

CORE5 LOGISTICS CENTER AT PARK 31

Building B | 515 Wambold Road, Souderton, PA 18964

https://www.core5lc.com/





DEVELOPER

LEASING AGENT

CORE5 LOGISTICS CENTER AT

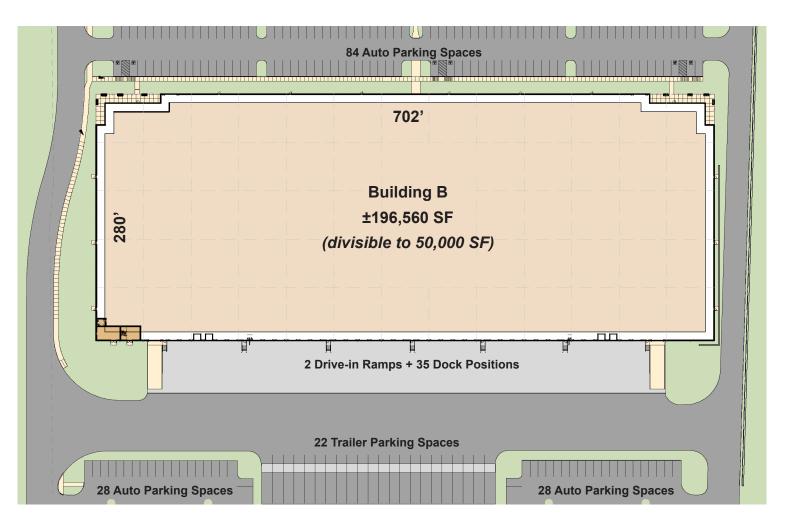
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On behalf of Core5 Industrial Partners, Colliers is pleased to present the Core5 Logistics Center at Park 31. This planned development of 587,360 +/- SF is under construction with Buildings A and B anticipated to deliver in Q1 2023. With almost immediate 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



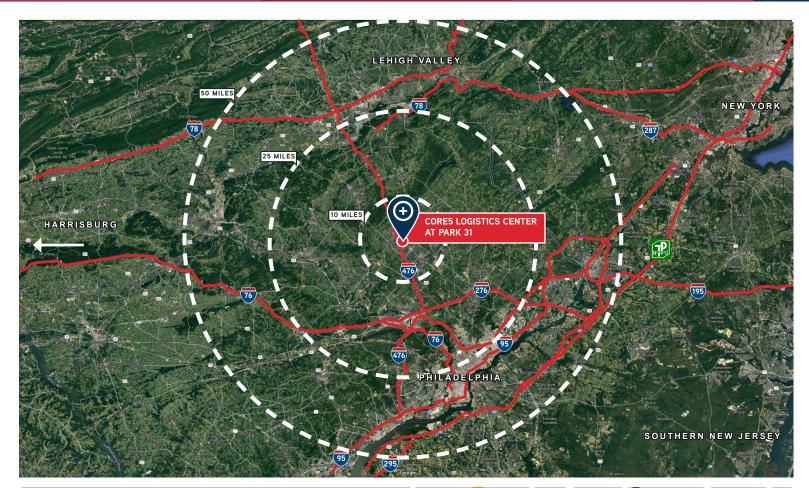


BUILDING B SPECIFICATIONS

Square Footage
Dimensions
Office Area
Auto Parking
Trailer Parking
Dock-High Loading
Drive-In Loading
Truck Court

± 196,560 SF (divisible)
±702' x ±280'
Build to Suit
±140 Stalls
±22 Stalls
±35 dock doors (9'x10')
±2 drive-in doors (12'x14')
±135', ±185' overall

Column Spacing Clear Height Floors Construction Power Sprinklers Lighting Availability 55' x 54' with 60' speed bay 36' clear at first column line 7", 4,000 PSI Concrete tilt-up 3,000 amp, 480V/3PH ESFR LED @ 35 Foot Candles Ready for Tenant fit-out



Distances		scroolhouse to the state of the
I-476	1.4 Miles	10 11 10 10 10 10 10 10 10 10 10 10 10 1
I-78	30 Miles	
I-276	13 Miles	CORES LOGISTICS CENTER AT PARK 31
I-95/295	35.8 Miles	The Contraction of the Contracti
Port of Philadelphia	48.2 Miles	
Port of Wilmington	50 miles	
Port of New York & New Jersey	110 miles	ATALIAND THE
CSX Intermodal (Philadelphia)	46.2 miles	TANKA PLANA
NS Intermodal (Bethlehem)	47.6 Miles	63

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