

# 6671 SILVER CREST ROAD, BATH, PA

**FOR SALE**  
**Land**

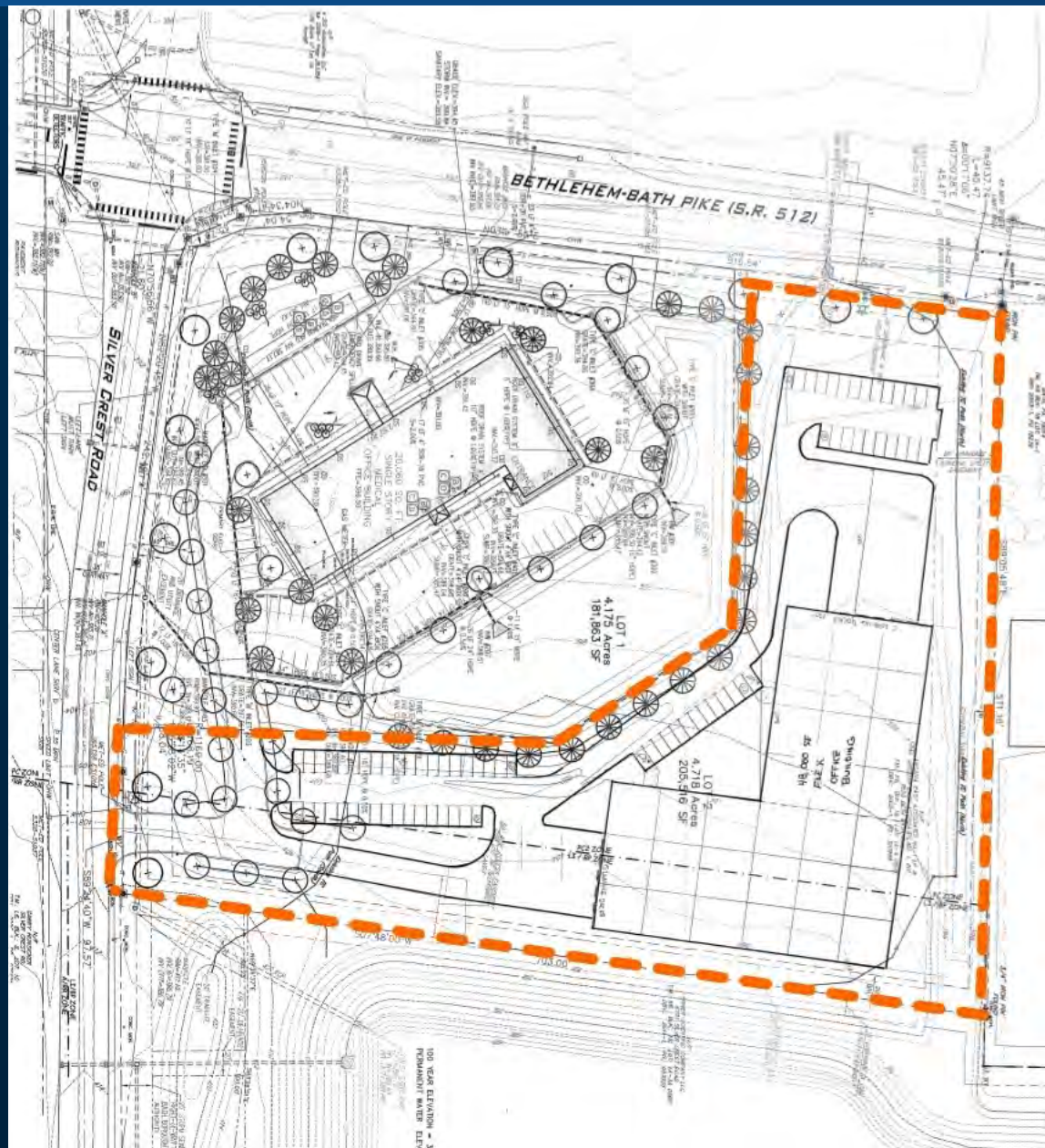


**4.83 Acres**  
**Proposed 48,000 S.F.**  
**Public Water & Sewer**  
**Natural Gas**  
**3-Phase Power**  
**U.S. Route 22 within 6**  
**minutes**

