

205 SCHOOLHOUSE RD. SOUDERTON, PENNSYLVANIA

DIVISIBLE

205 COMMERCE 5 CENTER

www.205commercecenter.com

READY FOR
OCCUPANCY



176,000 SF

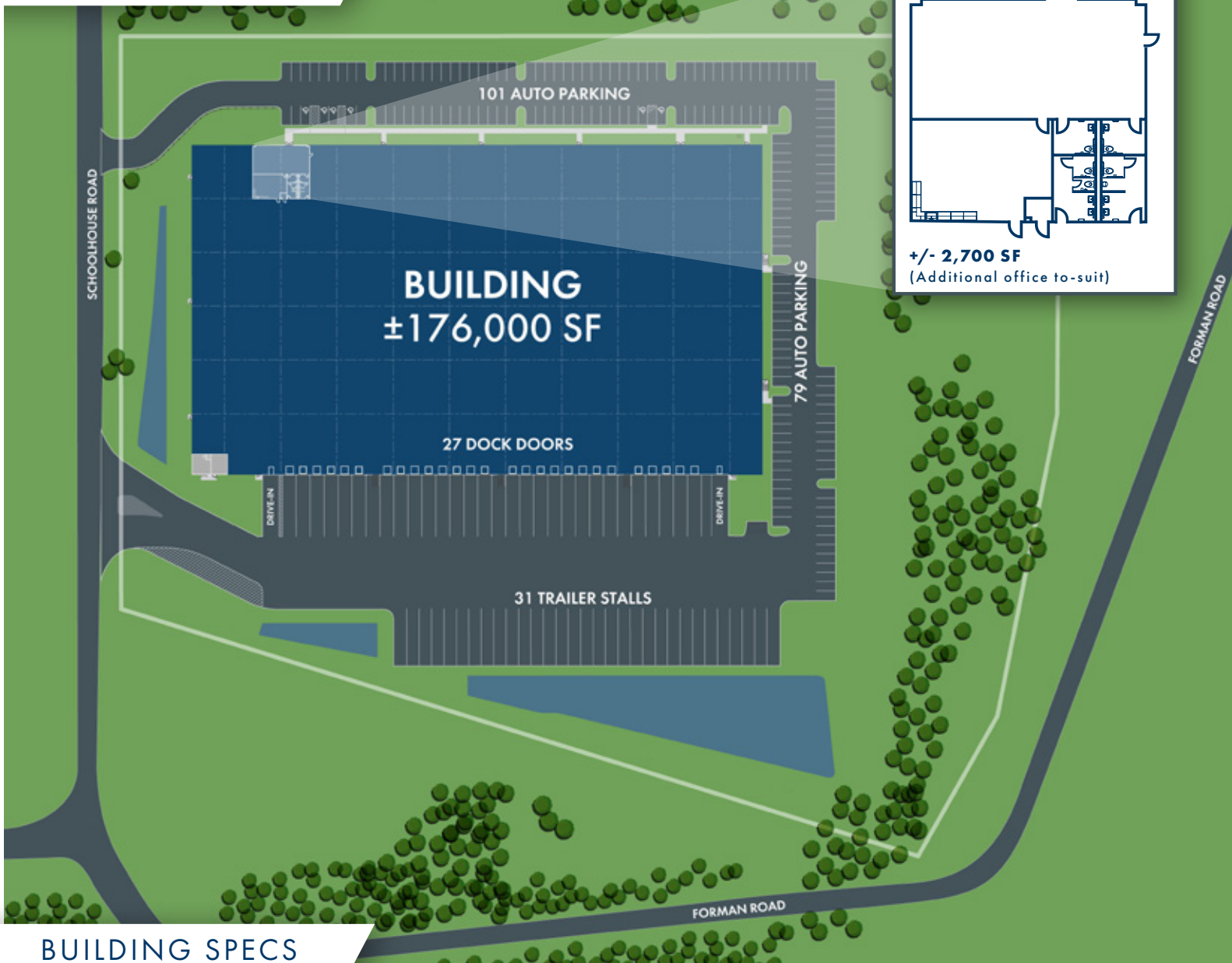
DEVELOPER/OWNER



www.endurance-re.com

CLASS A LAST MILE WAREHOUSE/
DISTRIBUTION FACILITY

SITE PLAN



BUILDING SPECS

AVAILABLE SF	176,000 SF	LOADING DOCKS	27 Doors (9' x 10') 14 equipped with packages
BUILDING DIMENSIONS	550' x 320'	DOCK PACKAGES	35,000 lb levelers, dock seals, bumpers and lights
OFFICE SPACE	2,700 SF +/- of spec office (additional office to-suit)	DRIVE-IN DOORS	2 (14' x 16') drive-in doors
TRUCK COURT	185'	ROOF	.60 mil single ply TPO system
COLUMN SPACING	54' x 52' (60' at speed bay)	PARKING	180 Auto Parks
CLEAR HEIGHT	36'	TRAILER STORAGE	31 Stalls
FLOOR	7" Concrete Slab	POWER	1,600 AMP, 277/480 Volt, 3-Phase
CONSTRUCTION	Tilt-up Concrete Walls	HVAC	Propane gas-fired unites providing 50 degrees exterior
STOREFRONTS/GLASS	2 entrances with storefront glass, accent features and canopy 5'x 5' clerestory window at each bay along dock walls	LIGHTING	LED Lights with motion sensors
		SPRINKLER	ESFR

LOCATION HIGHLIGHTS



AMENITIES WITHIN A 5 MINUTE DRIVE

FOOD/BEVERAGE

McDonald's | Chick-fil-A | Boston Market
Applebee's Bar & Grill | Carlo's Pizza
Margaritas Mexican | Dunkin' Donuts
Wendy's | Via Marconis' Pizza Pub
Suspender's Bar & Grill | Starbucks

BANKS

Wells Fargo | TD Bank

GAS/AUTO

Wawa | Lukoil

HOTELS

Holiday Inn | Courtyard by Marriott



APPROX. 3 MILES TO
THE I-476 LANSDALE
INTERCHANGE



APPROX. 13 MILES
TO I-276
(PA TURNPIKE)



APPROX. 30 MILES
TO CENTER CITY
PHILADELPHIA



APPROX.
6 MILES
TO 309

NEIGHBORING TENANTS

accupac

R/L CARRIERS

(JBS)

TEVA
TEVA PHARMACEUTICALS USA

Continental

amazon

RR DONNELLEY

Lansdale
WAREHOUSE CO. INC.
LOGISTICS SERVICES, INC.

AVERY
DENNISON

FedEx

TURN14
DISTRIBUTION

CLEMENS
FOOD GROUP

GXO

Colorcon

AMERICOLD

MERCK

LABOR STATISTICS WITHIN 30-MIN DRIVETIME



999,823

Population within a 30-min drivetime



79,168

In the blue collar demographic



\$110,992

Median household income



16,094

Existing warehouse workers

DISTANCE TO (MILES):

FEDEX GROUND	9
UPS	26
USPS	34
FEDEX FREIGHT	37
UPS FREIGHT	37
CSX	37
PORT	38
AIRPORT	39
FEDEX EXPRESS	40
NORFOLK SOUTHERN	40



TOTAL # OF WORKERS: 752,977 WITHIN 20 MILES

OF WORKERS PER ZIP CODE:

	<1,000		1,000 - 4,999
	5,000 - 9,999		10,000 - 14,999
	15,000+		



CUSHMAN & WAKEFIELD

FOR MORE INFORMATION, PLEASE CONTACT:



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