

AVAILABLE FOR LEASE

CRANE SERVED - 10 TON

600 HELD DRIVE

NORTHAMPTON, PA

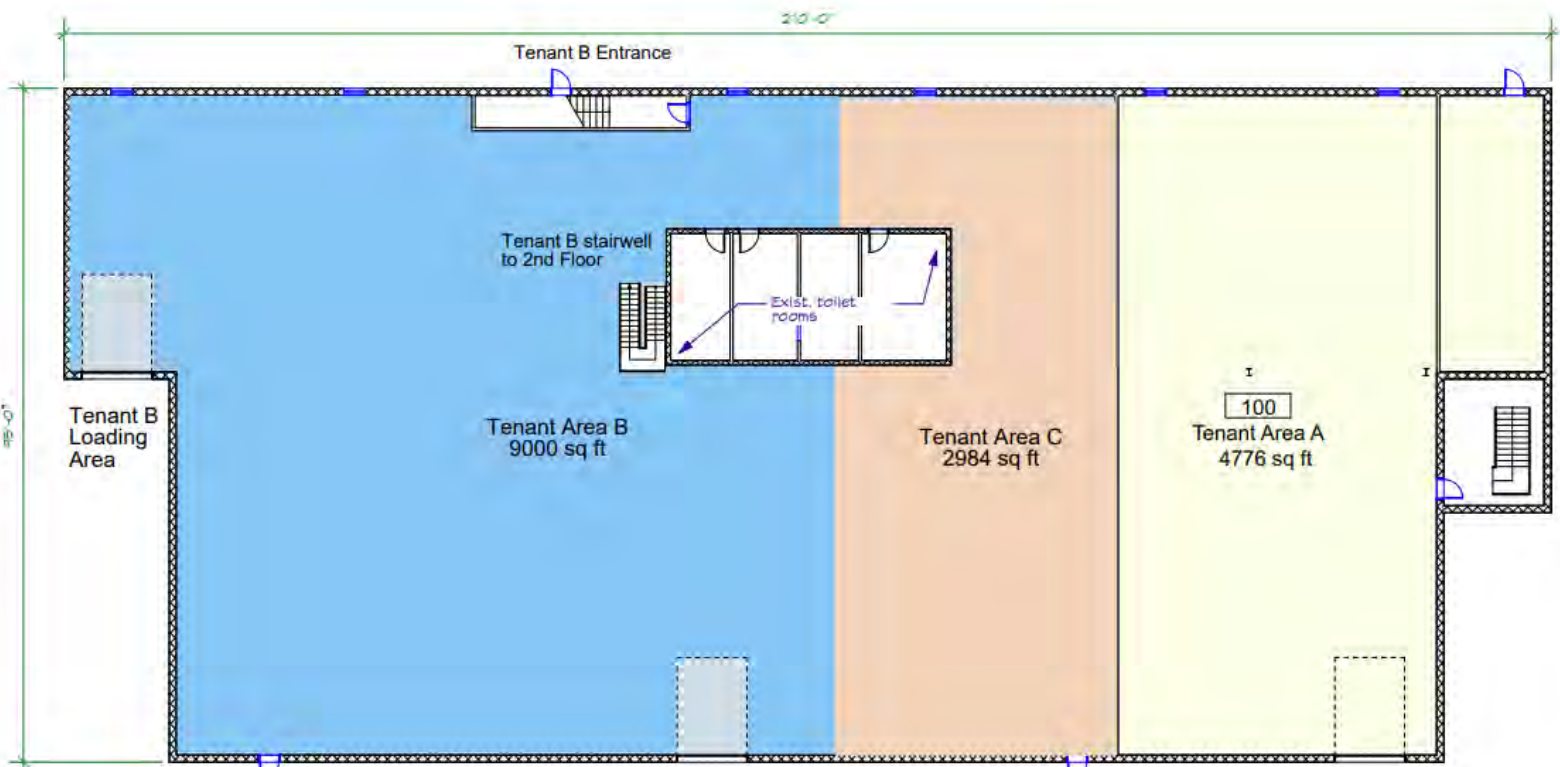


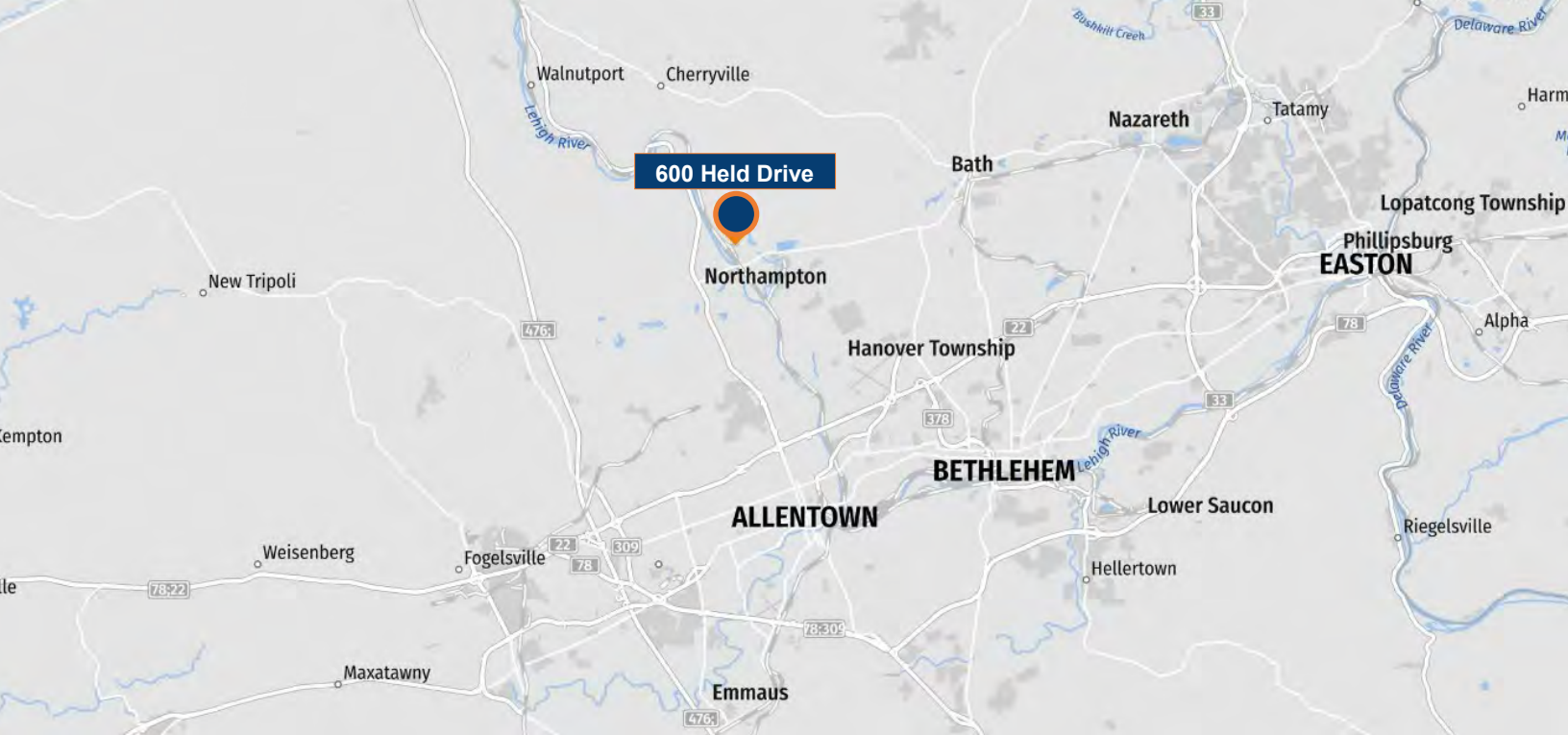
INDUSTRIAL WAREHOUSE

BUILDING SIZE	30,750 S.F.
AVAILABLE	16,000 S.F. - 9,000 S.F. WAREHOUSE & 7,000 S.F. MEZZANINE SPACE
YEAR BUILT	1989
LOT SIZE	2.7 ACRES
LOADING	1 - TAILGATE LOADING DOCKS 2 - GROUND LEVEL DRIVE IN DOOR
UTILITIES	PUBLIC - WATER SEWER NATURAL GAS
FIRE PROTECTION	WET SPRINKLER SYSTEM
POWER	3-PHASE 800 AMPS 480 VOLTS
HEIGHT	26'
CRANE	2 - 10 TON
ACCESS	6 MILES FROM US-22 11 MILES FROM I-476 & I-78
MUNICIPALITY	NORTHAMPTON BOROUGH LEHIGH COUNTY
TAXES	\$32,247.00 - YEAR 2023



