection</b> ESFR	<b>Heating System</b> On-site propane	<b>Water</b> PA American Water
<b>Electric System</b> 3,000 AMP service	<b>Dock Equipment</b> Every dock equipped with 40,000 lbs. leveler	<b>Sewer</b> On-site system
<b>Lighting System</b> LED at 30 FC		

# Highway Connectivity



# A Powerful Labor Force and Compelling Demographics

## 30-minute drive time

Total population  
**180,391**

Total labor force  
**92,969**

Transportation/  
warehouse employees  
**1,659**

Median household  
income  
**\$73,170**

Unemployment rate  
**3.9%**

Median warehouse  
hourly earnings  
**\$20.72**

Median warehouse  
annual salary  
**\$43,101**

## 45-minute drive time

Total population  
**545,681**

Total labor force  
**280,769**

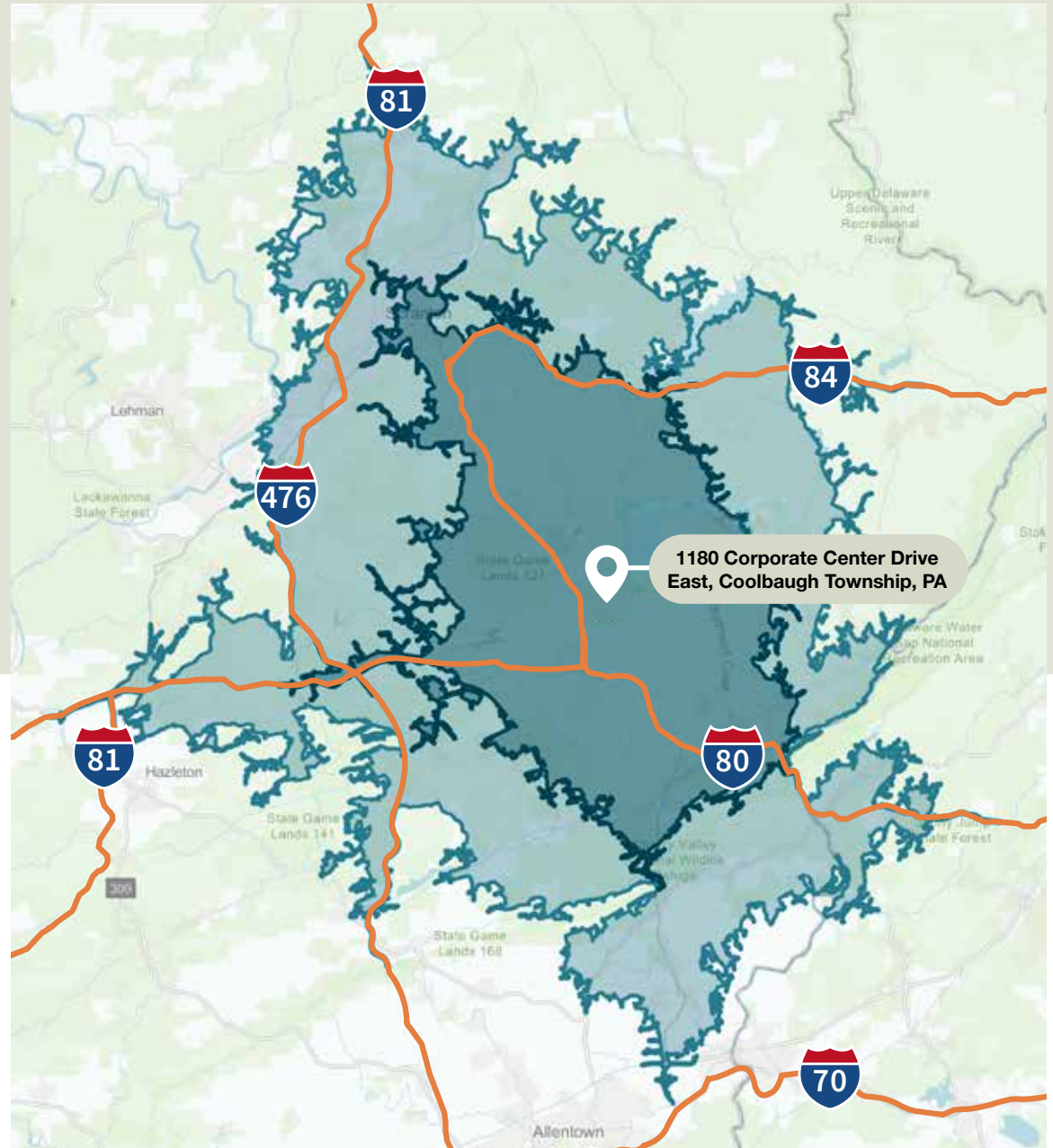
Transportation/  
warehouse employees  
**8,401**