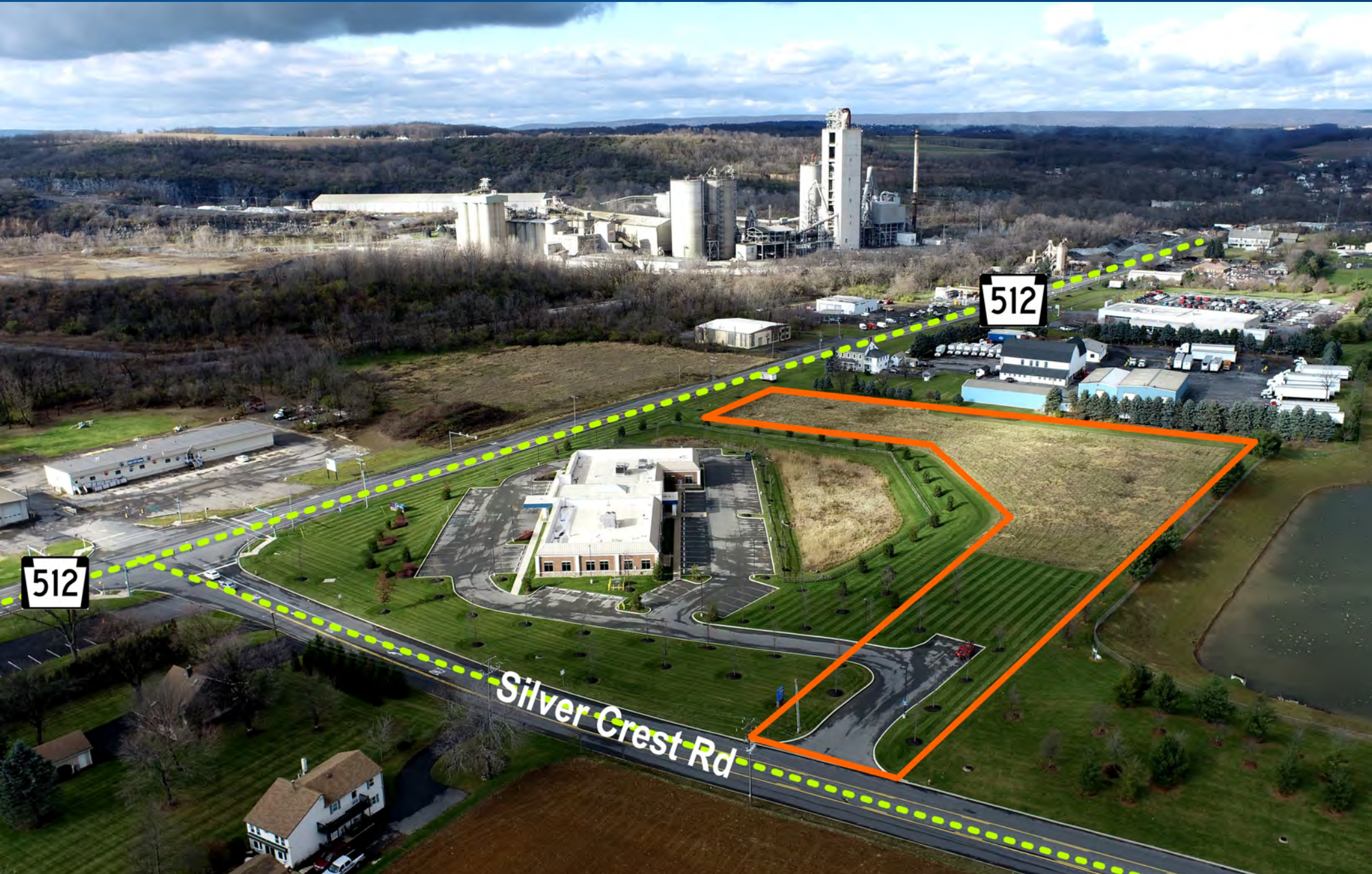
## PROPERTY CHARACTERISTICS

<b>BUILDING SIZE</b>	48,000 S.F.—PROPOSED/CONCEPT NO APPROVALS TO BUILD
<b>LOT SIZE</b>	4.83 ACRES
<b>UTILITIES</b>	PUBLIC WATER, PUBLIC SEWER
<b>ACCESS</b>	SILVER CREST RD LOCATED WITHIN 6 MINUTES OF U.S. ROUTE 22

The drawing shows a test fit of a 48,000 square foot facility. The layout of the building could be modified since it is a conceptual drawing.



