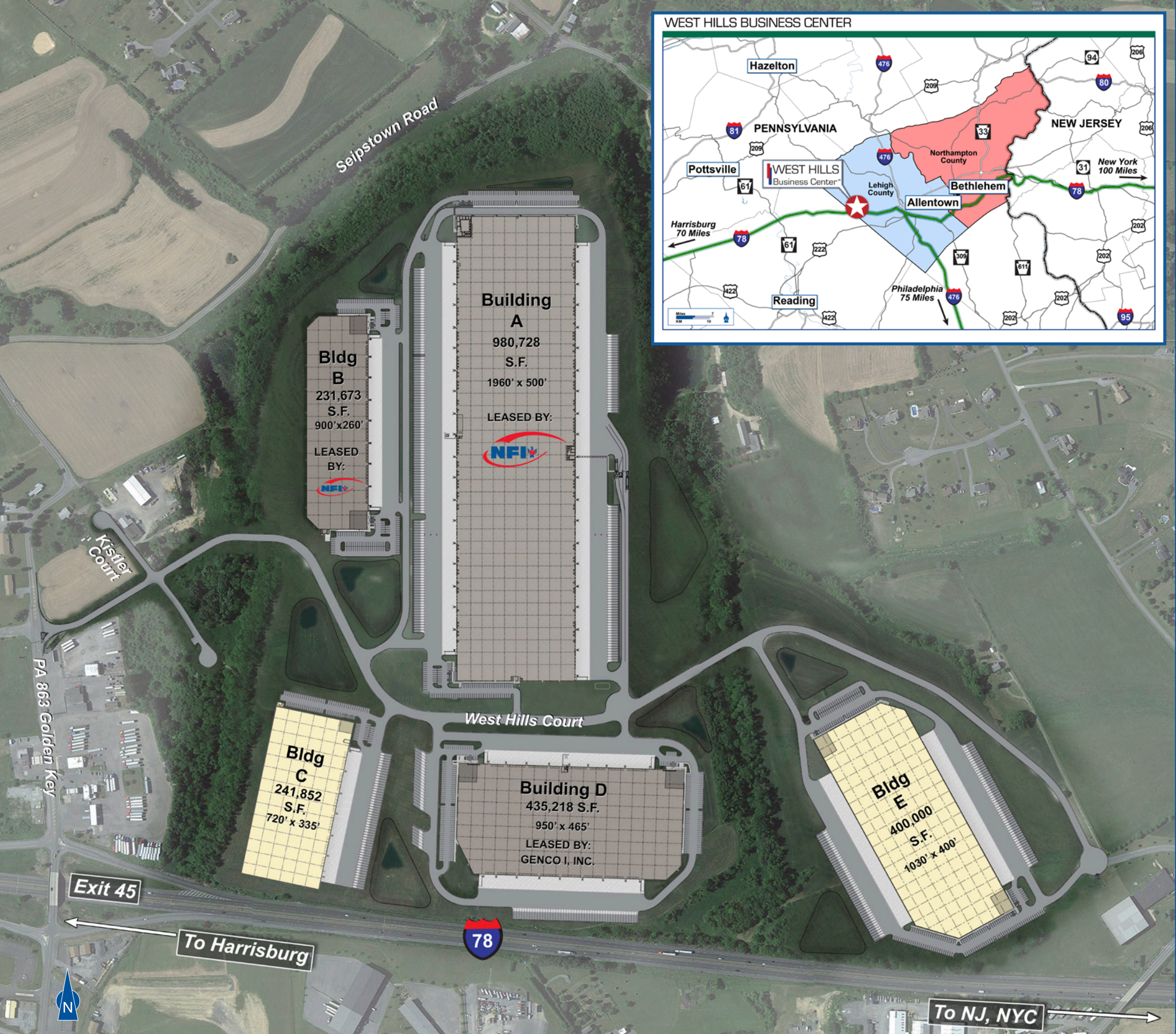


WEST HILLS Business CenterSM



MASTER PLAN



WEST HILLS Business CenterSM

I-78 and PA-863, Exit 45
Weisenberg Township
Lehigh County, Pennsylvania



BLDG	S.F.	DIMENSIONS	CLEAR HEIGHT	DOCK DOORS	AUTO PARKS	TRAILER PARKS
A	980,728	1960' X 500'	32'	126	200	224
B	232,655	900' X 260'	30'	45	154	0
C	241,852	720' X 335'	32'	34	94	53
D	435,218	950' X 465'	32'	85	192	72
E	400,000	1030' X 400'	32'	54	214	101

- 241,852 S.F. to 400,000 S.F. Available
- Class A Concrete Tilt Wall Construction
- Business Park Setting
- Building Clear Height 30' – 32'
- ESFR Fire Sprinkler System
- 52' x 50' Typical Bays; 52' x 60' Speed Bays
- Single and Cross Dock Loading
- Truck Court Depth: 185' with Trailer Storage; 130' Without Trailer Storage

