

**AVAILABLE**

**4 Danforth Drive  
Easton, PA**

**47,636 S.F.**

**7.7 Acres**

**Public Water, Sewer, Gas**

**3-Phase Power**

**20' Clear Height**





## 4 Danforth Dr



The 47,636 square foot warehouse is situated on 7.7 acres in an industrial park on the eastern side of The Lehigh Valley, PA. The property is strategically located off of PA Route 33 / Chrin Interchange within 20 miles of I-80 to the north, and 10 miles of I-78 to the south; within 68 miles of New York City / Elizabeth, NJ via I-78. The building is expandable. Speculatively, the 7.7 acre lot could support 100,000 square foot building.

33

Main St

Tatamy Rd

Danforth Dr

4 Danforth Dr

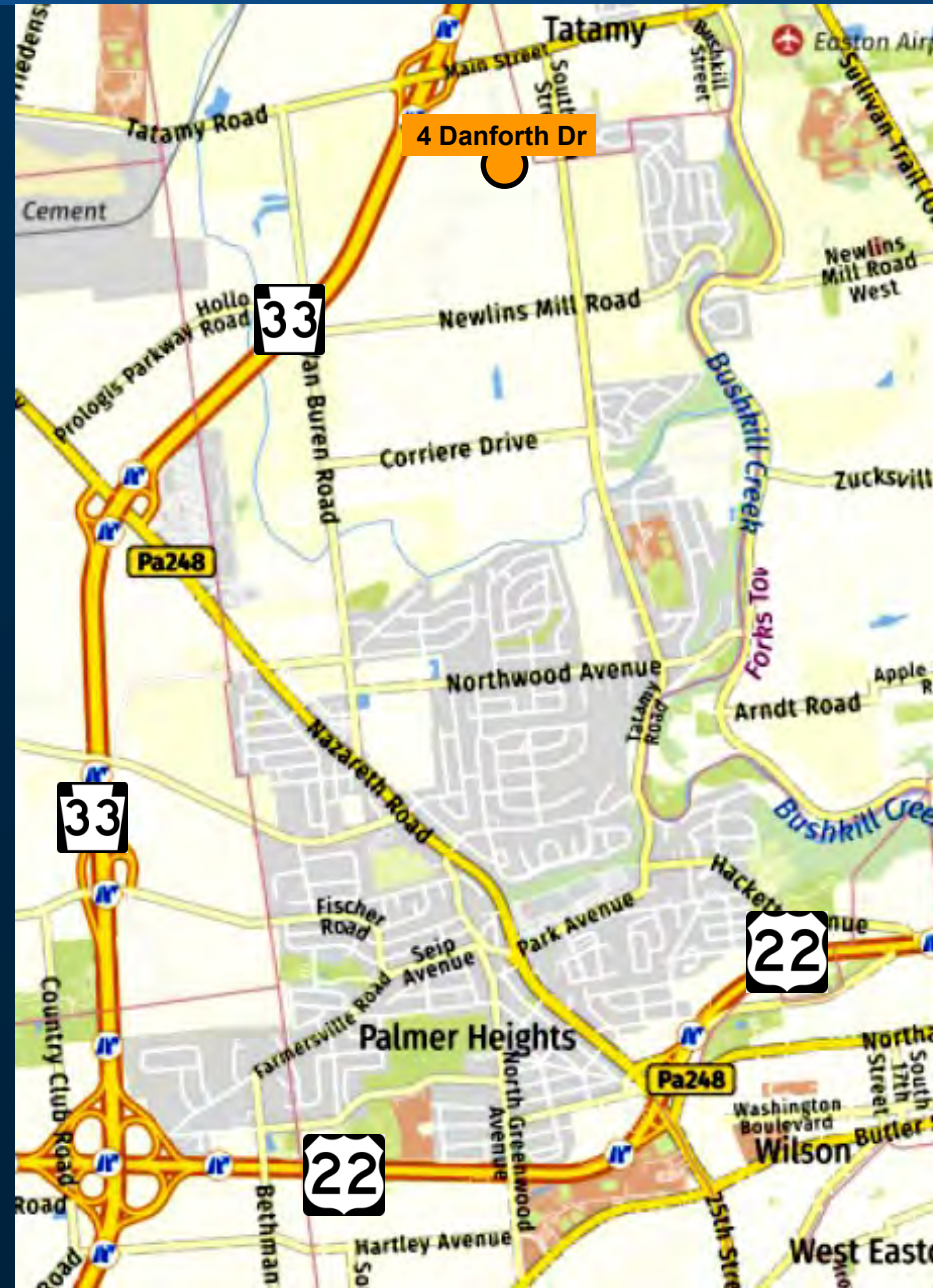