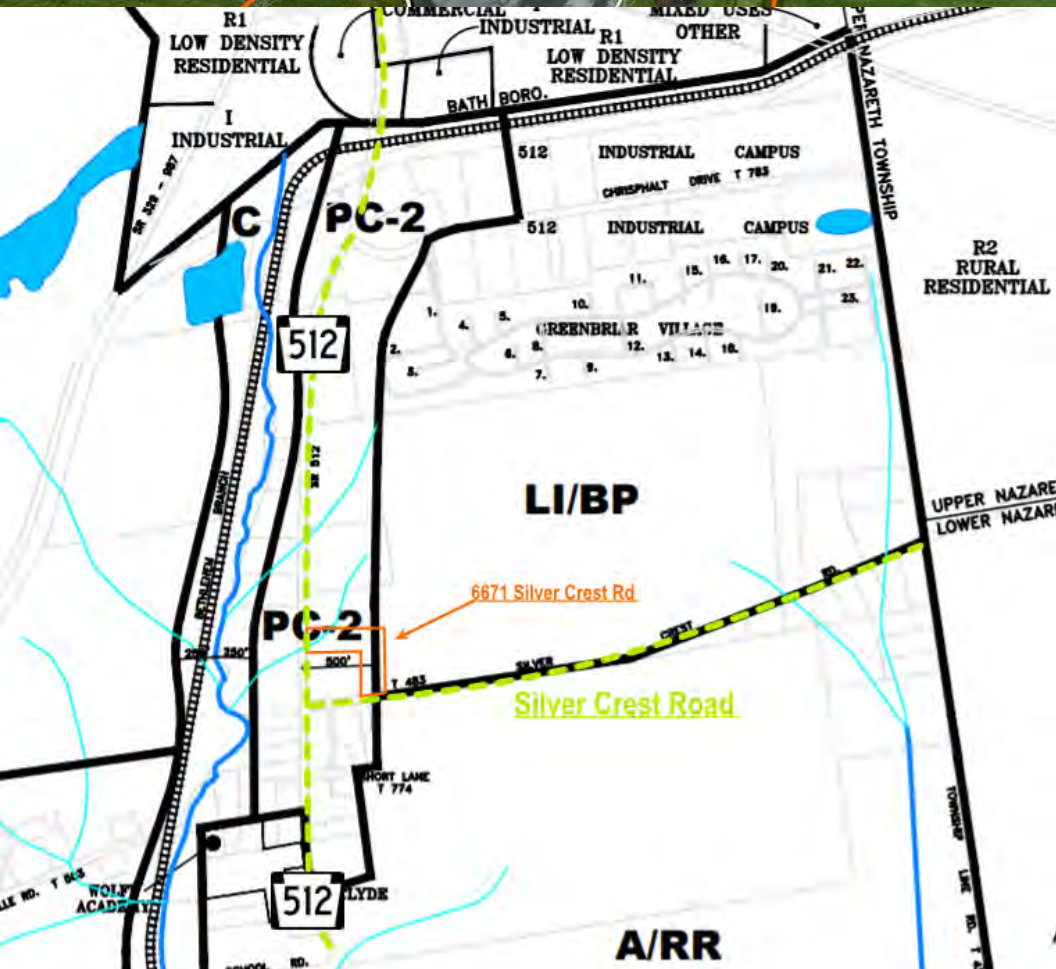
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512

