

4554 BATH PIKE

BETHLEHEM, PA

AVAILABLE



INDUSTRIAL PROPERTY

LOT SIZE 2.93 ACRES

BUILDING 1 - WAREHOUSE 8,430 S.F. - TOTAL - BUILT 1989
4,250 S.F. - OFFICE - HEATED & COOLED BY ELECTRIC HEAT PUMPS
1,450 S.F. - MEZZANINE STORAGE
2,730 S.F. - WAREHOUSE

CEILING HEIGHT 24'

LOADING 1 GROUND LEVEL DRIVE IN DOOR

POWER 3-PHASE | 1,200 AMPS | 480 VOLTS

UTILITIES WATER - WELL | PUBLIC SEWER

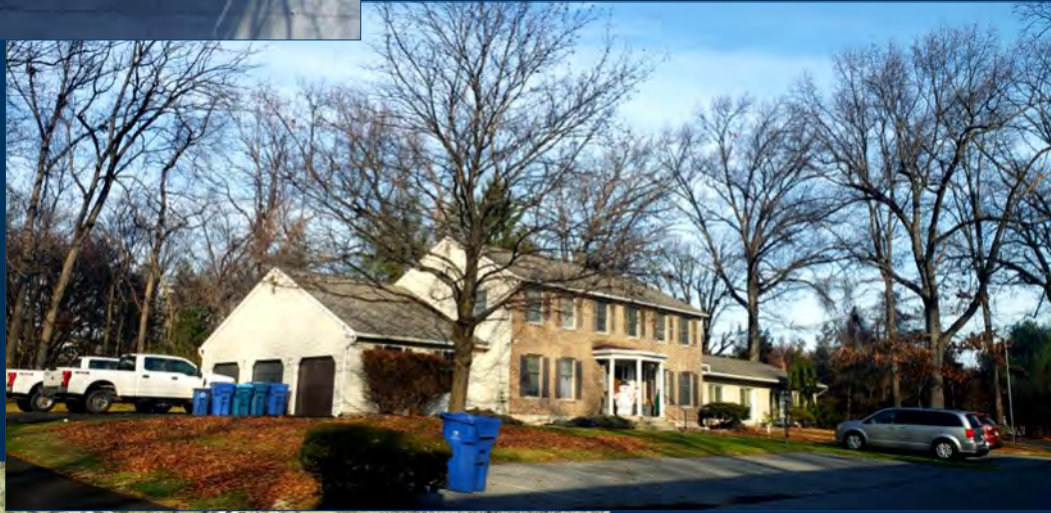
BUILDING 2 - HOUSE 3,500 S.F. - ORIGINALLY BUILT 1966 - RENOVATED IN 1989
HEATED & COOLED BY ELECTRIC HEAT PUMPS