McFadden Rd



## 4 Danforth Dr

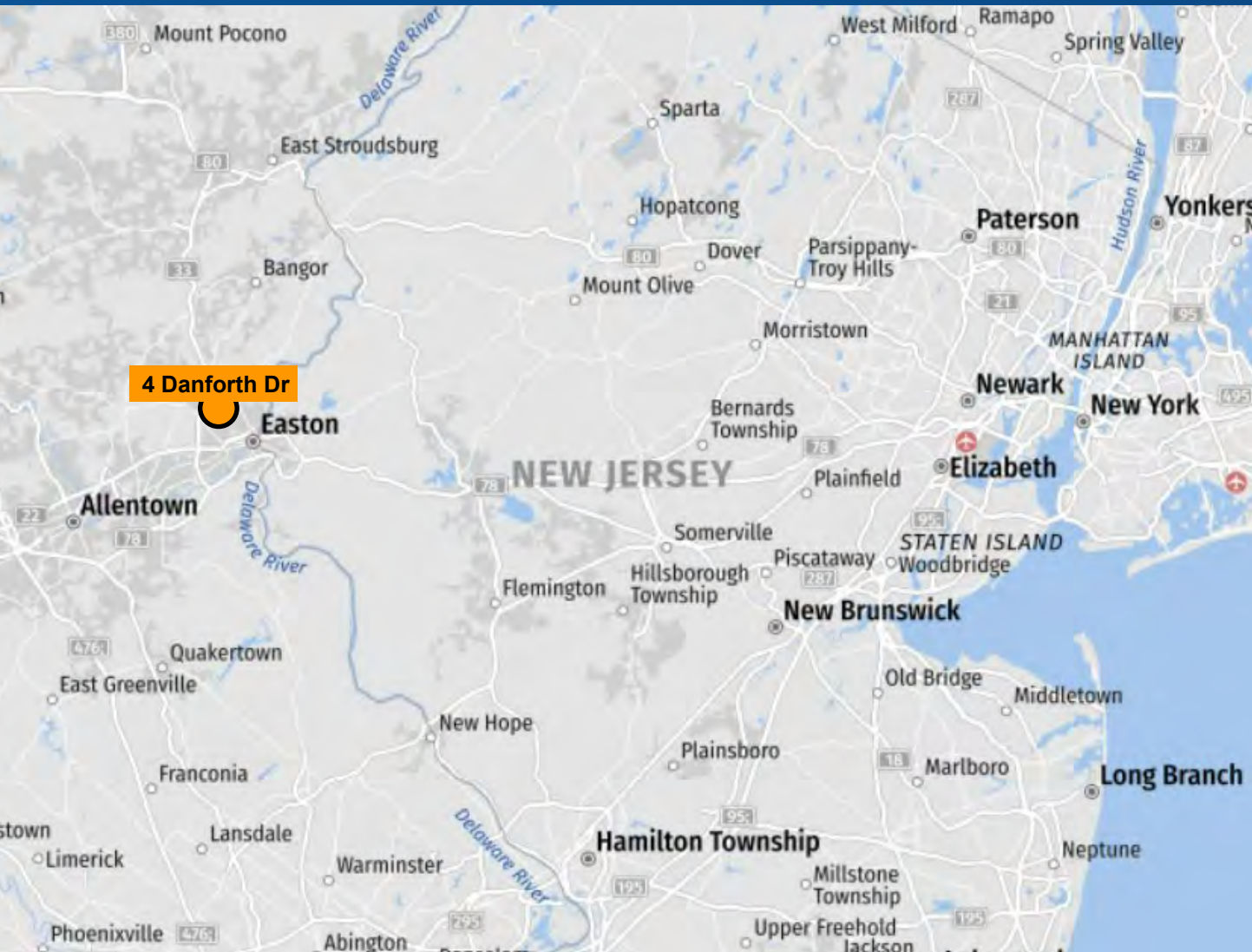
### PROPERTY CHARACTERISTICS

TOTAL BUILDING SIZE	47,636 S.F.
LOT SIZE	7.7 ACRES
CONSTRUCTION	STEEL FRAME   METAL PANEL SIDING
LOADING	(1) GROUND LEVEL DRIVE-IN DOORS (6) TAILGATE LOADING DOCK
UTILITIES	FULL PUBLIC—WATER, SEWER, NATURAL GAS
SPRINKLER	WET SYSTEM
POWER	3-PHASE   480 VOLTS
ROOF	MATAL ROOF
HEIGHT	18' - 20'
PARKING	40+ VEHICLES
ACCESS	WITHIN 2 MILE OF PA ROUTE 33
MUNICIPALITY	EASTON   NORTHAMPTON COUNTY
ZONING DISTRICT	LIGHT INDUSTRIAL, BUSINESS PARK
TAXES	\$57,276.49- YEAR 2021



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# 4 Danforth Dr



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