

Quarry Road  
TELFORD, PA

330,000 SF  
AVAILABLE  
FOR LEASE

309

Quarry Rd

State Rd



CABOT

Colliers



# Building Specifications

**Building Area** 330,000 SF

**Clear Height** 36'

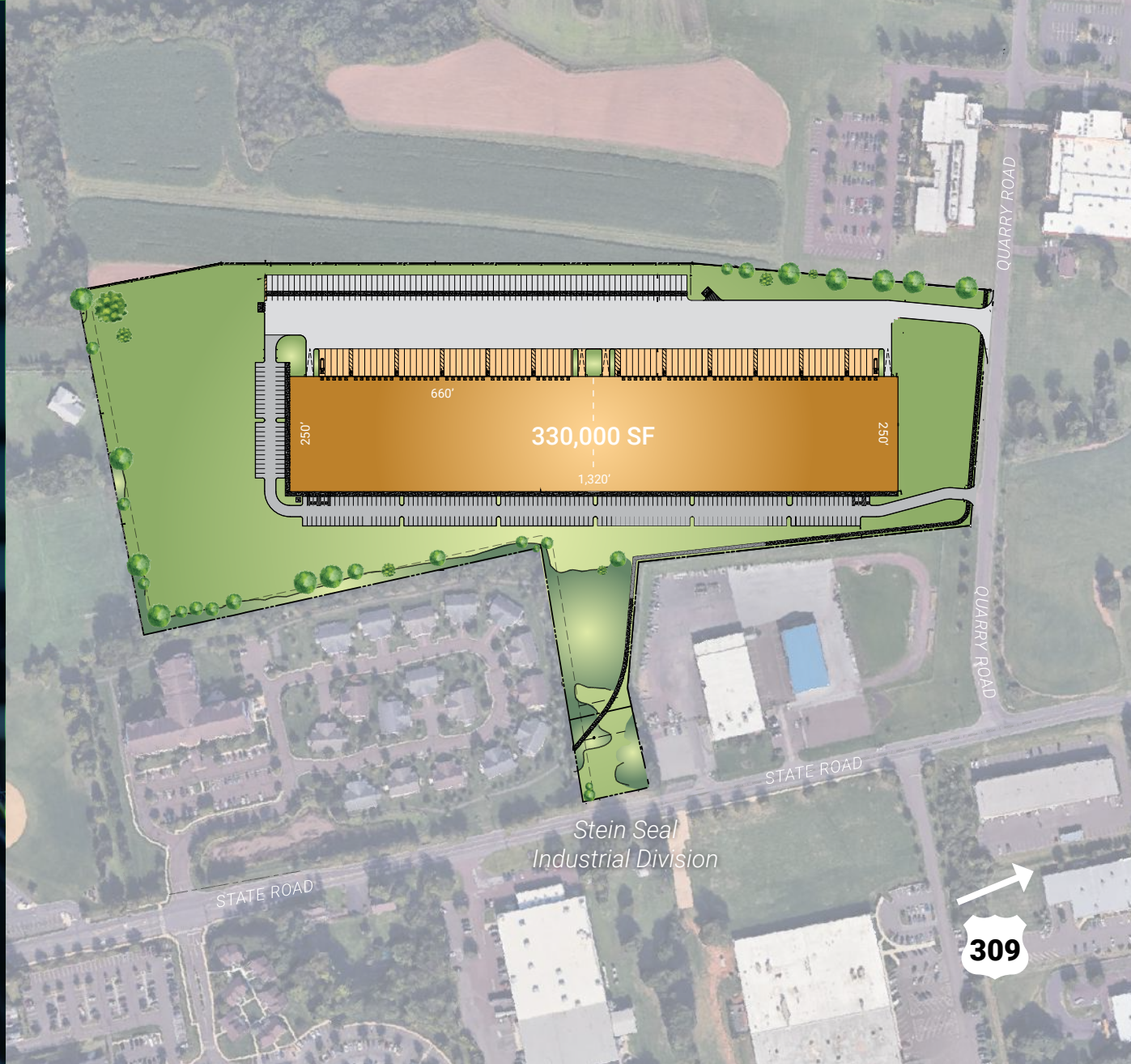
**Dimensions** 1320' x 250'

