



# CORE5 LOGISTICS CENTER AT PARK 31

Building B | 515 Wambold Road, Souderton, PA 18964

<https://www.core5lc.com/>



LEASING AGENT

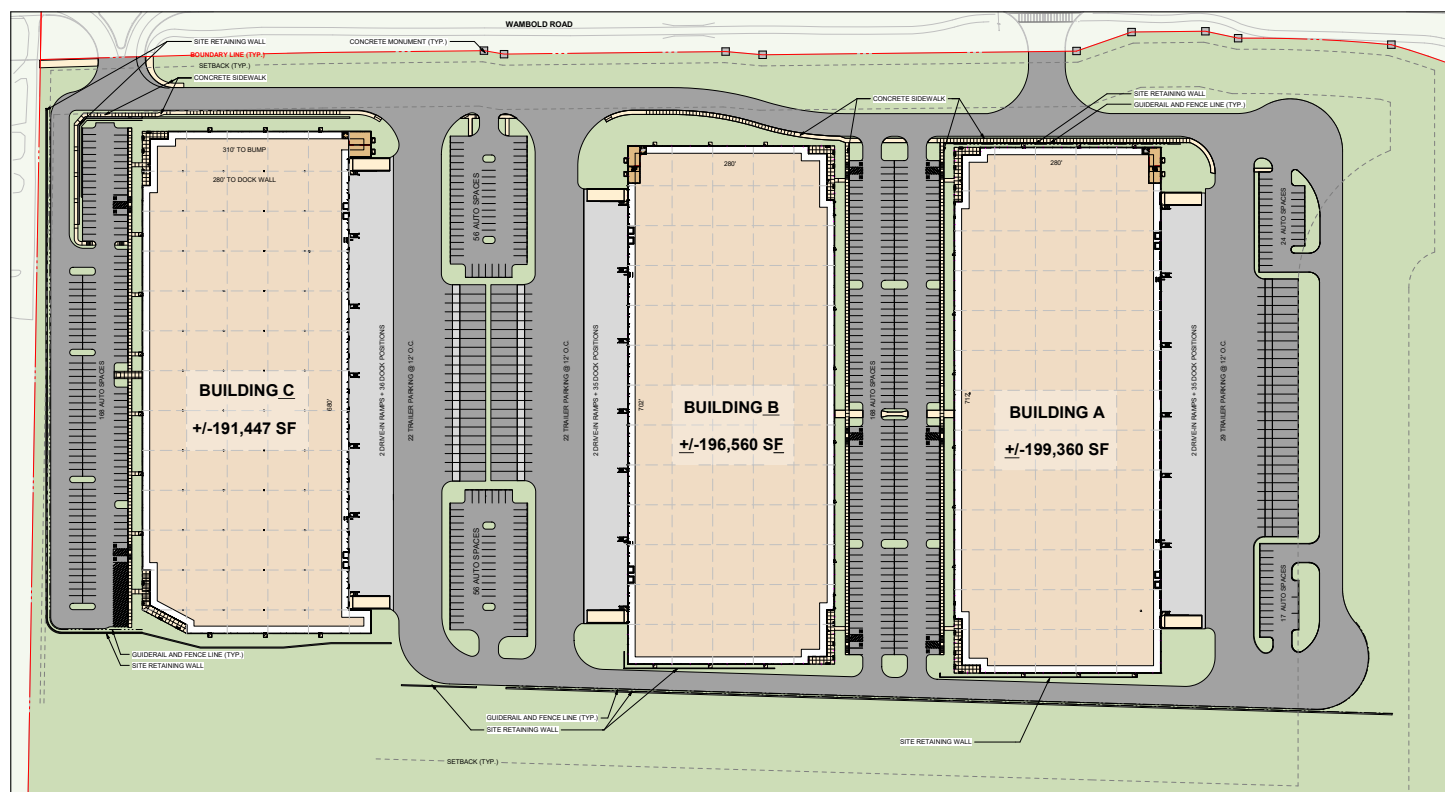


DEVELOPER

