



WATCH THE VIDEO



CORE5 LOGISTICS CENTER AT **PARK 31**

Building 2 | Wambold Road & Schoolhouse Road, Souderton, PA

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



LEASING AGENT



DEVELOPER

CORE5 LOGISTICS CENTER AT PARK 31

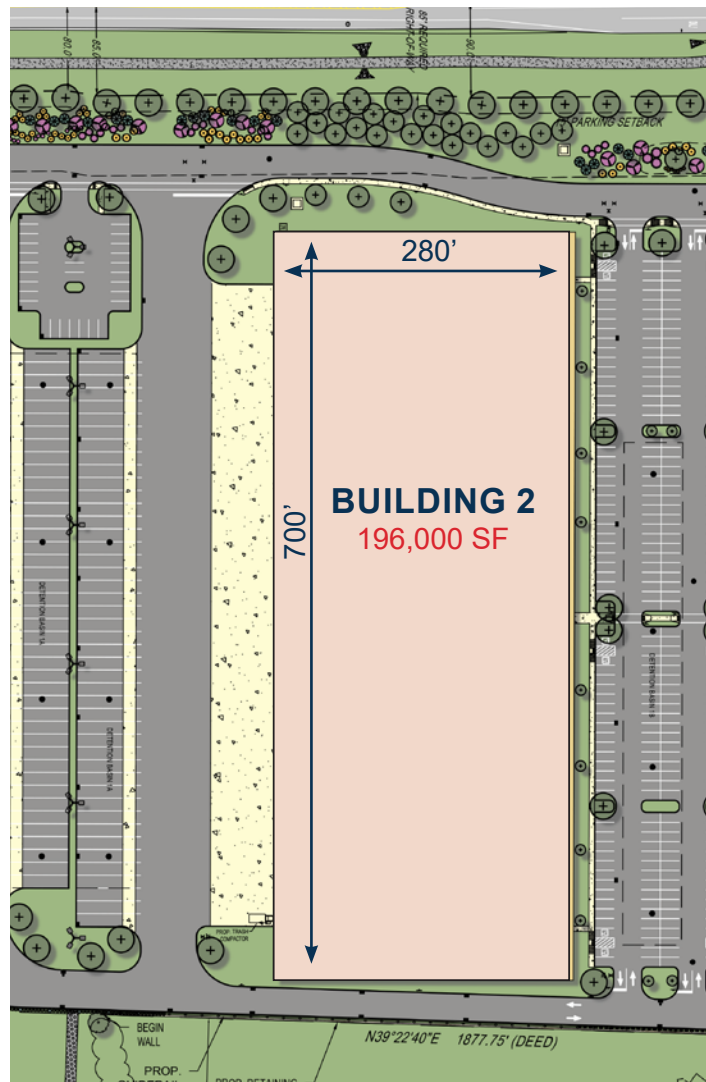
Wambold Road & Schoolhouse Road, Souderton, PA

On behalf of Core5 Industrial Partners, Colliers is pleased to present the Core5 Logistics Center at Park 31. This planned development of 591,360 +/- SF will start construction in Summer 2021 with Buildings 1 and 2 anticipated to deliver in Q2 2022. 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.



