

AVAILABLE



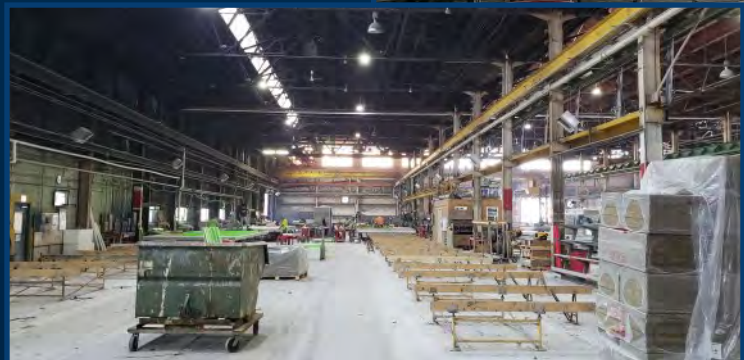
INDUSTRIAL PROPERTY  
CRANE SERVED

TOTAL	204,720 S.F.
AVAILABLE	80,000 S.F.
YEAR BUILT	1916
LOT SIZE	15.05 ACRES
LOADING	0 - TAILGATE LOADING DOCKS   5 - GROUND LEVEL DRIVE IN DOOR
UTILITIES	PUBLIC - WATER   SEWER   NATURAL GAS
POWER	3-PHASE   2000 AMPS   480 VOLTS
HEIGHT	26' & 20' UNDER THE HOOK
CRANE	2 - 20 TON   2 - 10 TON
ACCESS	1 MILES TO US-22
MUNICIPALITY	PALMER TOWNSHIP   NORTHAMPTON COUNTY



