

# 150 LOCUST STREET

## MACUNGIE, PA

AVAILABLE FOR LEASE



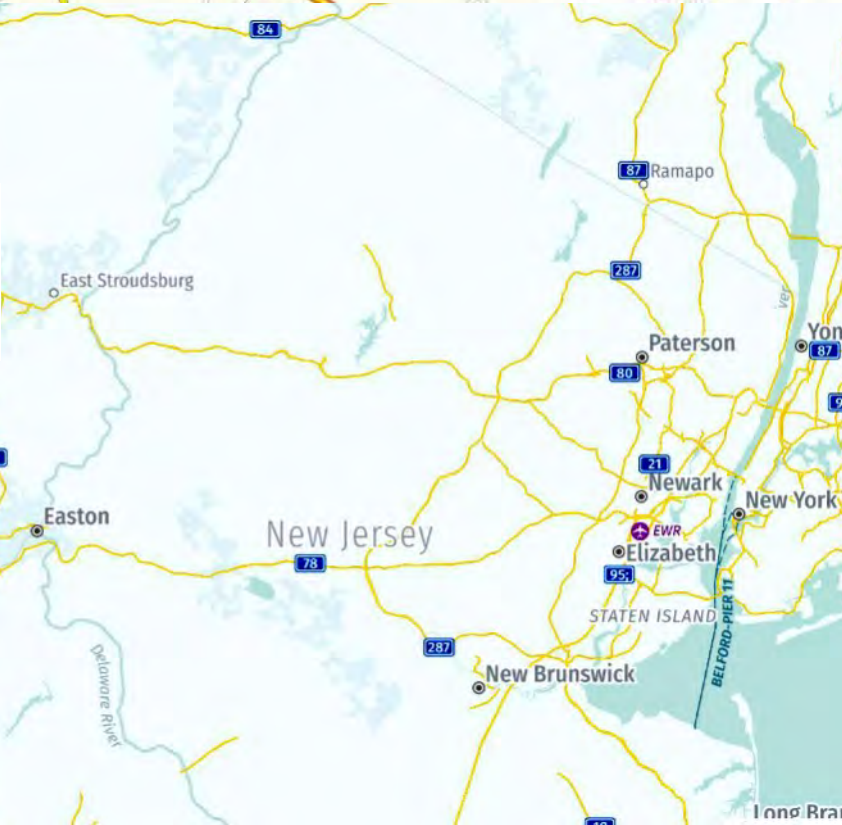
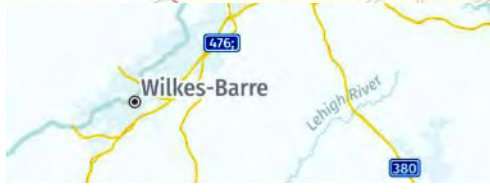
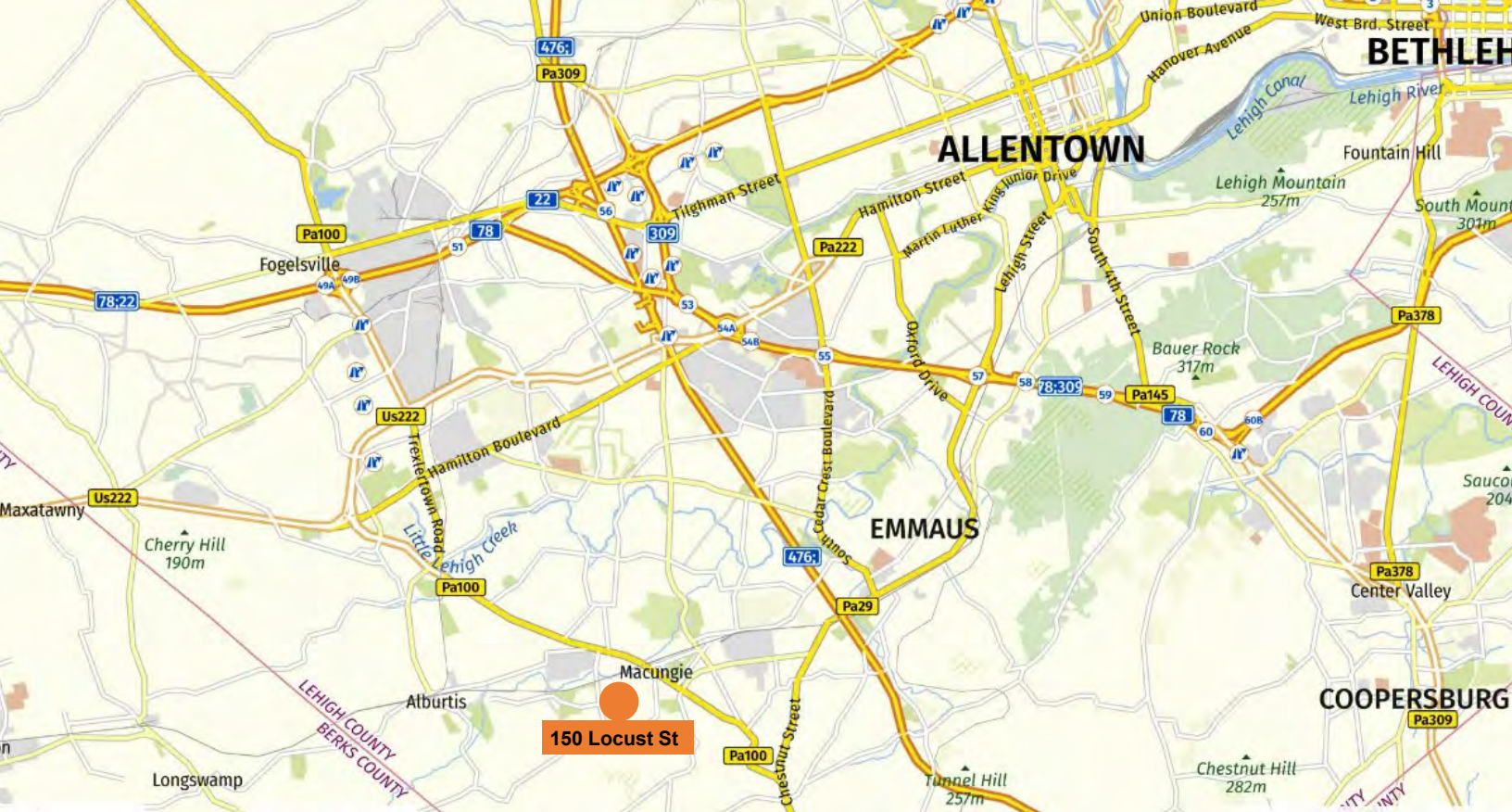
## INDUSTRIAL PROPERTIES

