

# 3000 Quarry Road

309

QUARRY ROAD

STATE ROAD



NEWLY BUILT. STRATEGICALLY PLACED. MODERN SPECS

## 330,000 SF Available

3000 Quarry Road, Telford, PA

CABOT



[www.3000quarryroad.com](http://www.3000quarryroad.com)

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IMMEDIATE ACCESS TO PA 309

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CABOT



## PROPERTY SPECIFICATIONS

**330,000 SF**  
Total Building

**2,007 SF**  
Spec Office

**36'**  
Ceiling Height

**1,320' x 250'**  
Dimensions

**ESFR**  
Fire Suppression

**85 Docks**  
40 w/ 45,000 lb.  
levelers, seals,  
& bumpers

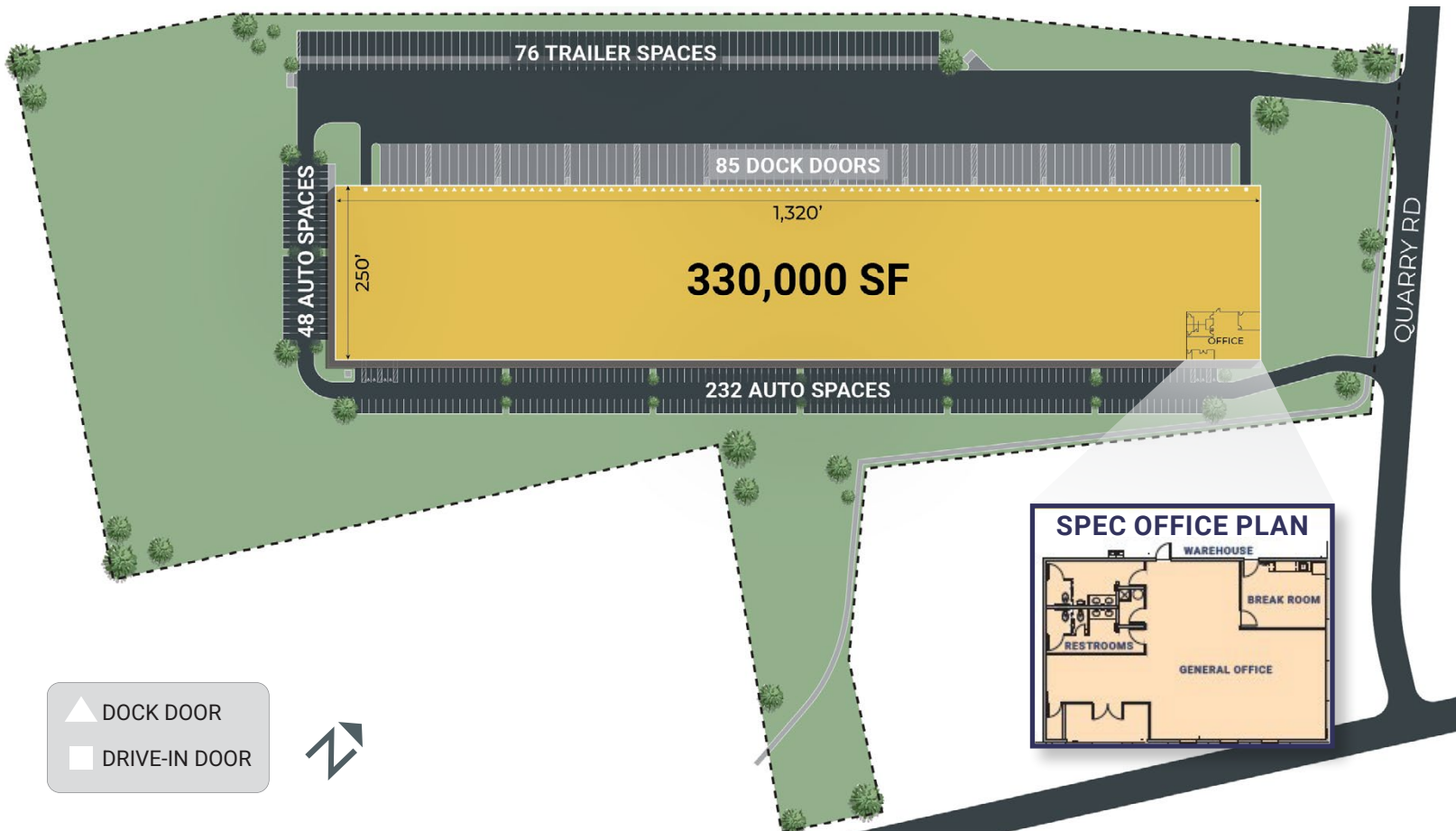
**280 Spaces**  
Car Parking

**54' W x 50' D**  
Column Spacing

**60'**  
Speed Bay

**4,000 Amps**  
Power

**76**  
Trailer Spaces