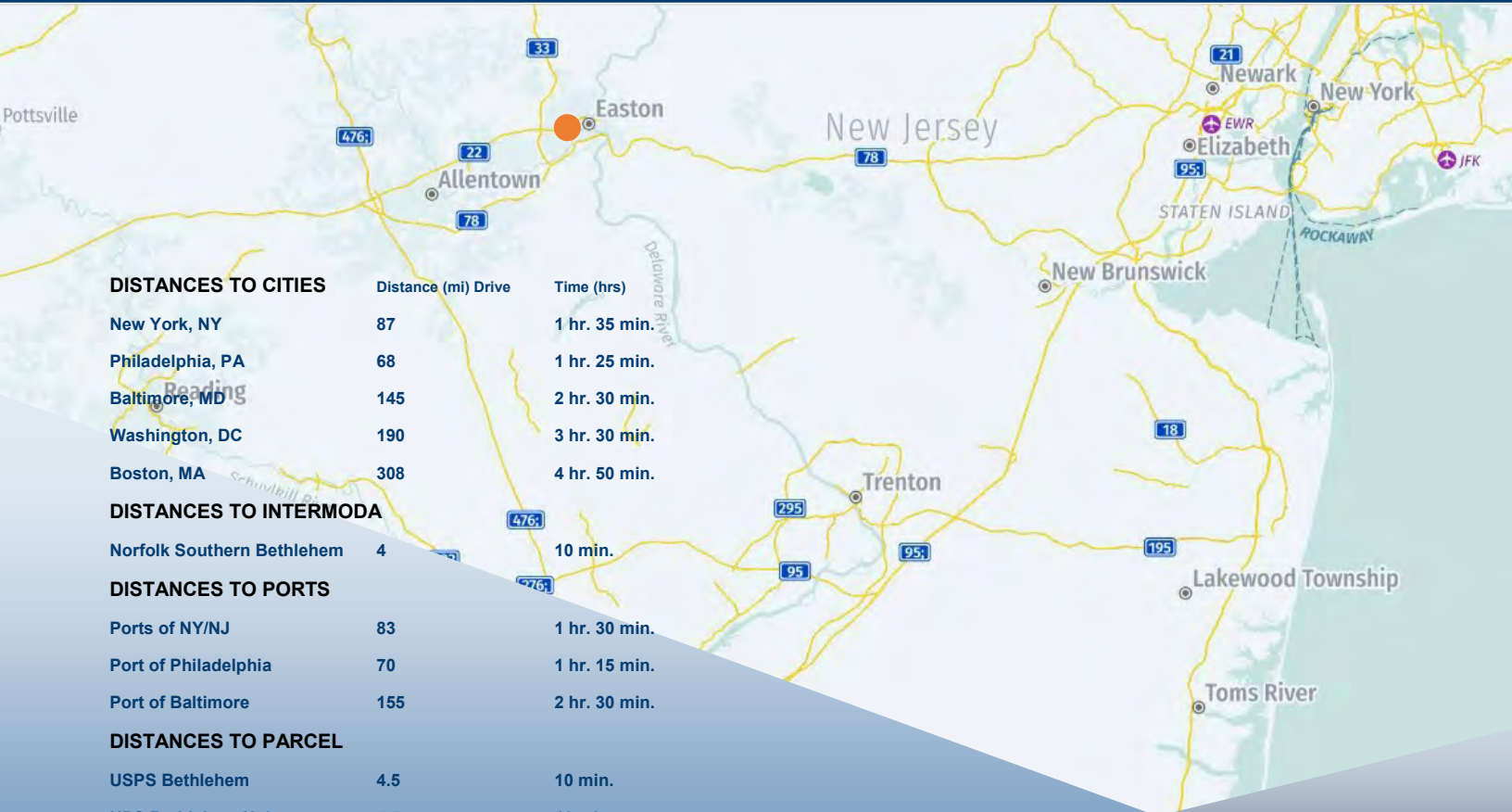
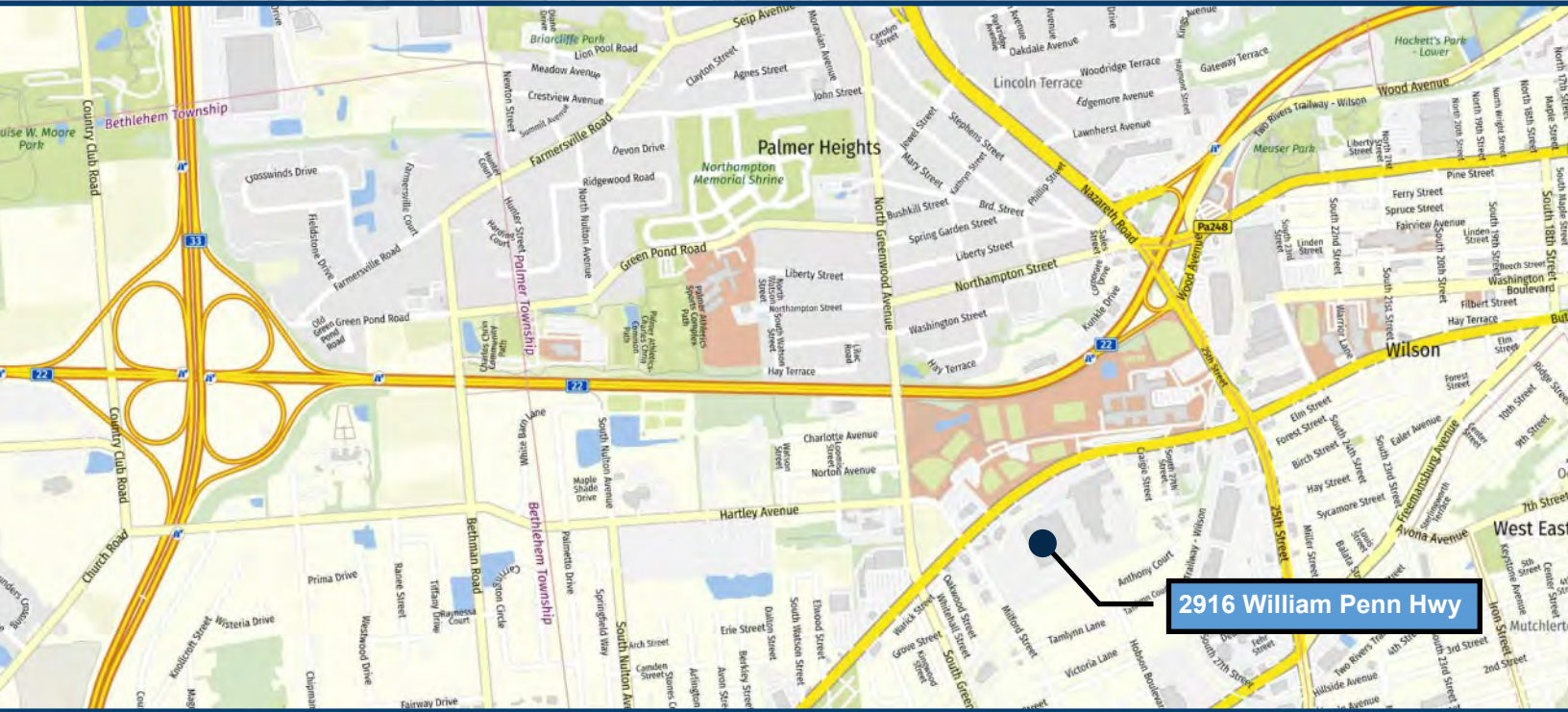


COLUMN SPACING - 3 BAYS - 60 X 400  
OFFICE / BATHROOMS / LOCKER ROOMS  
OUTSIDE STORAGE PERMITTED



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**DISTANCES TO CITIES**

	Distance (mi) Drive	Time (hrs)
New York, NY	87	1 hr. 35 min.
Philadelphia, PA	68	1 hr. 25 min.
Baltimore, MD	145	2 hr. 30 min.
Washington, DC	190	3 hr. 30 min.
Boston, MA	308	4 hr. 50 min.

**DISTANCES TO INTERMODA**

Norfolk Southern Bethlehem	4	10 min.
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**DISTANCES TO PORTS**

Ports of NY/NJ	83	1 hr. 30 min.
Port of Philadelphia	70	1 hr. 15 min.
Port of Baltimore	155	2 hr. 30 min.

**DISTANCES TO PARCEL**

USPS Bethlehem	4.5	10 min.
UPS Bethlehem Hub	4.5	10 min.
FedEx Ground Northampton	4.8	12 min.

## NORTHAMPTON & LEHIGH COUNTIES - LABOR STATISTICS

TIME PERIOD	LABOR FORCE	EMPLOYED	UNEMPLOYED	RATE %
<b>LEHIGH COUNTY</b> 1st Quarter 2023	198,100	180,279	8,100	4.1
<b>NORTHAMPTON COUNTY</b> 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