

# WEST HILLS

## Business Center<sup>SM</sup>

### BUILDING D



A Development of **HILLWOOD**  
A PEROT COMPANY

#### OUTSTANDING NORTHEAST DISTRIBUTION LOCATION *WEST HILLS BUSINESS CENTER*

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

- 230-Acre Industrial Park Located in the Prime I-78 Distribution Corridor
- High Visibility Along I-78
- Convenient to Lehigh Valley International Airport in Allentown, Pennsylvania
- Immediate 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

#### For Development Information:

**HILLWOOD**  
A PEROT COMPANY<sup>®</sup>

4507 North Front Street  
Suite 302  
Harrisburg, Pennsylvania 17110  
717.232.0200 office  
717.232.0202 fax  
www.hillwoodinvestmentproperties.com  
www.hillwood.com



#### For Leasing Information:

**CBRE**

1200 Liberty Ridge Drive  
Suite 320  
Wayne, Pennsylvania 19087  
610.251.0820 office  
610.889.9168 fax  
www.cbre.com/philadelphiasub  
Licensed Real Estate Broker

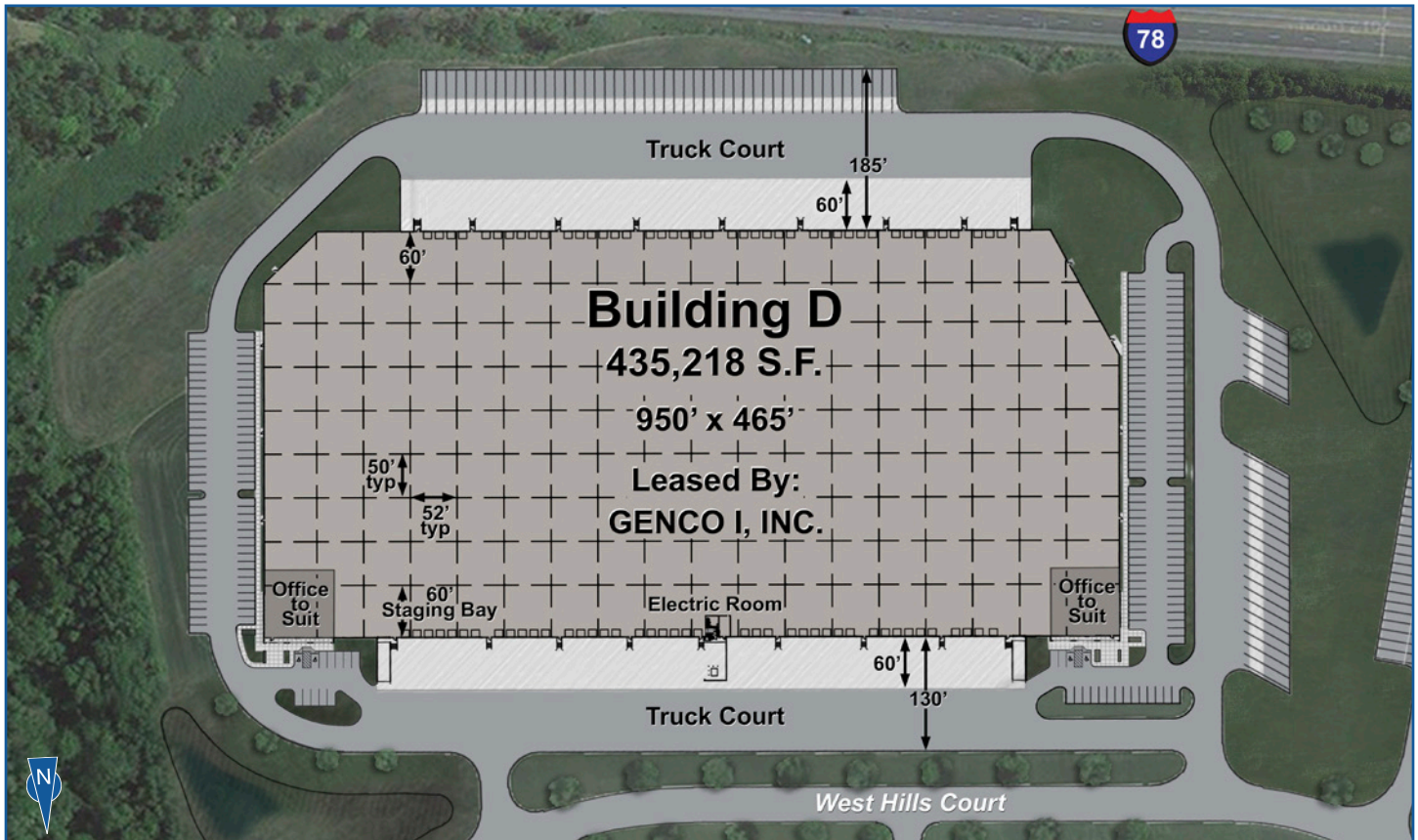
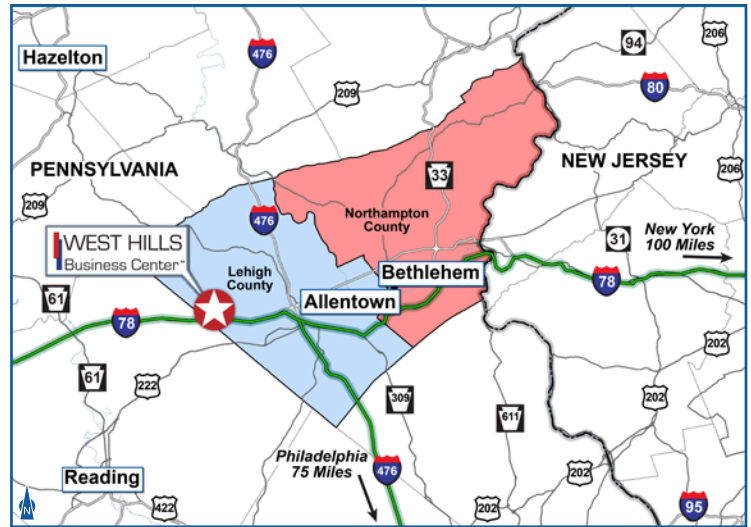
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# WEST HILLS Business Center<sup>SM</sup>

**BUILDING D**  
9658 West Hills Court  
Kutztown, Pennsylvania 19530



## Building Features:

- 435,218 Total S.F.
- Office to Suit
- Institutional Grade Concrete Perimeter Wall Panels
- 32' Clear Ceiling Height
- ESFR Sprinkler System with Fire Pump per NFPA 13
- Roof Mounted Exhaust Fans and Wall Louvers with Motorized Dampers Designed for 1.0 Air Changes Per Hour
- Roof Mounted Gas-Fired Cambridge (or Equal) Heaters For Freeze Protection
- 45 Mil Fully Adhered TPO Roof, R-20 Value
- Cross Dock Loading
- 50' Deep x 52' Wide Typical Column Spacing; 60' x 52' at Staging Bays
- Columns Painted Safety Yellow 7' AFF
- 85 – 9' x 10' Insulated Dock High Doors with Laminated Bumpers and Z-Guards
- 2 – Concrete Drive-in Ramps with 12' x 14' Powered Overhead Doors with Z-Guards and Exterior Bollards
- 130' Truck Court with 60' Concrete Truck Apron; 185' with Trailer Parking
- 72 – Trailer Stalls at 11'
- 192 – Auto Parking Spaces
- Proposed 3,000 Amp Service, 480 Volt, 3 Phase, 4-Wire Power (Subject to Tenant Needs)