ZONING PIBD - PLANNED INDUSTRIAL / BUSINESS PARK DISTRICT

MUNICIPALITY NORTHAMPTON COUNTY | HANOVER TOWNSHIP

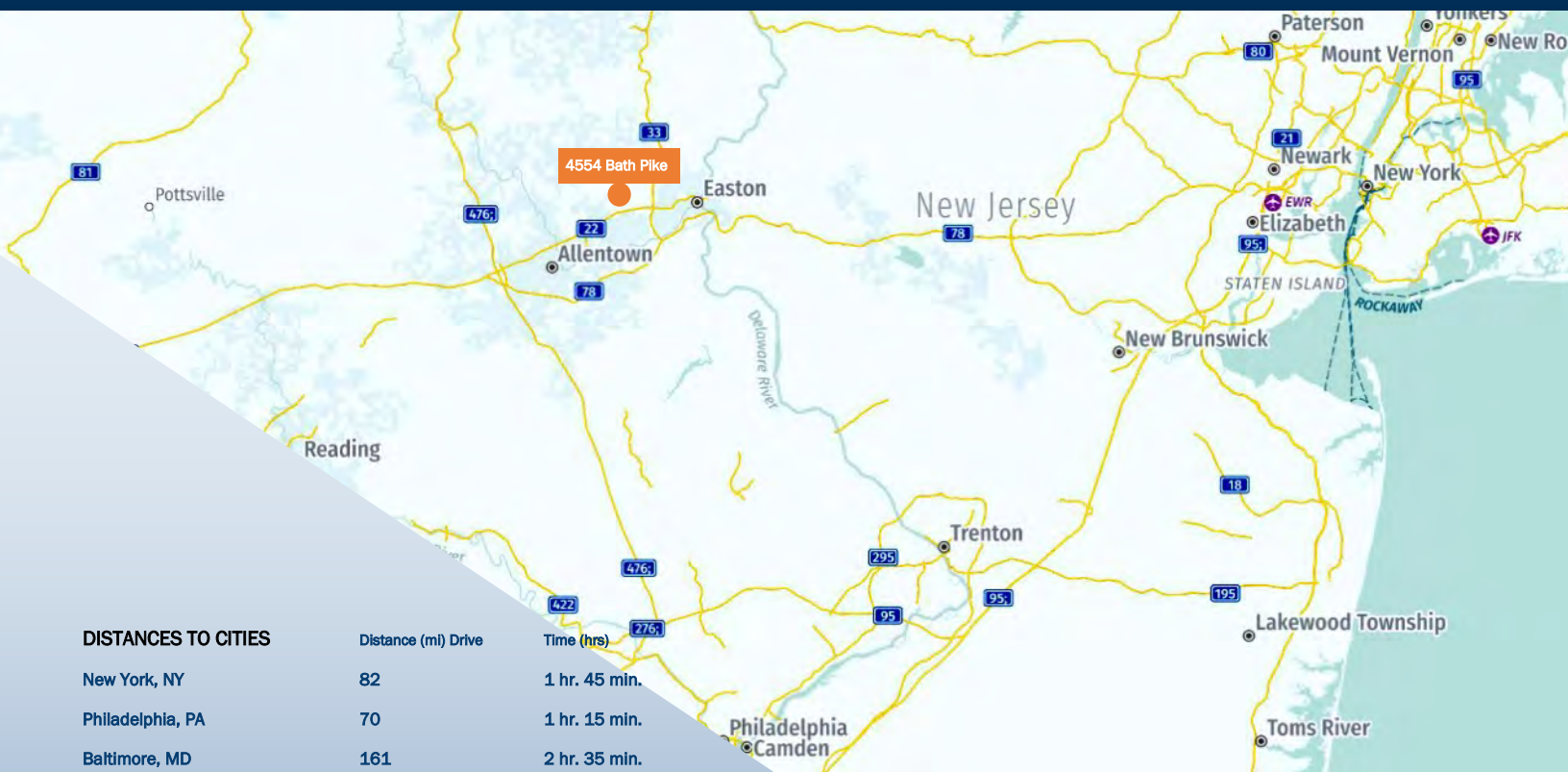
TAXES \$9,141.66 - YEAR 2023

ACCESS 0.8 MILES TO US-22



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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