# CORE5 LOGISTICS CENTER AT PARK 31

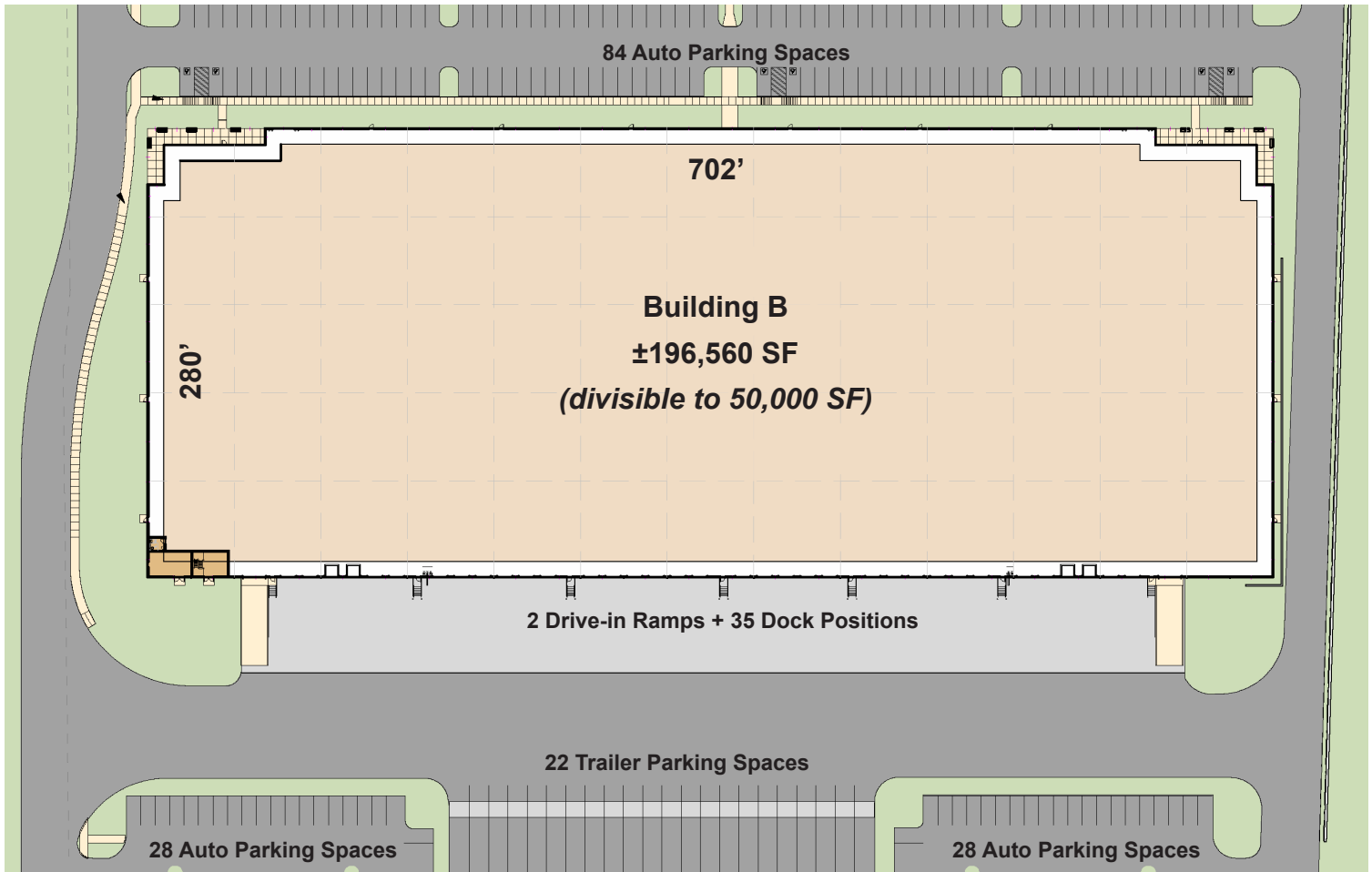
Building B | 515 Wambold Road, Souderton, PA 18964

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.