**Dock Doors** 85

**Drive-In Doors** 2

**Column Spacing** 54' W, 50' D, 60' speed bay

**Power** 4,000 amps



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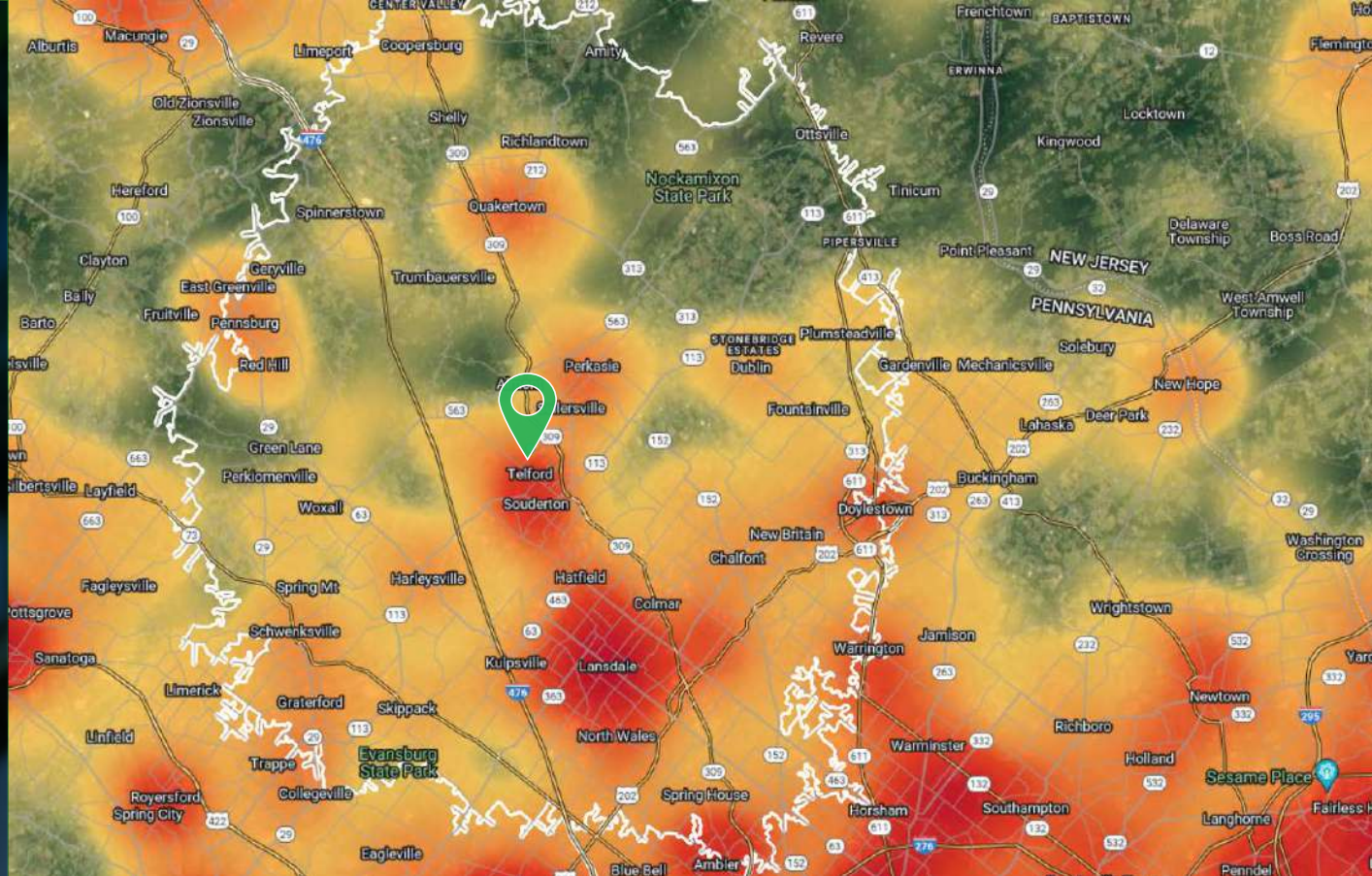
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# Labor & Demographics