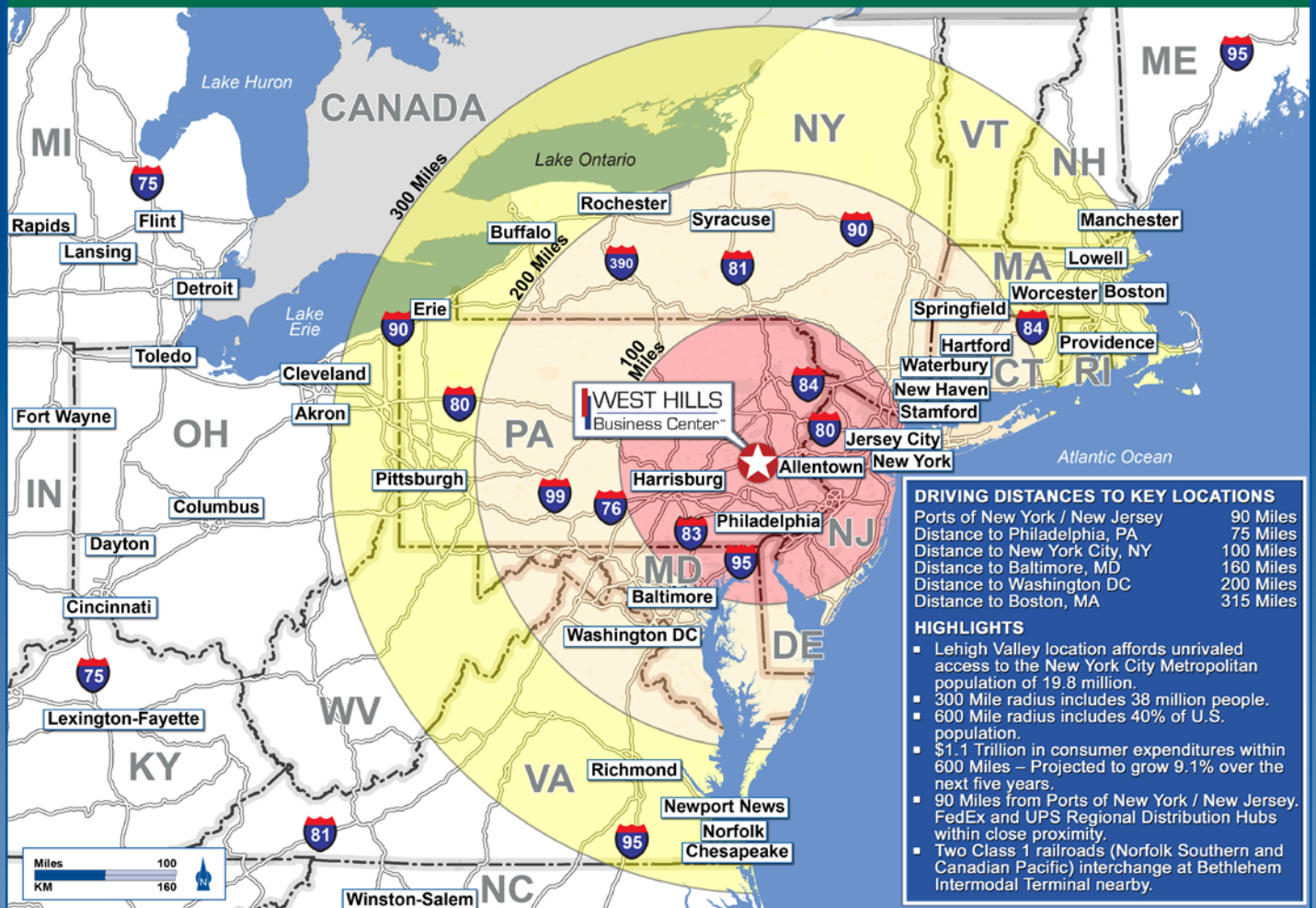
OUTSTANDING NORTHEAST DISTRIBUTION LOCATION WEST HILLS BUSINESS CENTER

Located at I-78 and PA-863, Exit 45, Lehigh Valley, Pennsylvania

- 230-Acre Industrial Park Located in the Prime I-78 Distribution Corridor
- Convenient to Lehigh Valley International Airport in Allentown, Pennsylvania
- Easy Access to I-78 (Exit 45, PA-863) With Quick Connections to I-476
- 75 Miles to Philadelphia
- 100 Miles to New York City
- Large, Available, High Quality Labor Base
- Close Proximity to a Wide Range of Amenities Including Restaurants, Hotels and Shopping Centers

WEST HILLS BUSINESS CENTER

PREMIER DISTRIBUTION LOCATION



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A PEROT COMPANY®

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www.hillwoodinvestmentproperties.com

For Leasing Information:

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WEST HILLS
Business Center™