

PARK 31

Building A | 505 Wambold Road, Souderton, PA 18964

https://www.core5lc.com/





LEASING AGENT DEVELOPER

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On behalf of Core5 Industrial Partners, Colliers is pleased to present the Core5 Logistics Center at Park 31. This planned development totals ±587,360 SF of industrial space. Building A (±199,360 SF) and Building B (±196,560 SF) are ready for tenant improvements. With almost immediate access to the Northeast Extension (I-476) via the newly improved Lansdale Interchange, this development is ideally positioned to service Eastern Pennsylvania and the Greater Northeast.



CORPORATE NEIGHBORS







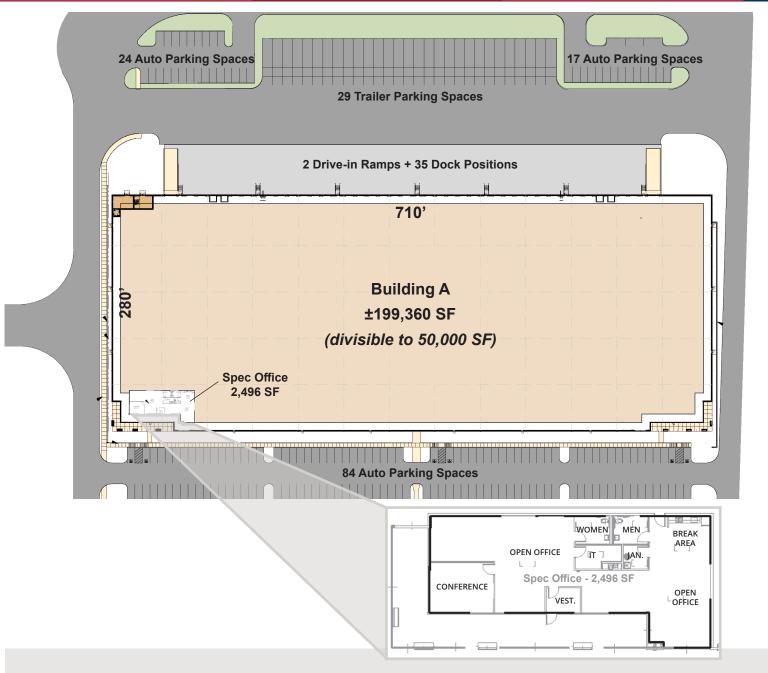










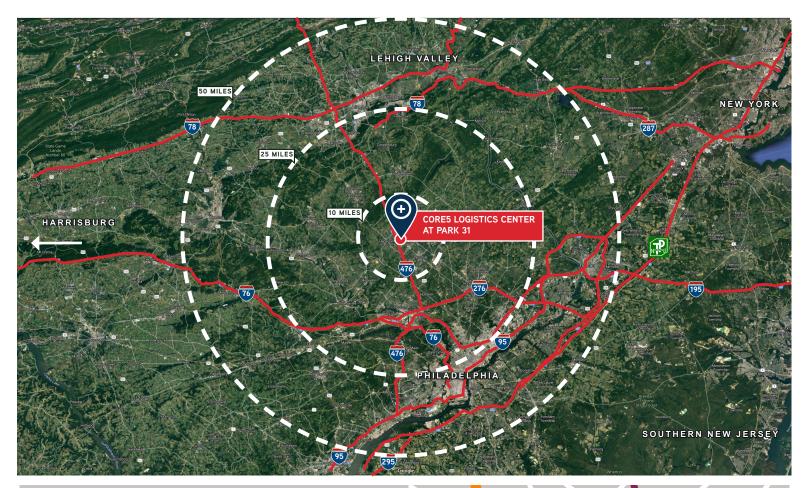


BUILDING A SPECIFICATIONS

Square Footage	199,360 SF (divisible)	Column Spacing	55' x 54' with 60' speed bay
Dimensions	±712' x ±280'	Clear Height	36' clear at first column line
Office Area	Build to Suit	Floors	7", 4,000 PSI
Auto Parking	±125 Stalls	Construction	Concrete tilt-up
Trailer Parking	±29 Stalls	Power	3,000 amp, 480V/3PH
Dock-High Loading	±35 dock doors (9'x10')	Sprinklers	ESFR
Drive-In Loading	+2 drive-in doors (12'x14')	Lighting	LED @ 35 Foot Candles

Truck Court ±135', ±185' overall Lighting LED @ 35 Foot Candles

Availability Ready for Tenant fit-out



Distances		SCHOOLHOUSE RO	E. A. Berg C. S.	
I-476	1.4 Miles	***	The state of the s	
I-78	30 Miles			
I-276	13 Miles		AT PARK 31	
I-95/295	35.8 Miles		COMPANARO COMPANARO	
Port of Philadelphia	48.2 Miles			
Port of Wilmington	50 miles	476		
Port of New York & New Jersey	110 miles		The Ten	
CSX Intermodal (Philadelphia)	46.2 miles		Nation to the state of the stat	
NS Intermodal (Bethlehem)	47.6 Miles			♦



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