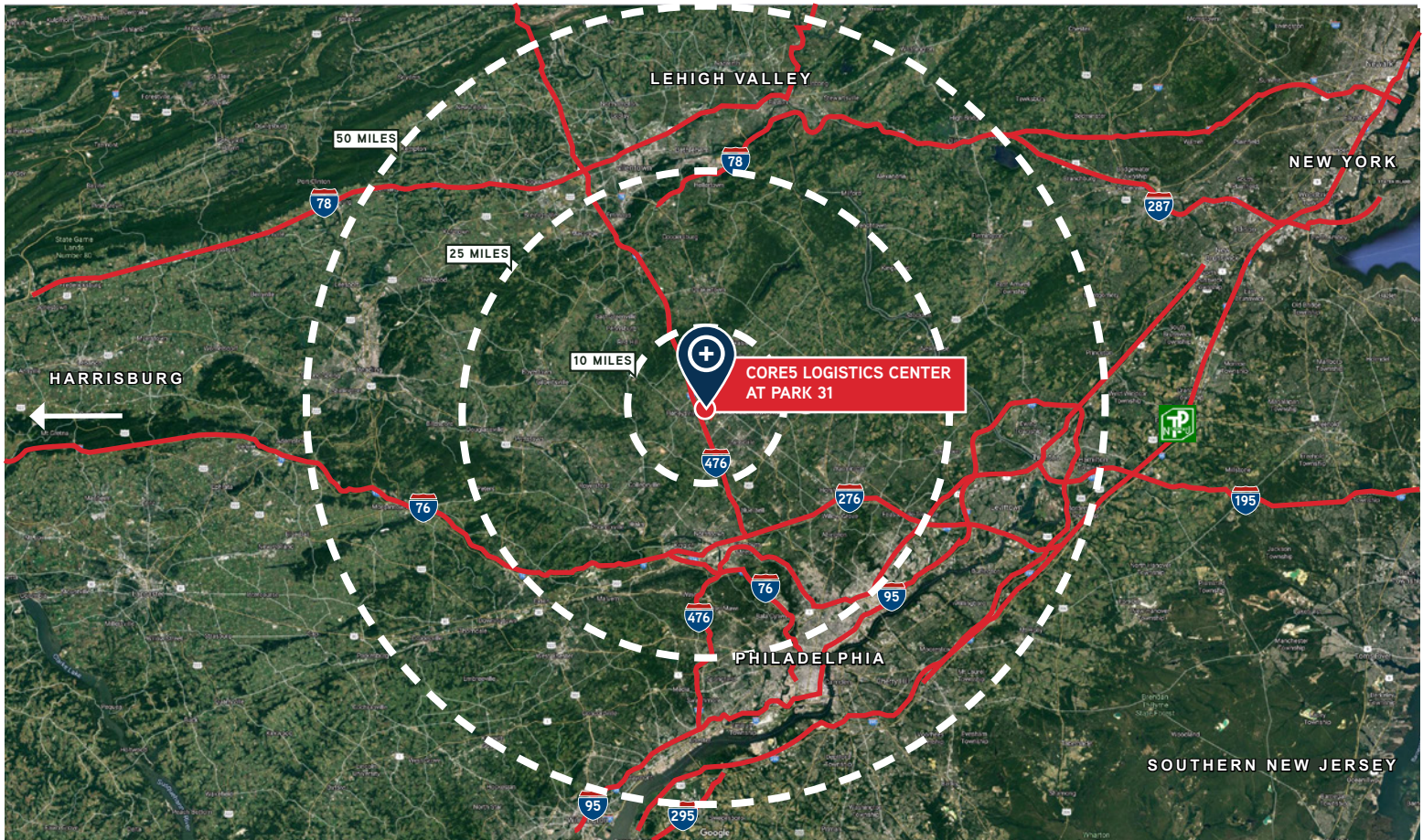
CORPORATE NEIGHBORS





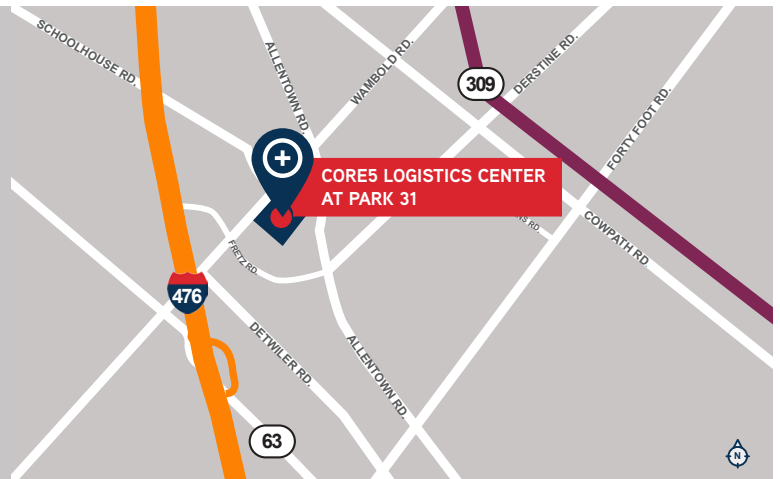
BUILDING 2 SPECIFICATIONS

Square Footage	± 196,000 SF	Column Spacing	55' x 54' with 60' speed bay
Dimensions	±700' x ±280'	Clear Height	36' clear at first column line
Office Area	Build to Suit	Floors	7", 4,000 PSI
Auto Parking	±128 Stalls	Construction	Concrete tilt-up
Trailer Parking	±51 Stalls	Power	3,000 amp, 277/480V
Dock-High Loading	±42 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	Est. Completion Date	Q2 2022



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
Senior Vice President

O 215.928.7569
C 215.275.0188

michael.golarz@colliers.com

Tom Golarz
Vice President

O 215.928.7577
C 814.441.8296

tom.golarz@colliers.com



Paul Pontius
Vice President Investments

O 717.230.1839
C 267.997.6851

ppontius@c5ip.com

© Copyright 2020 Core5 Industrial Partners, LLC. All rights reserved.

CORE5, CORE5 INDUSTRIAL PARTNERS, and the stylized "C" CORE5 INDUSTRIAL PARTNERS design / logo are service marks of Core5 Industrial Partners, LLC for its real estate services, namely, acquisition, rental, brokerage, development, leasing, and management of industrial real estate property. These marks may not be used without express permission of Core5 Industrial Partners, LLC.