

110 COMMERCE WAY
STOCKERTOWN, PA

AVAILABLE 56,300 SF - AIR CONDITIONED



INDUSTRIAL PROPERTY

Warehouse | Manufacturing

BUILDING SIZE	56,300 S.F. - FULLY AIR CONDITIONED
YEAR BUILT	1974
LAND	8 ACRES
HEIGHT	18' - 20'
LOADING	4 TAILGATE LOADING DOCKS 1 GROUND LEVEL DRIVE IN DOORS
UTILITIES	PUBLIC WATER SEPTIC SYSTEM OIL & PROPANE HEAT
POWER	3-PHASE / 1200 AMPS / 240 Volts
ACCESS	PA ROUTE 33 I-78 SOUTH - 10 MILES I-80 NORTH - 20 MILES
MUNICIPALITY	STOCKERTOWN BOROUGH NORTHAMPTON COUNTY



110 Commerce Way

COMMERCE WAY

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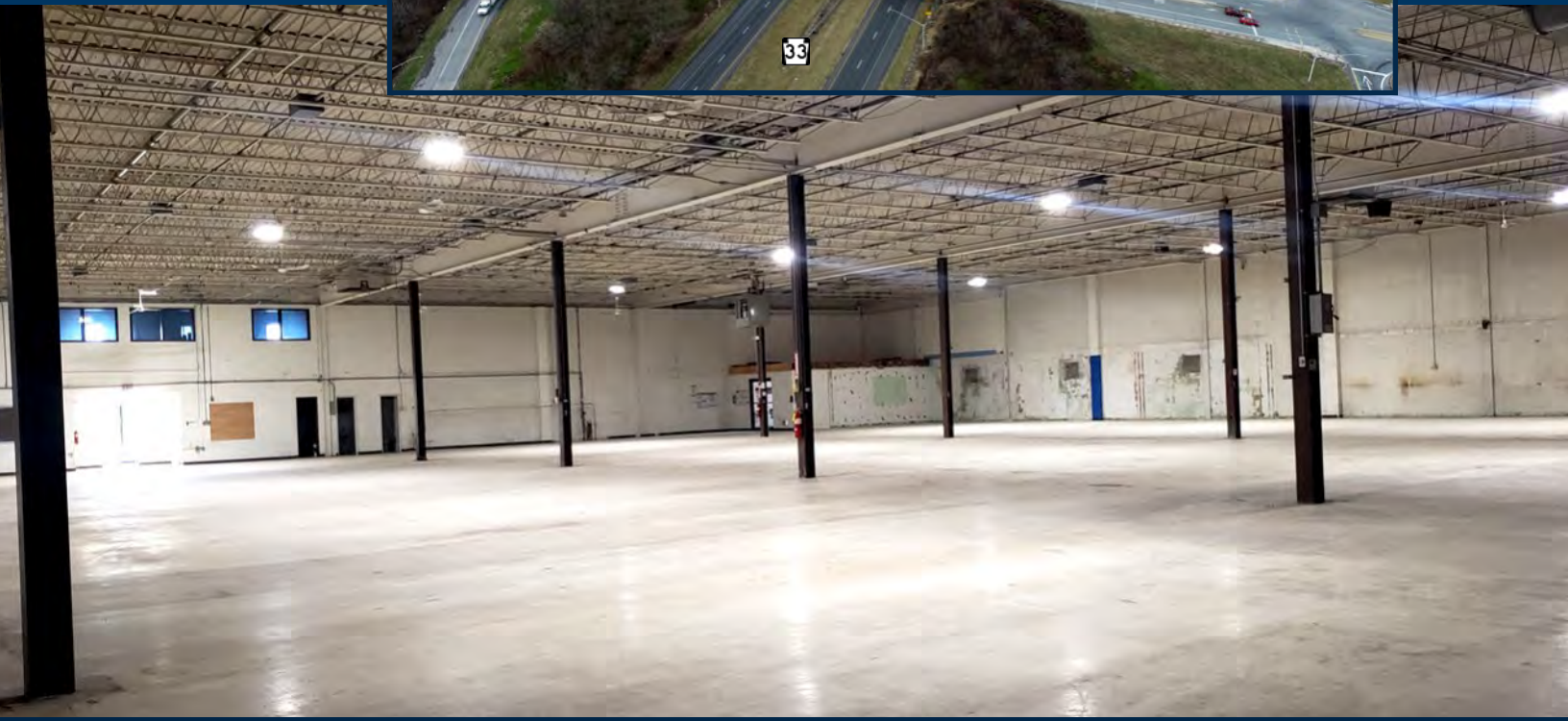