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**NEWLY CONSTRUCTED - OCCUPANCY READY**



SCAN/CLICK  
TO VIEW  
VIRTUAL  
TOUR



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LOCAL ACCESS & CORPORATE NEIGHBORS MAP



DRIVE TIMES

ALLENTOWN  
24 MILES

PHILADELPHIA  
36 MILES

TRENTON  
46 MILES

LANSDALE INTERCHANGE  
9.6 MILES

QUAKERTOWN INTERCHANGE  
12.1 MILES

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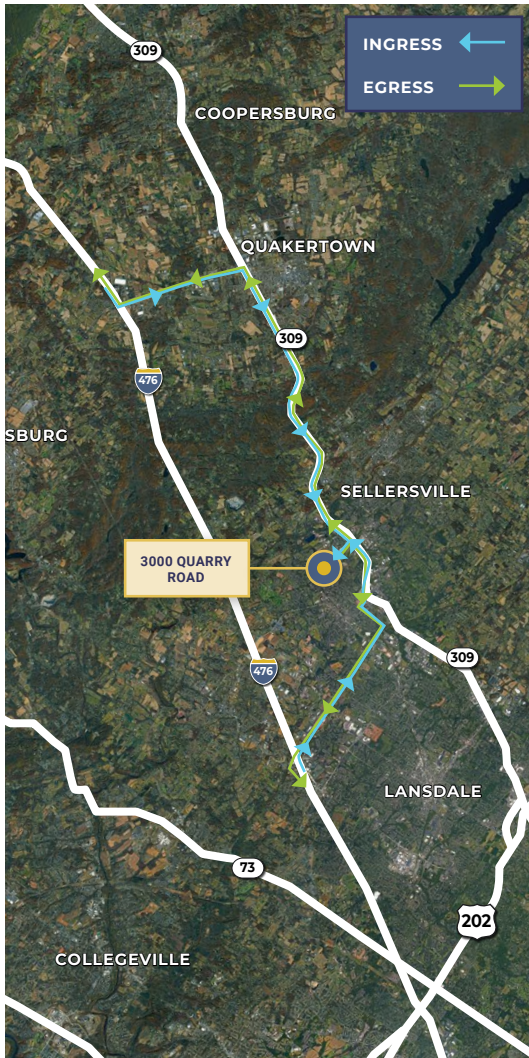
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## DEMOGRAPHICS & LABOR REACH



### WAREHOUSE WORKERS

AVERAGE EARNINGS (HOURLY) **\$18.24**

	2025 RESIDENT WORKERS	5 YR % CHANGE IN RES. WORKERS	2025 NET COMMUTERS
<b>15 MIN</b>	1,735	-4%	811
<b>30 MIN</b>	11,408	-3%	1,651
<b>45 MIN</b>	42,332	-1%	3,312
<b>60 MIN</b>	102,747	0%	-2,119