## TELFORD

Targeted Workforce  
Density Per Square Mile



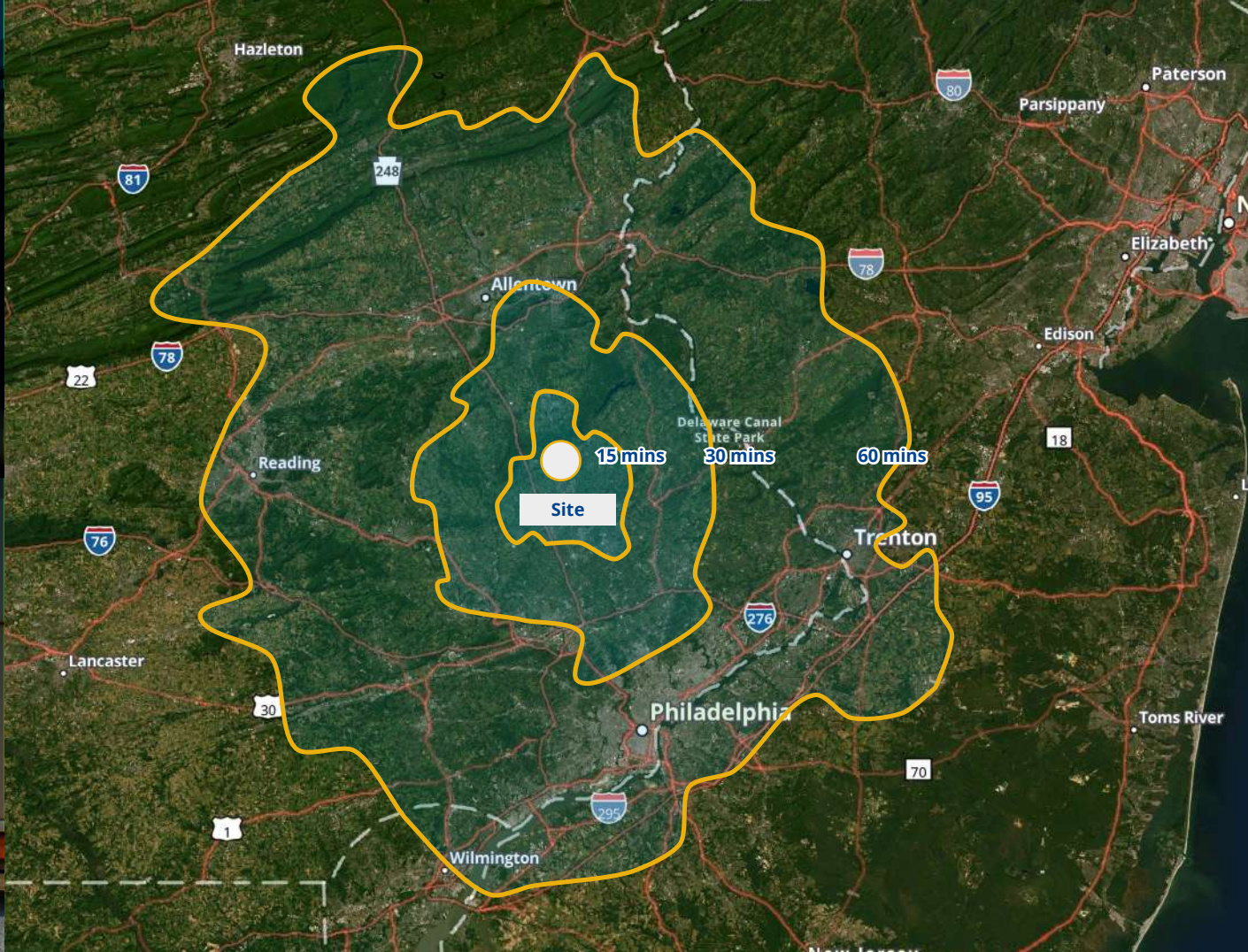
## Labor Demographics 25 Minute Drive Shed