TEMPERATURE CONTROLLED WAREHOUSE SPACE

AVAILABLE SPACE	21,000 S.F. - THE SPACE IS COOLED WITH UNDERGROUND SPRING WATER
PARKING	15 PARKING STALLS
LOADING	2 TAILGATE LOADING DOCKS
UTILITIES	FULL PUBLIC - WATER, SEWER, NATURAL GAS
POWER	3-PHASE / 2,000 AMPS / 480 VOLTS
CEILING HEIGHT	16'
SPRINKLER SYSTEM	WET FIRE SPRINKLER SYSTEM
ZONING	INDUSTRIAL
ACCESS	4.8 MILES AWAY FROM I-78
MUNICIPALITY	LEHIGH COUNTY / MACUNGIE BOROUGH



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## 150 LOCUST STREET, MACUNGIE, PA

TEMPERATURE CONTROLLED WAREHOUSE SPACE

### DISTANCES TO CITIES

	Distance (mi) Drive	Time (hrs)
New York, NY	96	1 hr. 50 min.
Philadelphia, PA	55	1 hr. 05 min.
Baltimore, MD	133	2 hr. 25 min.
Washington, DC	178	3 hr. 15 min.
Boston, MA	317	5 hr. 10 min.

### DISTANCES TO INTERMODAL

Norfolk Southern Bethlehem	19	28 min.
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### DISTANCES TO PORTS

Ports of NY/NJ	99	1 hr. 55 min.
Port of Philadelphia	58	1 hr. 08 min.
Port of Baltimore	141	2 hr. 52 min.

### DISTANCES TO PARCEL

USPS Bethlehem	20	30 min.
UPS Bethlehem Hub	20	29 min.
FedEx Ground Breinigsville	6	12 min.

## ALLENTOWN - BETHLEHEM - EASTON METROPOLITAN STATISTICAL AREA

### TOTAL CIVILIAN LABOR FORCE, EMPLOYMENT, UNEMPLOYMENT, AND UNEMPLOYMENT RATE BY PLACE OF RESIDENCE

TIME PERIOD	CIVILIAN LABOR FORCE	EMPLOYMENT	UNEMPLOYMENT	RATE %
<b>LEHIGH COUNTY</b>				
September 2022	200,000	192,900	7,100	3.5
September 2021	194,800	183,300	11,500	5.9
<b>NORTHAMPTON COUNTY</b>				
September 2022	166,400	160,900	5,500	3.3
September 2021	161,400	152,900	8,500	5.3

ALL DATA ARE ON 2021 BENCHM ARK.

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

### A Partial List of Our Past Customers Include

Liberty Property Trust, Prologis, J.G. Petrucci Company, Innovative Control Systems, United Rental, Inc., All Phase Electric, Inc. (CED), Air-Products & Chemicals, All Weather Insulated Panels Inc, Werner Trucking, Inc., Victaulic Corporation of America, Peirce-Phelps, Inc., Phillips Feed, Inc., Meyer Power Systems, B. Braun, Inc., Northwood Paper Company, American Atelier, Inc., Lehigh Valley Plastics, Innovative Office Products, Bennett Organization, General Mills, Inc., Straight Arrow, Spartan Brands, Foley/Caterpillar, Verizon Wireless, American Architectural Metal Manufacturers Inc, Torc-up, Inc., Aramark Uniform, Virginia Gutter, Eupen, Inc., United States Postal Service, Bell & Howell, St. Luke's Physician Group, Milliken Valve, Penske Truck Leasing, Eastern/GPS, Innovative Office Products, Mack Trucks, Fluortek, Faulkner Cadillac, Allentech, Inc., Terrafina, AFC Industries Berwick, Royal Industries, Fexicon Corporation, Genus Lifesciences Inc, Structural Services, Inc, American Tube Corporation, Bio Spectra, Oak Foods, Lehigh Valley Logistics, BTI Coopermatics Inc,