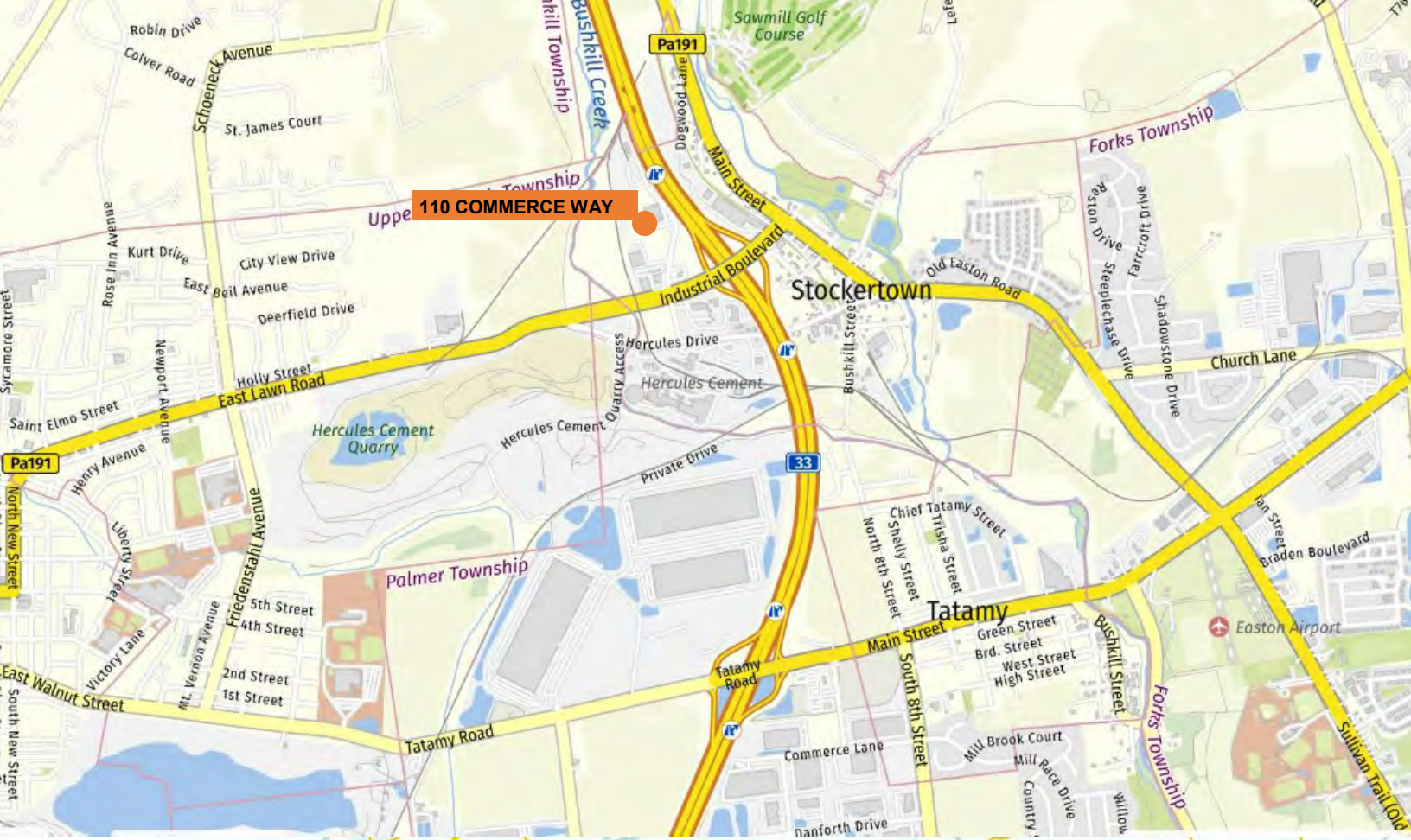
110 Commerce Way

Industrial Blvd / PA 191

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110 COMMERCE WAY, STOCKERTOWN PA

INDUSTRIAL WAREHOUSE SPACE FOR SALE & LEASE

DISTANCES TO CITIES

	Distance (mi) Drive	Time (hrs)
New York, NY	84	1 hr. 35 min.
Philadelphia, PA	80	1 hr. 25 min.
Baltimore, MD	160	2 hr. 50 min.
Washington, DC	203	3 hr. 35 min.
Boston, MA	305	4 hr. 50 min.

DISTANCES TO INTERMODAL

Norfolk Southern Bethlehem	18	22 min.
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DISTANCES TO PORTS

Ports of NY/NJ	87	1 hr. 45 min.
Port of Philadelphia	83	1 hr. 38 min.
Port of Baltimore	166	2 hr. 55 min.

DISTANCES TO PARCEL

USPS Bethlehem	13	22 min.
UPS Bethlehem Hub	12	18 min.
FedEx Ground Breinigsville	28	35 min.



NORTHAMPTON & LEHIGH COUNTIES - LABOR STATISTICS

TIME PERIOD	LABOR FORCE	EMPLOYED	UNEMPLOYED	RATE %
LEHIGH COUNTY 1st Quarter 2023	198,100	180,279	8,100	4.1
NORTHAMPTON COUNTY 1st Quarter 2023	164,400	157,900	6,500	3.9

SOURCE: Center for Workforce Information & Analysis (CWIA), Pennsylvania Department of Labor & Industry.

<https://www.workstats.dli.pa.gov/Documents/County%20Profiles/Northampton%20County.pdf>

<https://www.workstats.dli.pa.gov/Documents/County%20Profiles/Lehigh%20County.pdf>

A Partial List of Our Past Customers Include

Liberty Property Trust, Prologis
 United Rental, Inc.
 All Weather Insulated Panels Inc
 Peirce-Phelps, Inc
 B. Braun, Inc.
 Lehigh Valley Plastics
 General Mills, Inc.
 Foley/Caterpillar
 Torc-up, Inc.
 Eupen, Inc.,
 St. Luke's Physician Group
 Innovative Office Products
 Faulkner Cadillac
 AFC Industries
 Genus Lifesciences Inc

J.G. Petrucci Company Inc
 All Phase Electric, Inc (CED)
 Werner Trucking, Inc
 Phillips Feed, Inc.
 Northwood Paper Company
 Innovative Office Products
 Straight Arrow
 Verizon Wireless,
 Aramark Uniform
 United States Postal Service
 Penske Truck Leasing, Eastern
 Mack Trucks
 Allentech, Inc.
 Royal Industries
 Structural Services, Inc,

Innovative Control Systems
 Air-Products & Chemicals
 Victaulic Corporation of America
 Meyer Power Systems
 American Atelier, Inc.
 Bennett Organization
 Spartan Brands
 American Architectural Metal Mfg Inc,
 Virginia Gutter
 Bell & Howell
 Bio Spectra
 Fluortek
 Terrafina
 Flexicon Corporation
 American Tube Corporation