

COMING SOON TO THE ROUTE 33 CORRIDOR



Another Quality Development by:



Building	SF	Construction Completion	Site Work	Pad Ready	Vertical/Roof	Ready for Occupancy
H	263,195	2025	✓	✓		
I	224,595	2025	✓	✓	✓	LEASED
J	174,444	2024	✓	✓	✓	✓
K	232,613	TBD	✓	✓	TBD	TBD
L	260,855	TBD	✓	✓	TBD	TBD

Zoning - NEB North End Business:

Permitted Uses Include*

- Processing
- Packaging
- Manufacturing
- Research & Development
- Distribution Centers
- Warehouses

*<https://ecode360.com/29829374?highlight=north%20end&searchId=31095167489438319#29829374>

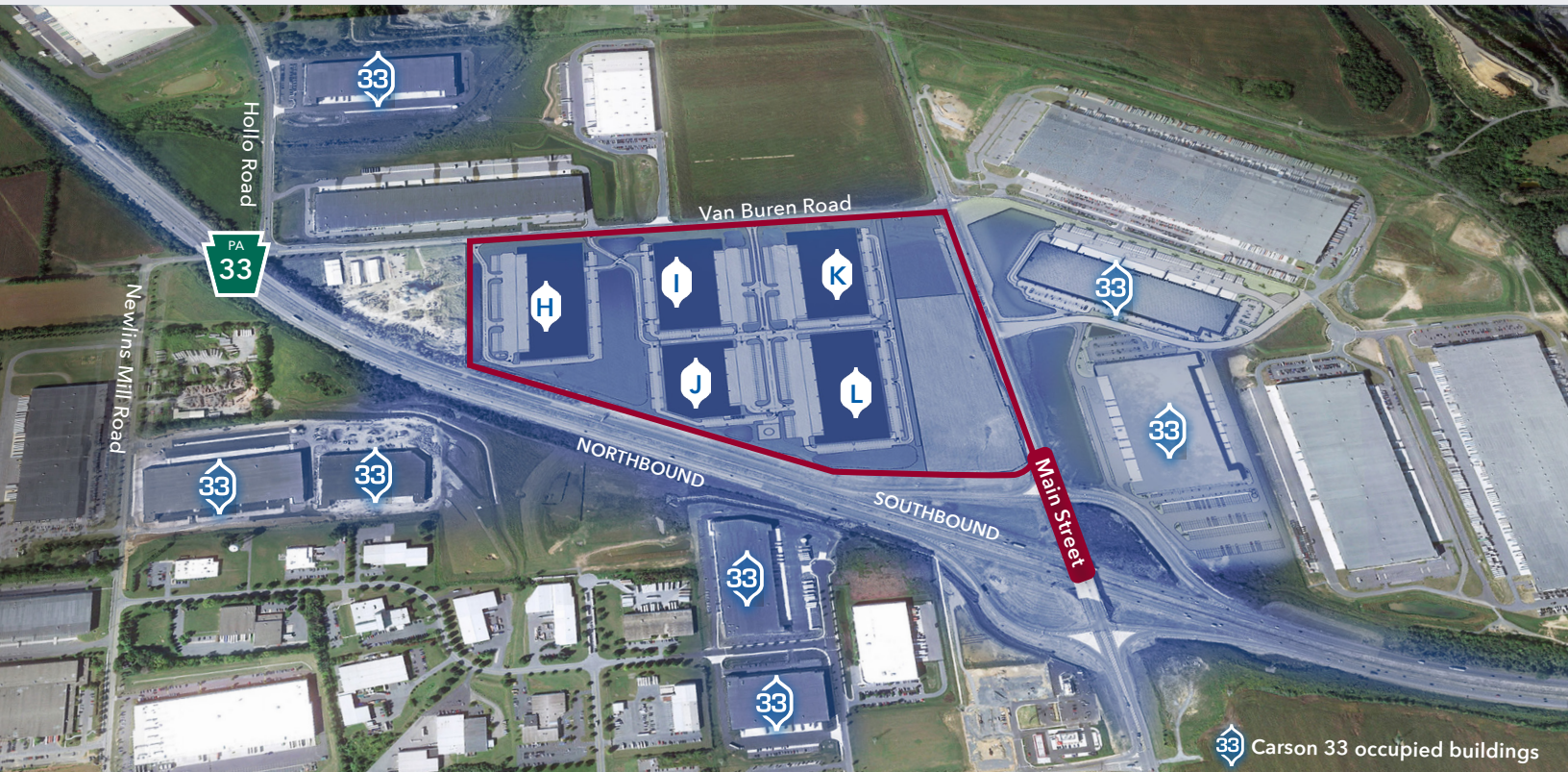
Join current **CARSON33** tenants:



Brian Knowles, CCIM, SIOR
 bknowles@lee-associates.com
 D 610.400.0484

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

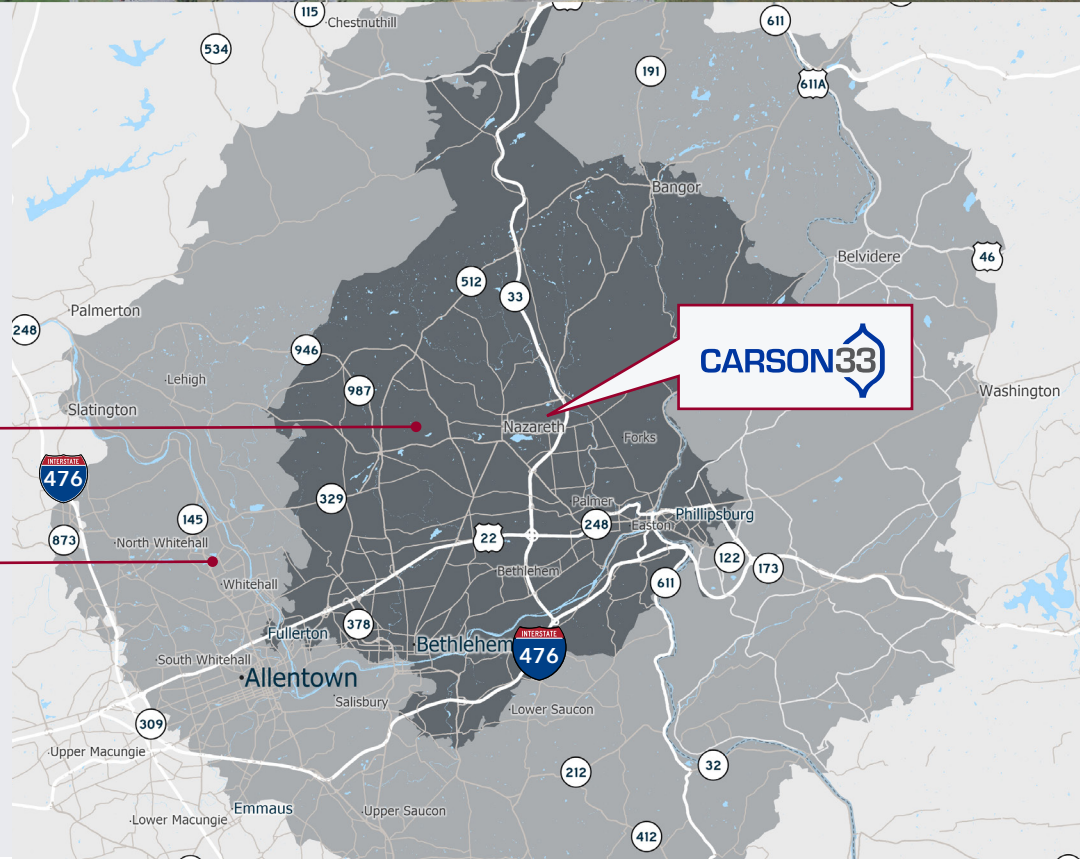
MAIN STREET INTERCHANGE



Superior Access and Labor Availability

20 Minutes
 Population: 280,164
 Workforce (18+): 223,848

20 Miles
 Population: 657,187
 Workforce (18+): 520,362



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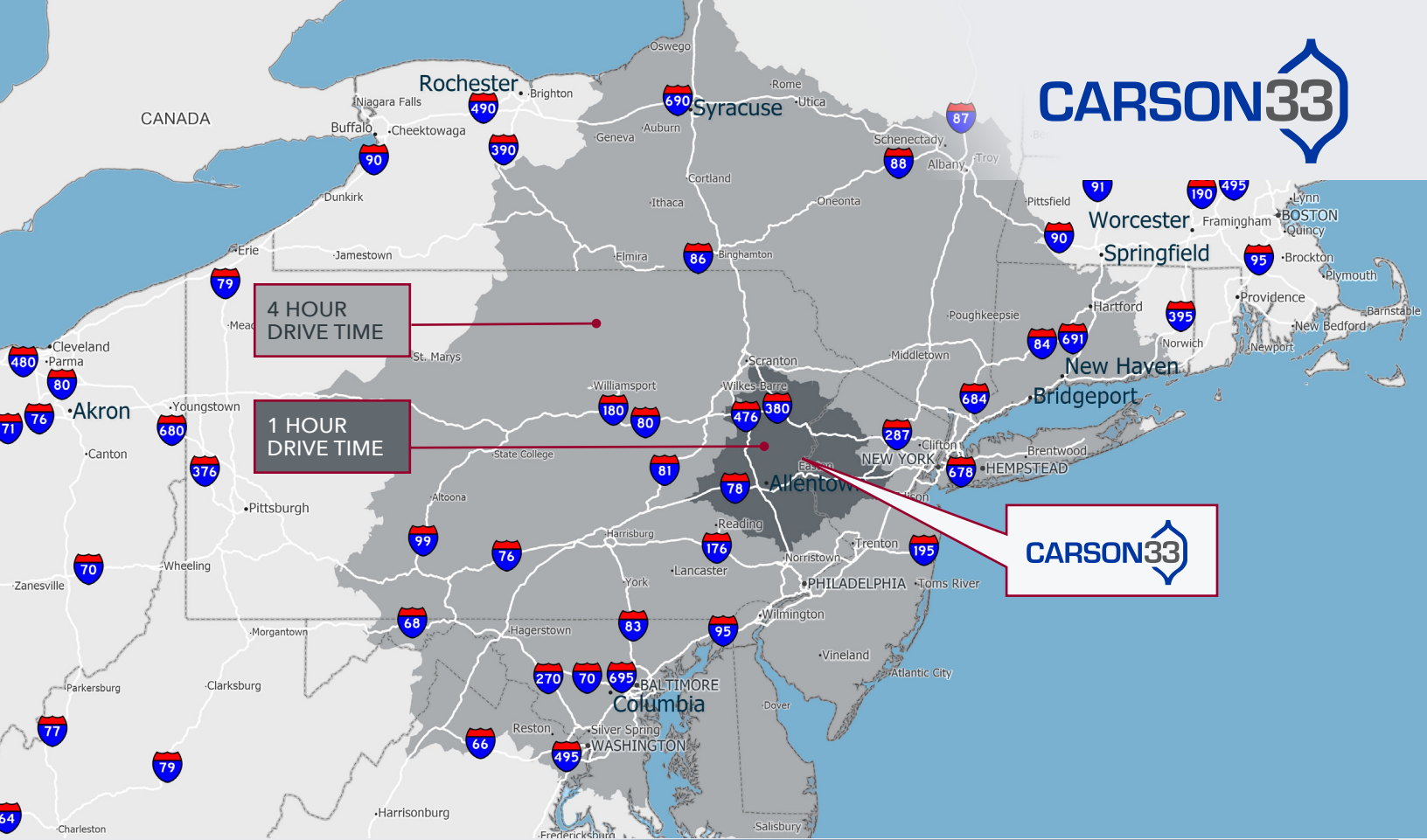
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Market Access and Infrastructure

For Further Information:

Brian Knowles, CCIM, SIOR
 bknowles@lee-associates.com
 D 610.400.0484



Lee & Associates of Eastern Pennsylvania LLC
 220 W. Germantown Pike, Suite 200
 Plymouth Meeting, PA 19462
 610.400.0499

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		MILES	MINUTES
SAME DAY DELIVERY 	Harrisburg, PA	104	97
	Philadelphia, PA	97	77
	Washington, DC	219	202
	New York, NY	102	85
PORTS 	Port of Philadelphia	106	82
	Port of Wilmington	111	94
	Port of Newark	73	75
AIRPORTS 	Lehigh Valley International	18	13
	Philadelphia International	95	85
	Newark Liberty Intl.	70	73
PARCEL FACILITIES 	FedEx Shipment Center, Bethlehem, PA	17	8
	FedEx Ground (MegaHub), Northampton, PA	23	15
	UPS Easton, PA	1	1
INTERMODAL YARDS 	Norfolk Southern Intermodal Yard, Bethlehem, PA	18	14
	Norfolk Southern, Harrisburg, PA	102	103
	Norfolk Southern Taylor, PA Intermodal	65	65