### FORKLIFT DRIVERS

AVERAGE EARNINGS (HOURLY) **\$20.88**

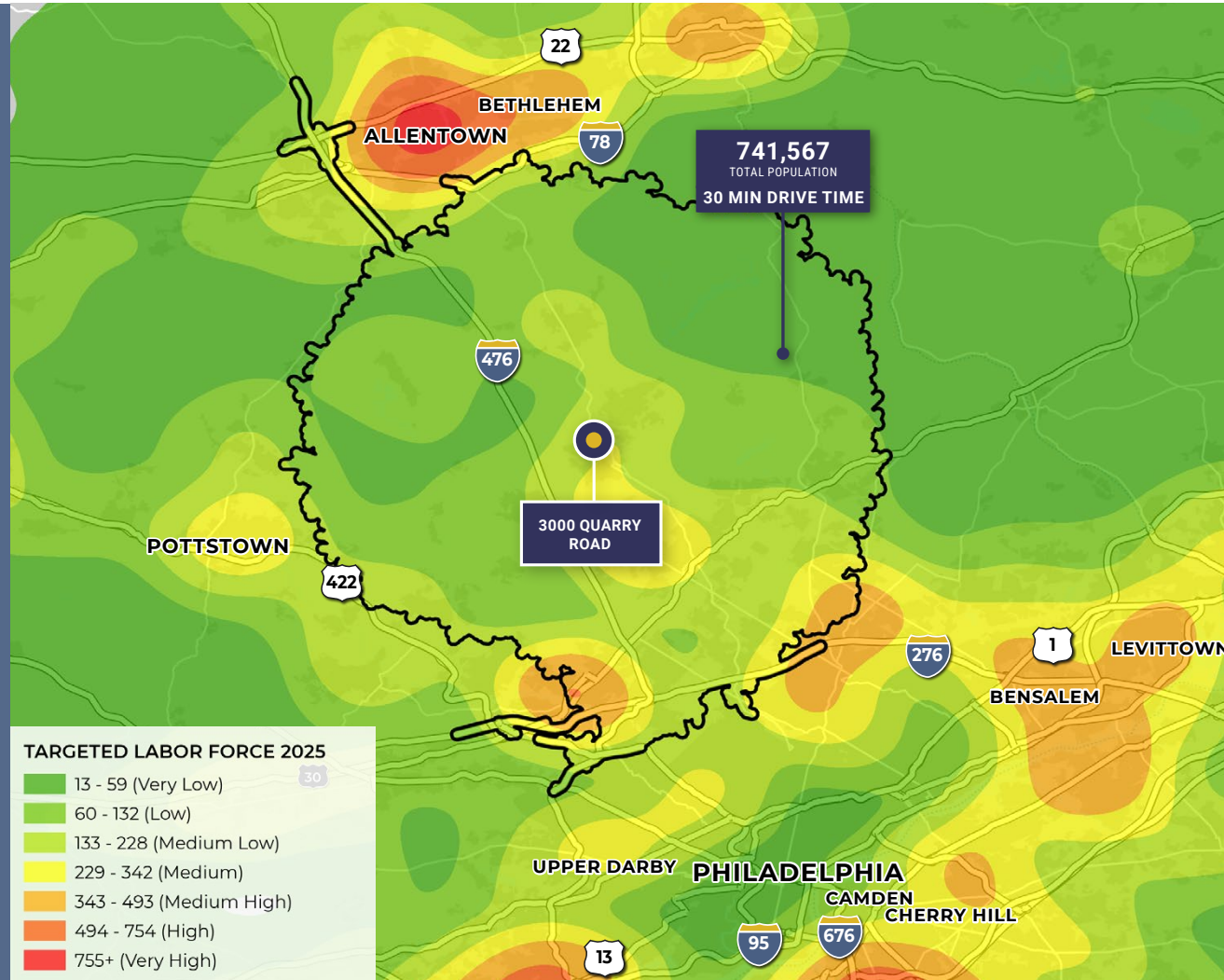
	2025 RESIDENT WORKERS	5 YR % CHANGE IN RES. WORKERS	2025 NET COMMUTERS
<b>15 MIN</b>	180	38%	107
<b>30 MIN</b>	1,112	38%	72
<b>45 MIN</b>	5,337	31%	475
<b>60 MIN</b>	12,311	33%	-244



### MANUFACTURERS + FABRICATORS

AVERAGE EARNINGS (HOURLY) **\$21.52**

	2025 RESIDENT WORKERS	5 YR % CHANGE IN RES. WORKERS	2025 NET COMMUTERS
<b>15 MIN</b>	506	11%	262
<b>30 MIN</b>	2,750	10%	745
<b>45 MIN</b>	8,643	4%	1,139
<b>60 MIN</b>	18,438	3%	1,124