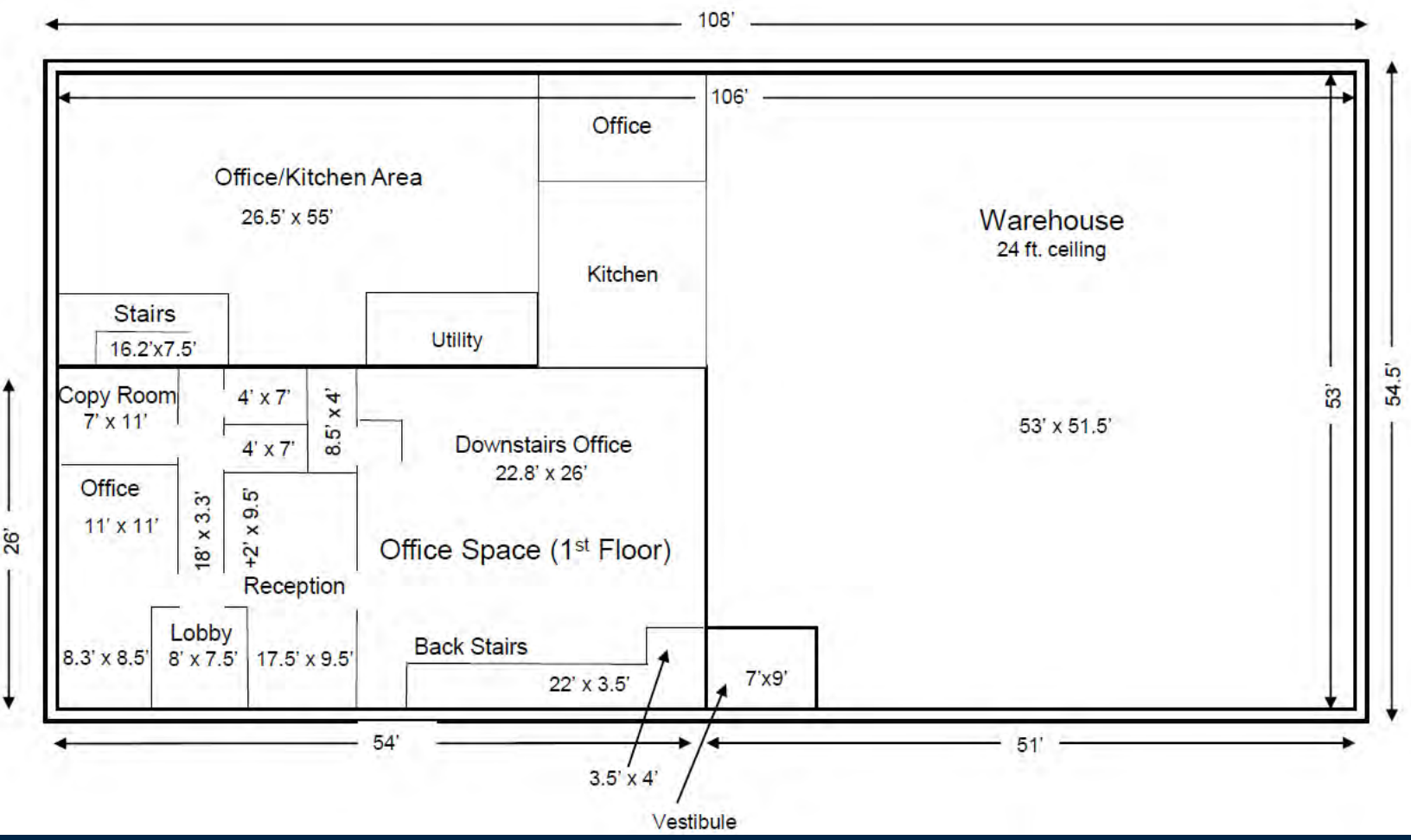
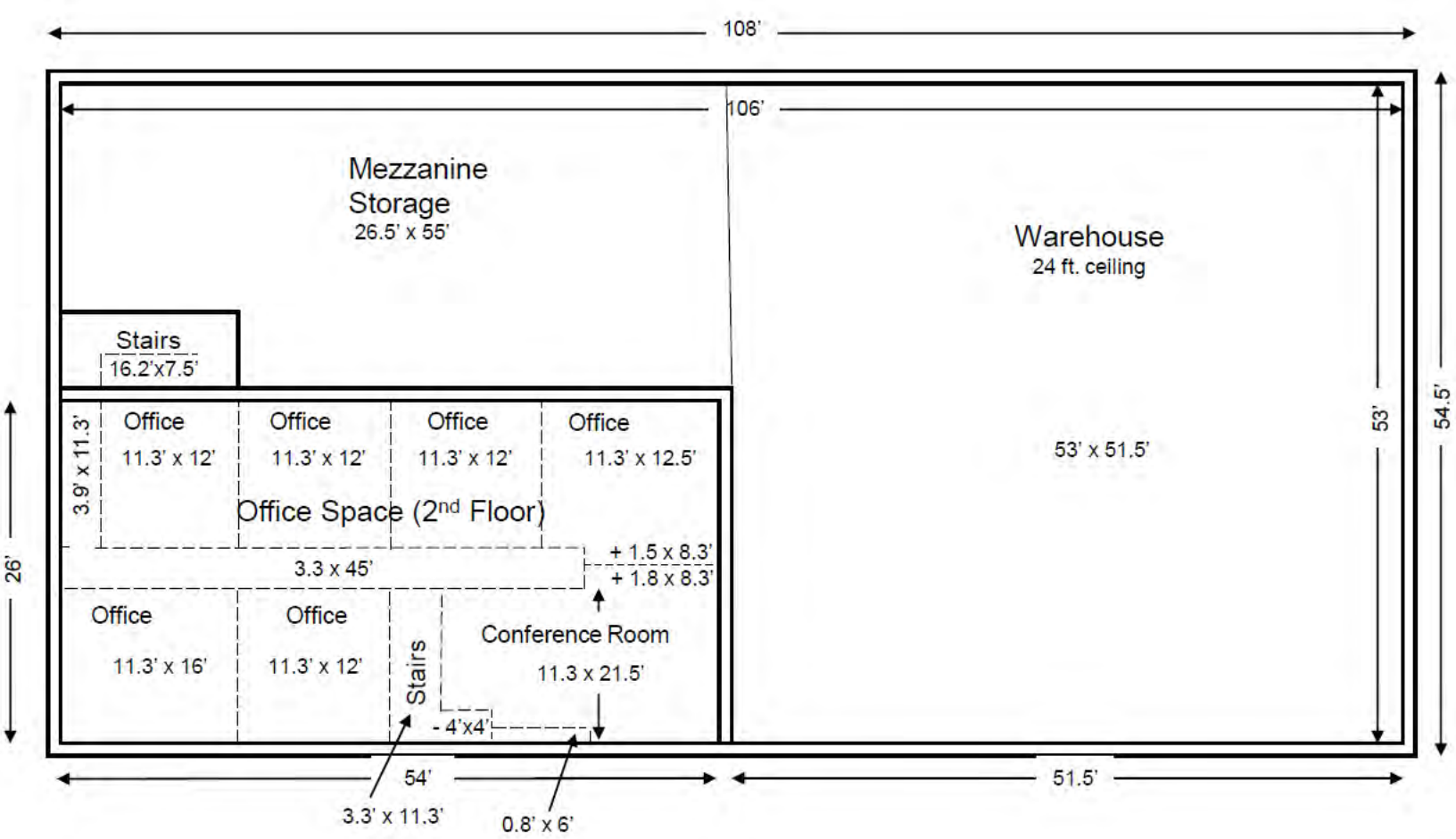
Norfolk Southern Bethlehem	8.5		15 min.
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DISTANCES TO PORTS

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.



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, 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, Flexicon Corporation, Genus Lifesciences Inc, Structural Services, Inc, American Tube Corporation, Bio Spectra, Oak Foods, Lehigh Valley Logistics, BTI Coopermatics Inc,