

2550 BRODHEAD RD
BETHLEHEM, PA

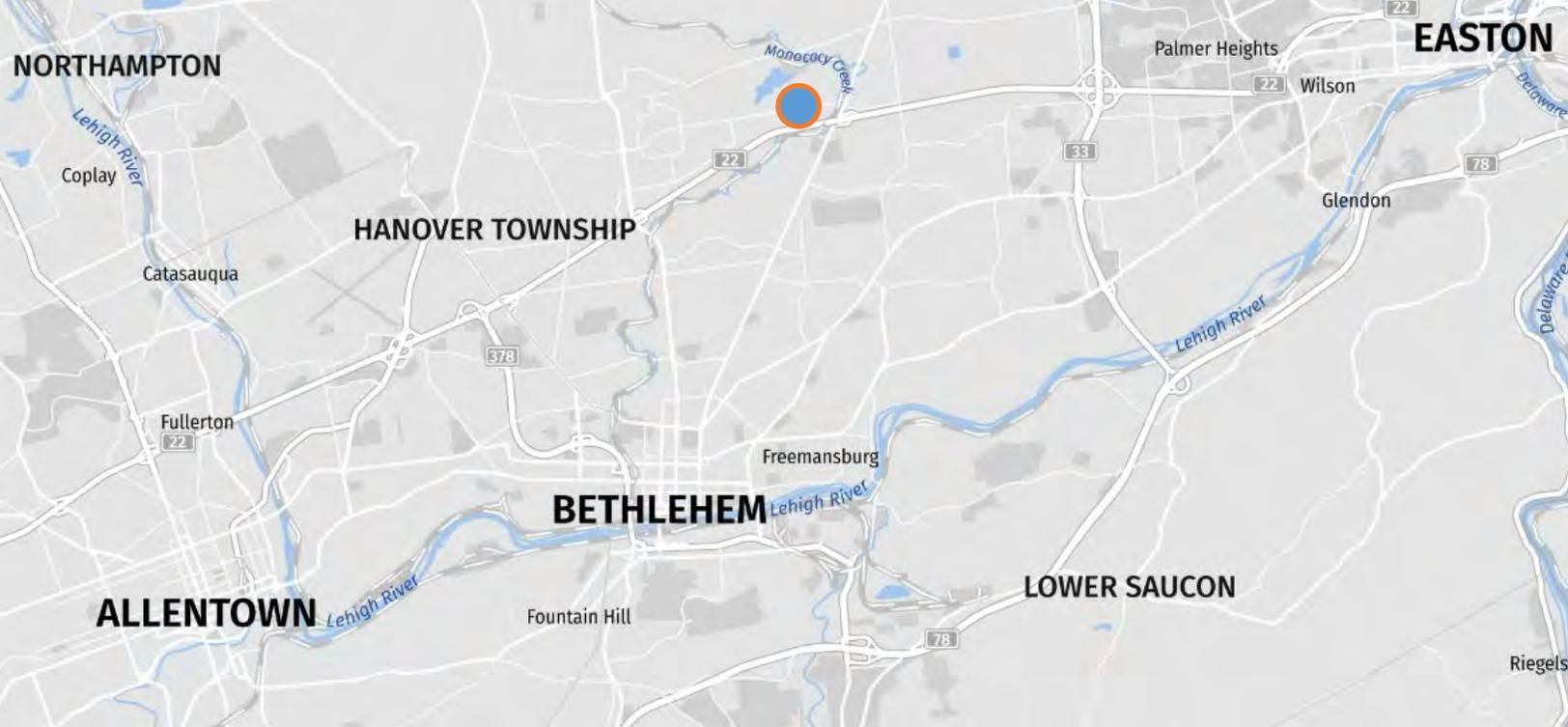
SUBLEASE - 14,400 S.F.



TEMPERATURE CONTROLLED WAREHOUSE SPACE

AVAILABLE SPACE	14,400 S.F. - TEMPERATURE CONTROLLED WAREHOUSE SPACE
BUILDING	53,760 S.F.
LOT SIZE	3.94 ACRES
LOADING	TWO (2) TAILGATE LOADING DOCKS ONE (1) GROUND LEVEL DRIVE IN DOORS
UTILITIES	FULL PUBLIC - WATER, SEWER, NATURAL GAS
FIRE PROTECTION	SPRINKLER SYSTEM
POWER	3-PHASE
HEIGHT	22' CEILING HEIGHT
ACCESS	ONE (1) MILE TO US-22
ZONING	LIGHT INDUSTRIAL
MUNICIPALITY	BETHLEHEM TOWNSHIP NORTHAMPTON COUNTY





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WAREHOUSE SPACE SUBLEASE

DISTANCES TO CITIES	Distance (mi) Drive	Time (hrs)
New York, NY	82	1 hr. 45 min.
Philadelphia, PA	70	1 hr. 15 min.
Baltimore, MD	161	2 hr. 35 min.
Washington, DC	194	3 hr. 21 min.
Boston, MA	303	4 hr. 55 min.
DISTANCES TO INTERMODAL		
Norfolk Southern Bethlehem	8.5	15 min.
DISTANCES TO PORTS		
Ports of NY/NJ	93	1 hr. 45 min.
Port of Philadelphia	74	1 hr. 15 min.
Port of Baltimore	161	2 hr. 34 min.
DISTANCES TO PARCEL		
UPS Hub Bethlehem	1.5	5 min.
USPS Bethlehem	1.5	5 min.
FedEx Ground Bethlehem	1.6	5 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 %
LEHIGH COUNTY				
September 2022	200,000	192,900	7,100	3.5
September 2021	194,800	183,300	11,500	5.9
NORTHAMPTON COUNTY				
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,