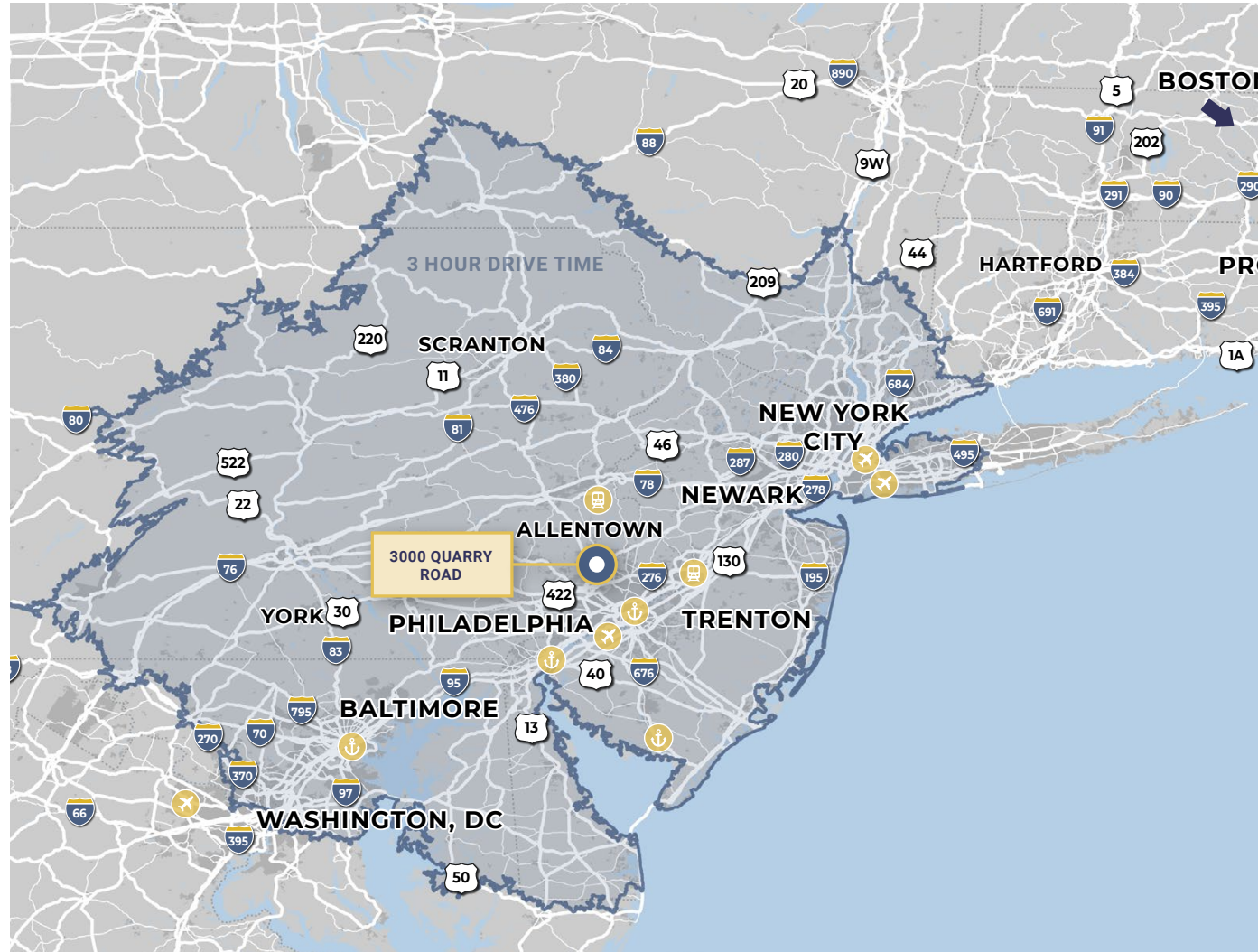
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## REGIONAL ACCESS