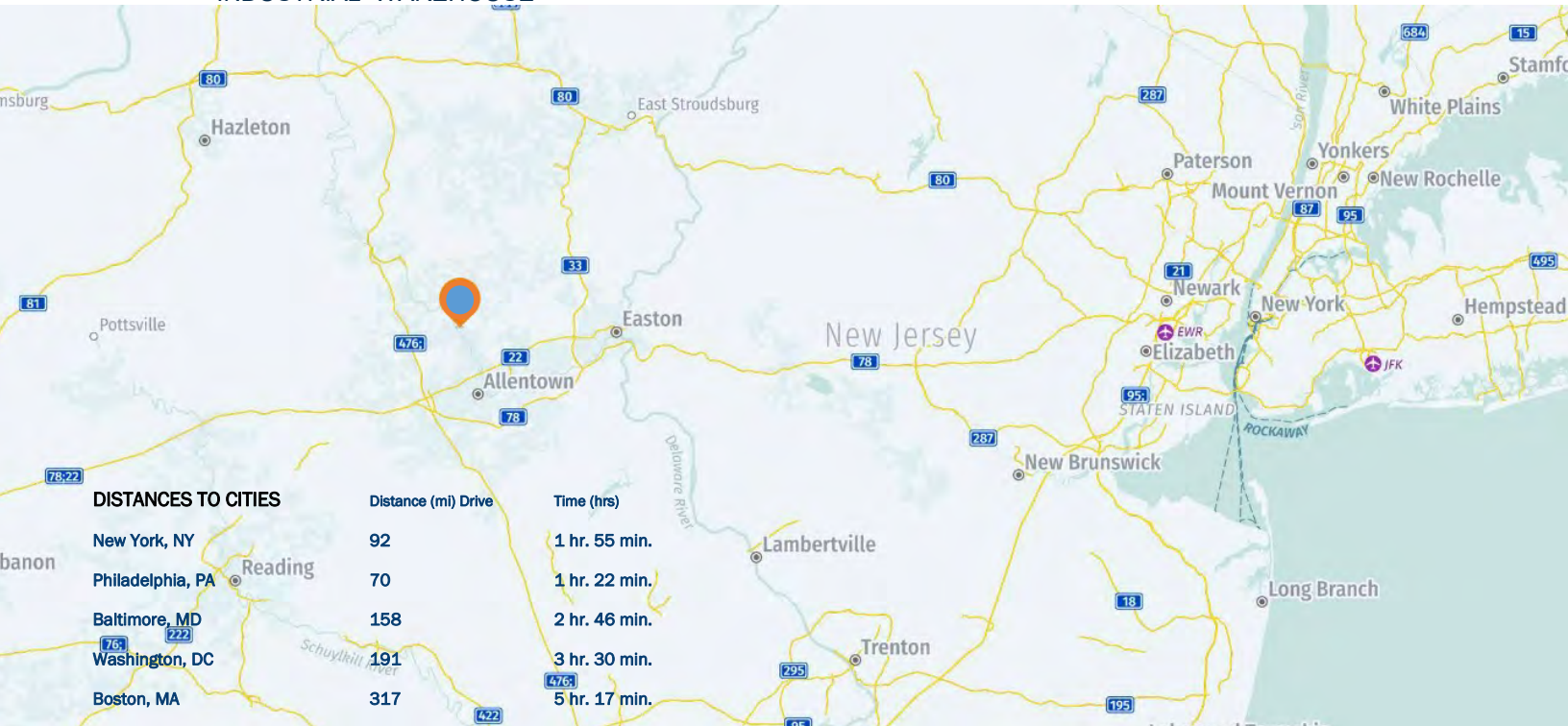
THIS DOCUMENT IS A MARKETING PIECE AND SHALL NOT BE DEEMED TO BE AN OFFER TO SELL OR LEASE, NOR IS IT INTENDED TO EMPLOY ANY OUTSIDE BROKER WITHOUT SUCH BROKER ENTERING INTO A WRITTEN BROKERAGE COMMISSION AGREEMENT ACCEPTABLE TO THE OWNER OR LESSOR AND ITS COUNSEL. ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, SUCH INFORMATION HAS NOT BEEN VERIFIED AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE IN PRICE OR OTHER CONDITIONS, PRIOR SALE, LEASE, OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.





600 HELD DRIVE, NORTHAMPTON, PA

INDUSTRIAL WAREHOUSE



DISTANCES TO CITIES

	Distance (mi) Drive	Time (hrs)
New York, NY	92	1 hr. 55 min.
Philadelphia, PA	70	1 hr. 22 min.
Baltimore, MD	158	2 hr. 46 min.
Washington, DC	191	3 hr. 30 min.
Boston, MA	317	5 hr. 17 min.

DISTANCES TO INTERMODAL

Norfolk Southern Allentown	8.7	25 min.
----------------------------	-----	---------

DISTANCES TO PORTS

Ports of NY/NJ	86	1 hr. 45 min.
Port of Philadelphia	82	1 hr. 35 min.
Port of Baltimore	158	2 hr. 45 min.

DISTANCES TO PARCEL

USPS Allentown	7.7	17 min.
UPS Bethlehem Hub	9.7	20 min.
FedEx Ship Northampton	4.8	14 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, JVI, 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, Flexicon Corporation, Genus Lifesciences Inc, Structural Services, Inc, American Tube Corporation, Bio Spectra, Oak Foods, Lehigh Valley Logistics, BTI Coopermatics Inc,