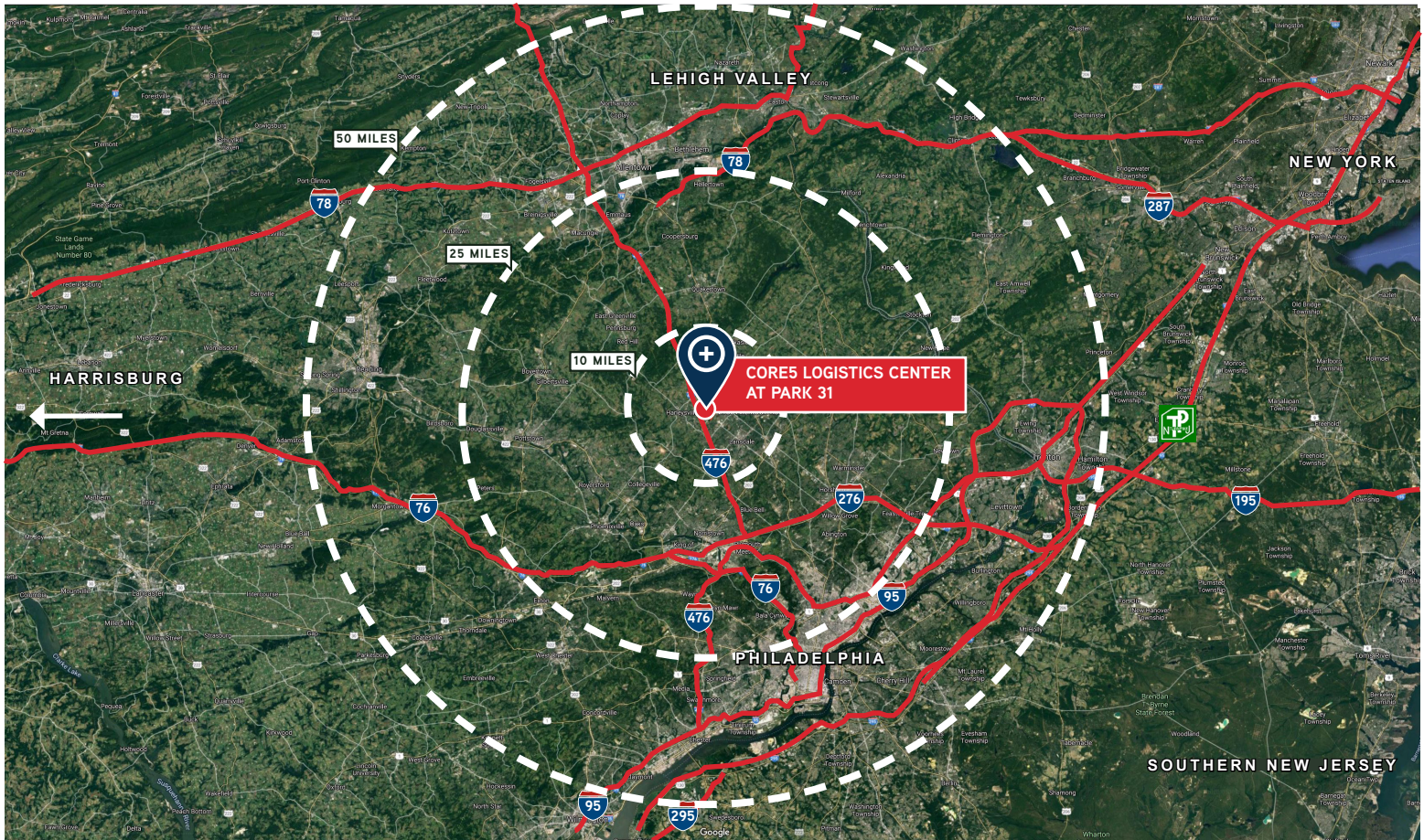
## CORPORATE NEIGHBORS





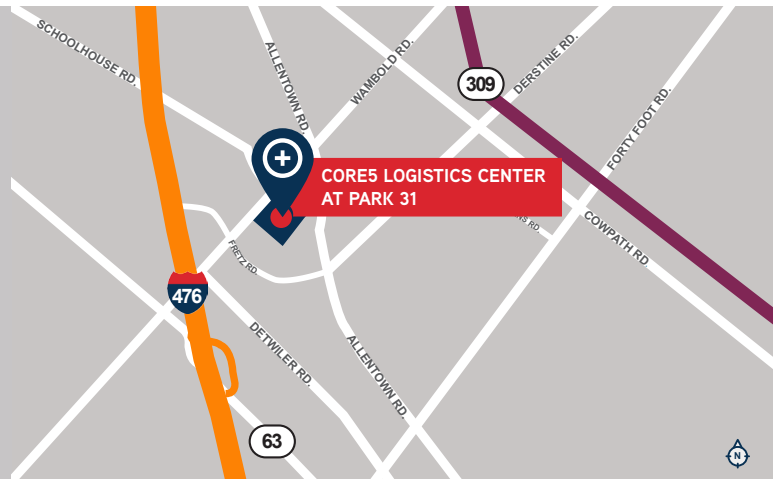
## BUILDING B SPECIFICATIONS

<b>Square Footage</b>	± 196,560 SF ( <i>divisible</i> )	<b>Column Spacing</b>	55' x 54' with 60' speed bay
<b>Dimensions</b>	±702' x ±280'	<b>Clear Height</b>	36' clear at first column line
<b>Office Area</b>	Build to Suit	<b>Floors</b>	7", 4,000 PSI
<b>Auto Parking</b>	±140 Stalls	<b>Construction</b>	Concrete tilt-up
<b>Trailer Parking</b>	±22 Stalls	<b>Power</b>	3,000 amp, 480V/3PH
<b>Dock-High Loading</b>	±35 dock doors (9'x10')	<b>Sprinklers</b>	ESFR
<b>Drive-In Loading</b>	±2 drive-in doors (12'x14')	<b>Lighting</b>	LED @ 35 Foot Candles
<b>Truck Court</b>	±135', ±185' overall	<b>Availability</b>	Ready for Tenant fit-out



## Distances

I-476	1.4 Miles
I-78	30 Miles
I-276	13 Miles
I-95/295	35.8 Miles
Port of Philadelphia	48.2 Miles
Port of Wilmington	50 miles
Port of New York & New Jersey	110 miles
CSX Intermodal (Philadelphia)	46.2 miles
NS Intermodal (Bethlehem)	47.6 Miles



**Michael Golarz**  
Executive Vice President

O 215.928.7569  
C 215.275.0188

[michael.golarz@colliers.com](mailto:michael.golarz@colliers.com)

**Tom Golarz, SIOR**  
Senior Vice President

O 215.928.7577  
C 215 388 7462

[tom.golarz@colliers.com](mailto:tom.golarz@colliers.com)



**Paul Pontius**  
Vice President Investments

O 717.230.1839  
C 267.997.6851

[ppontius@c5ip.com](mailto:ppontius@c5ip.com)