	NS Intermodal Bethlehem	23 Miles
	PhilaPort	40 Miles
	NS Intermodal Morrisville	44 Miles
	Philadelphia Int'l Airport	44 Miles
	Port of Wilmington, DE	56 Miles
	Port Elizabeth	86 Miles
	LaGuardia Int'l Airport	115 Miles
	Port of Baltimore	122 Miles
	JFK Int'l Airport	123 Miles
	Dulles Int'l Airport	183 Miles
<hr/>		
	Philadelphia, PA	36 Miles
	Harrisburg, PA	101 Miles
	New York, NY	104 Miles
	Baltimore, MD	122 Miles
	Washington, DC	162 Miles
	Boston, MA	319 Miles

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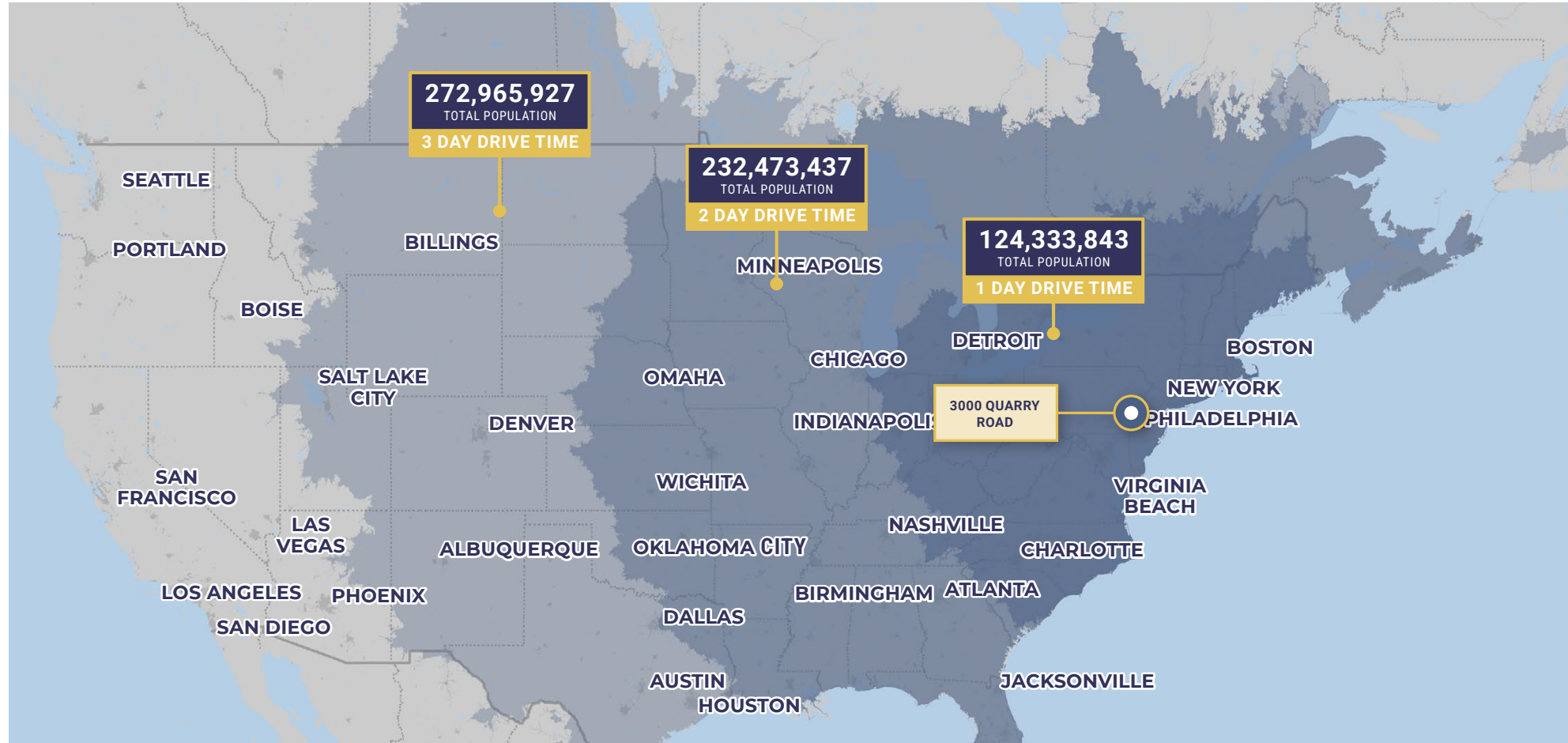
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