512

Silver Crest Rd



## MUNICIPALITY

EAST ALLEN TOWNSHIP

NORTHAMPTON COUNTY

## ZONING

PC-2—PLANNED COMICIAL DISTRICT

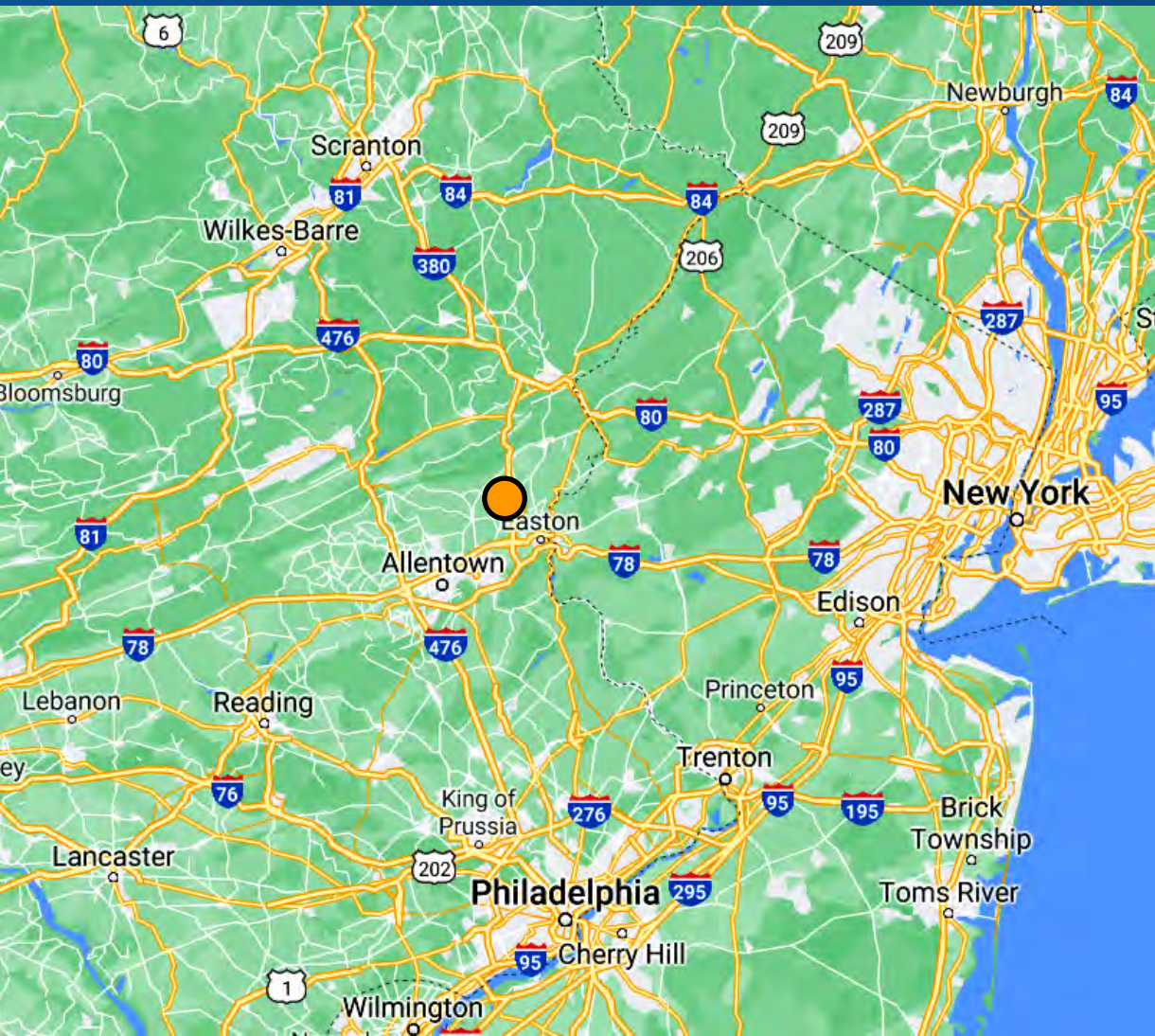
LI/BP— LIGHT INDUSTRIAL BUSINESS PARK

Approximately 25% of the 4.8 acre lot is located in LI/BP zoning District, and approximately 75% of the lot is in PC-2 zoning district.

**PC-2—Uses Permitted By Right**—General agriculture, not including animal husbandry, auto/boat/recreational vehicle sales, auto gas station, auto service station, bakery, bank/savings and loan, bulk/photo processing, bus station/terminal, Business machine sales/service, forestry, greenhouse/nursery, indoor recreation, membership club, mixed uses in an existing building, office, personal services, printing, professional office/services, research/engineering/testing laboratories, restaurant, retail store, tavern, taxi terminal/station, antennas mounted on an existing public utility transmission tower, building or other structure, including existing communication towers, and communication equipment buildings, nightclub, funeral home

**LI/BP—Uses Permitted By Right**- General agriculture, not including animal husbandry or greenhouses, light assembly of premanufactured components, bakery, bank/Savings and loan, bulk photo processing, Business machine sales/service, ceramic products industry, commercial/industrial machinery sales/service, construction company, forestry, fuel oil company, furniture manufacturing, lumber yard, metal processing/fabrication, millwork and other wood products, plastic and rubber processing and fabrication (if no odors), medical clinic, motor freight terminal, office, printing, professional office/services, research, engineering or testing laboratories, sawmill/planning mill, scientific/electronic instruments, textile/garment industry, wholesale trade, funeral home, commercial outdoor recreation

# 6671 Silver Crest Rd



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