Location	TELFORD	ALLENTOWN	EDDYSTONE
County	Montgomery	Lehigh	Delaware
Total Population	410,737	495,251	1,108,546
Civilian Labor Force	223,047	146,638	566,071
Blue Collar Employment	37,717	610,050	825,949
% Blue Collar Employment	17.50%	24.70%	15.50%
Transportation & Materials Moving Employment	11,423	27,682	36,390
% Transportation & Materials Moving Employment	5.30%	11.20%	6.80%
% Educational Attainment Less than College Degree	43.80%	56.60%	49.40%
% Household Annual Income Base < \$35,000	13.70%	21.60%	23.90%
% Household Annual Income Base < \$50,000	21.00%	33.70%	33.80%
Unemployment Rate	3.30%	4.30%	3.30%





# Local Delivery Window



Local Drive Times 60 Minute Drive Shed

Location	DISTANCE (MI)	DRIVE TIME
Allentown	24	45 mins
Philadelphia	37	50 mins
Trenton	46	60 mins
Pottstown	24	45 mins
Reading	41	60 mins

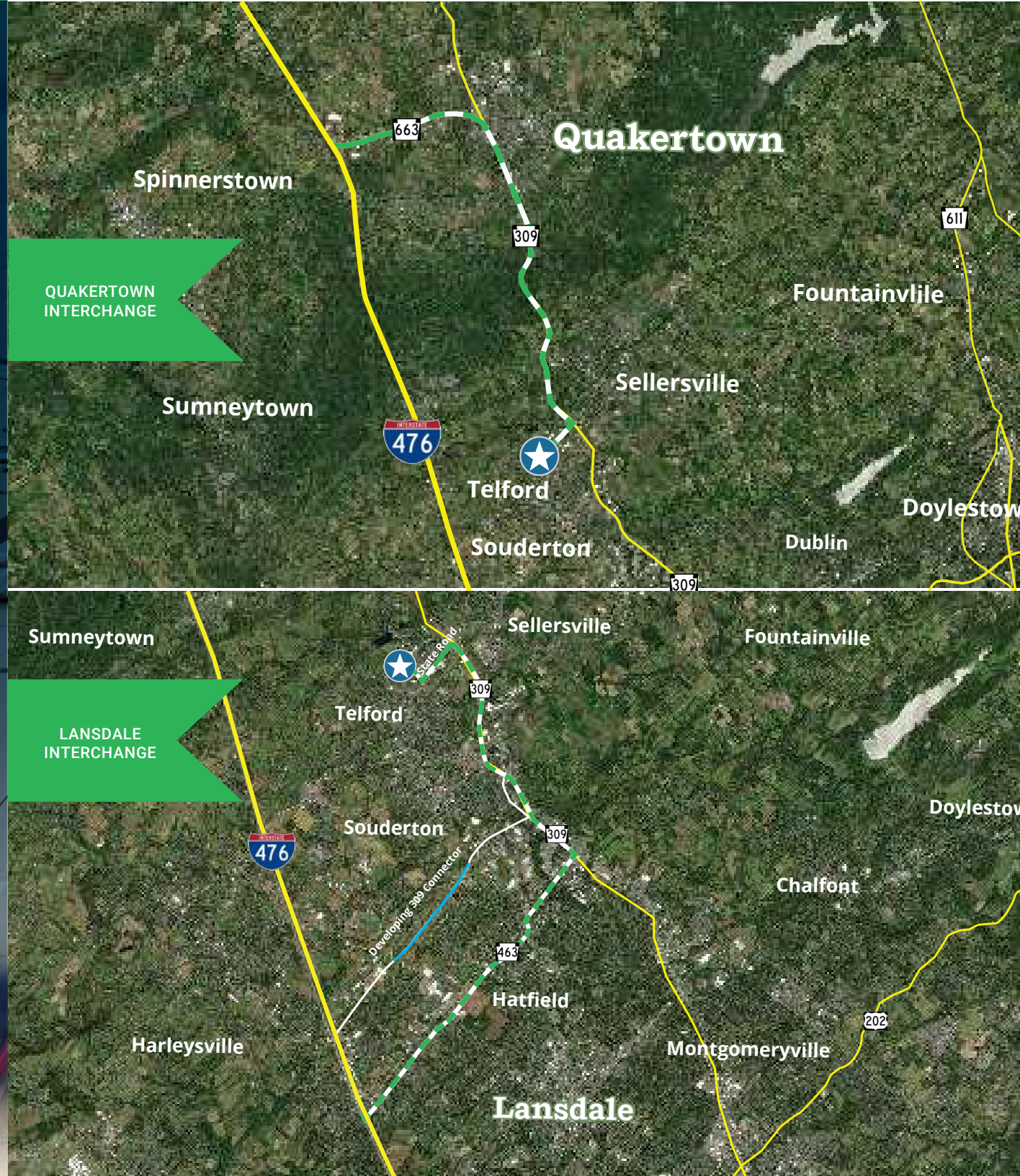
Ideal Last Mile Location

Location	DISTANCE (MI)	DRIVE TIME
King of Prussia	30	44 mins
Plymouth Meeting	21	31 mins
Bala Cynwyd	30	35 mins
Villanova	26	38 mins



# Highway Access & Location Highlights

- Immediate access to PA 309
- 4.5 miles to future 309 Connector project
- 10.2 miles to Lansdale Interchange
- 12.7 miles to Quakertown Interchange





# Regional Delivery Window

State College



LOCATION	DISTANCE (MI)	DRIVE TIME (HRS)
Philadelphia, PA	28	1hr
New York, NY	74	2hrs 3min
Baltimore, MD	99	2hrs 39min
PhilaPort	28	1hr 16min
Port of NY/NJ	74	2hrs 7min
Port of Baltimore	100	2hrs 34min
Philadelphia Int'l	32	1hr 17min
Newark Liberty Int'l	65	1hr 35min
Baltimore/ Washington Int'l	107	2hrs 39min



# About

## J.G. Petrucci Co., Inc.

J.G. Petrucci Co., Inc. is a privately held, full-service design/build specialist, owner and developer of commercial, industrial and residential properties throughout Pennsylvania and New Jersey. For 36 years they have delivered over 800 design/build projects and currently own and manage 5 MSF of commercial and industrial properties.