Median household  
income  
**\$70,274**

Unemployment rate  
**3.6%**

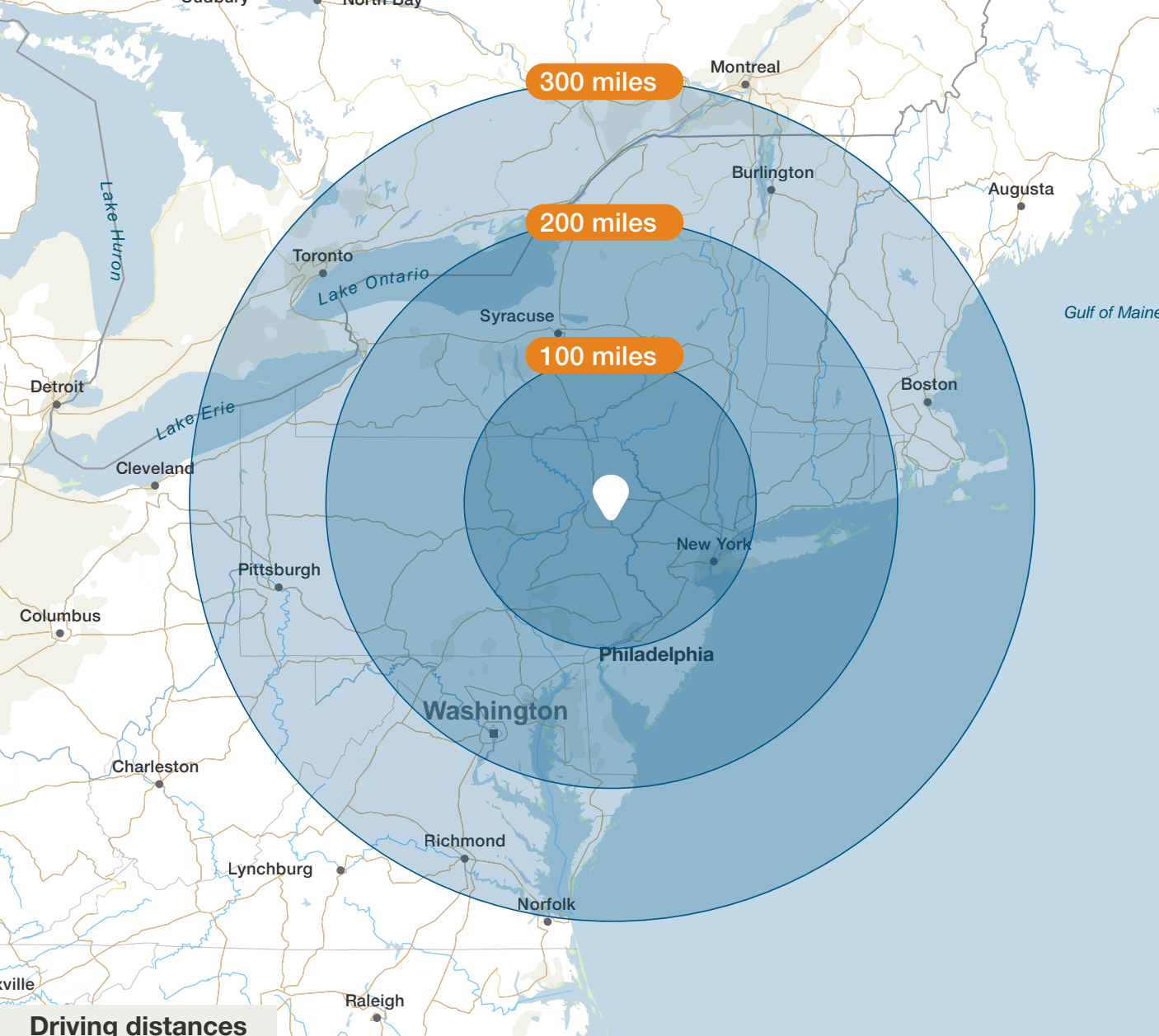
Median warehouse  
hourly earnings  
**\$21.41**

Median warehouse  
annual earnings  
**\$44,525**



# Renderings





**Driving distances**

	New York, NY	Philadelphia, PA
Port of Newark	92 miles	112 miles
Port of Philadelphia	236 miles	283 miles

# 1180

CORPORATE CENTER

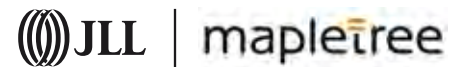


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