### **Each and every project we complete is guided by their unique Leadership Pledge**

- Provide quality facilities that reflect the character of our clients and stand the test of time
- Relentlessly pursue total client satisfaction
- Create value and opportunity for clients, service providers, tradesmen and employees
- Respond to the needs of the community
- Set a standard of conduct that reinforces traditional notions of service accountability and integrity

As a group, J.G. Petrucci is committed to providing leadership to their clients and leadership in the community.

Their team has deep experience in the complexities of environmental, legal, and permitting challenges of development. J.G. Petrucci is prepared to be with you every step of the way.



# About

## Cabot Properties

Cabot is a private partnership that acquires, develops, and operates logistics real estate in world-class cities. For 35 years we have been working on behalf of our institutional investors and providing distribution buildings that are essential to global supply chains.

### **Logistics properties are their focus**

They have acquired, developed, and managed thousands of distribution buildings which are essential to global supply chains. Cabot Properties targets infill properties in premier markets, close to consumers and well-positioned to support the increasing demand for eCommerce.

### **Over three decades of experience**

Cabot has operated through multiple market cycles and built a strong track record due to disciplined investments, active management, and a results-oriented approach. Driving that success are enduring partnerships with institutional investors and strong relationships with tenants and brokers in our markets. Their team of experienced professionals have a long record of working together and expertise in logistics facilities.





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