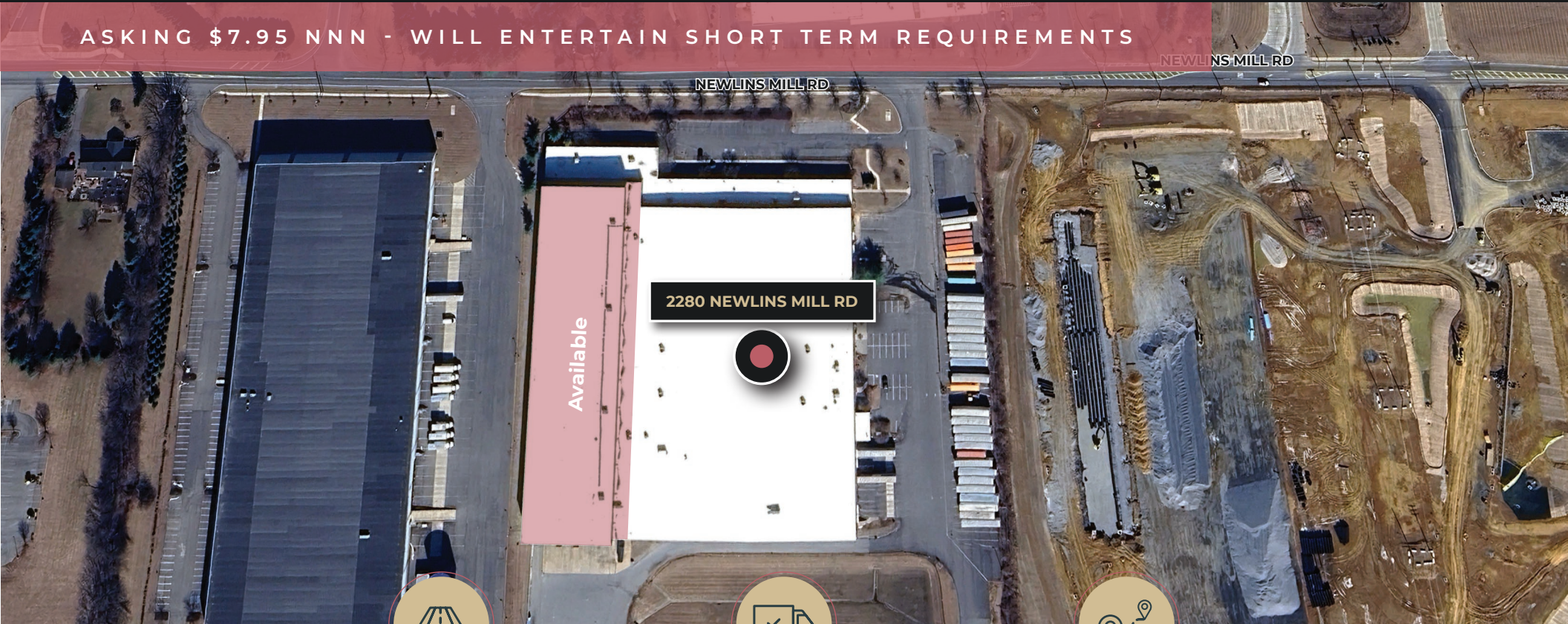


2280 Newlins Mill Road, Easton, PA 18045

± **74,000 SF Available For Lease**



ASKING \$7.95 NNN - WILL ENTERTAIN SHORT TERM REQUIREMENTS



Located off Route 33 and provides exceptional access to the regional transportation infrastructure



Strong logistics and transportation labor pool in the greater Allentown-Bethlehem area



Close proximity to NYC, Philadelphia, and over 1/3 of the US population within a single-day's truck drive

Mark Chubb

+1 302 275 5043

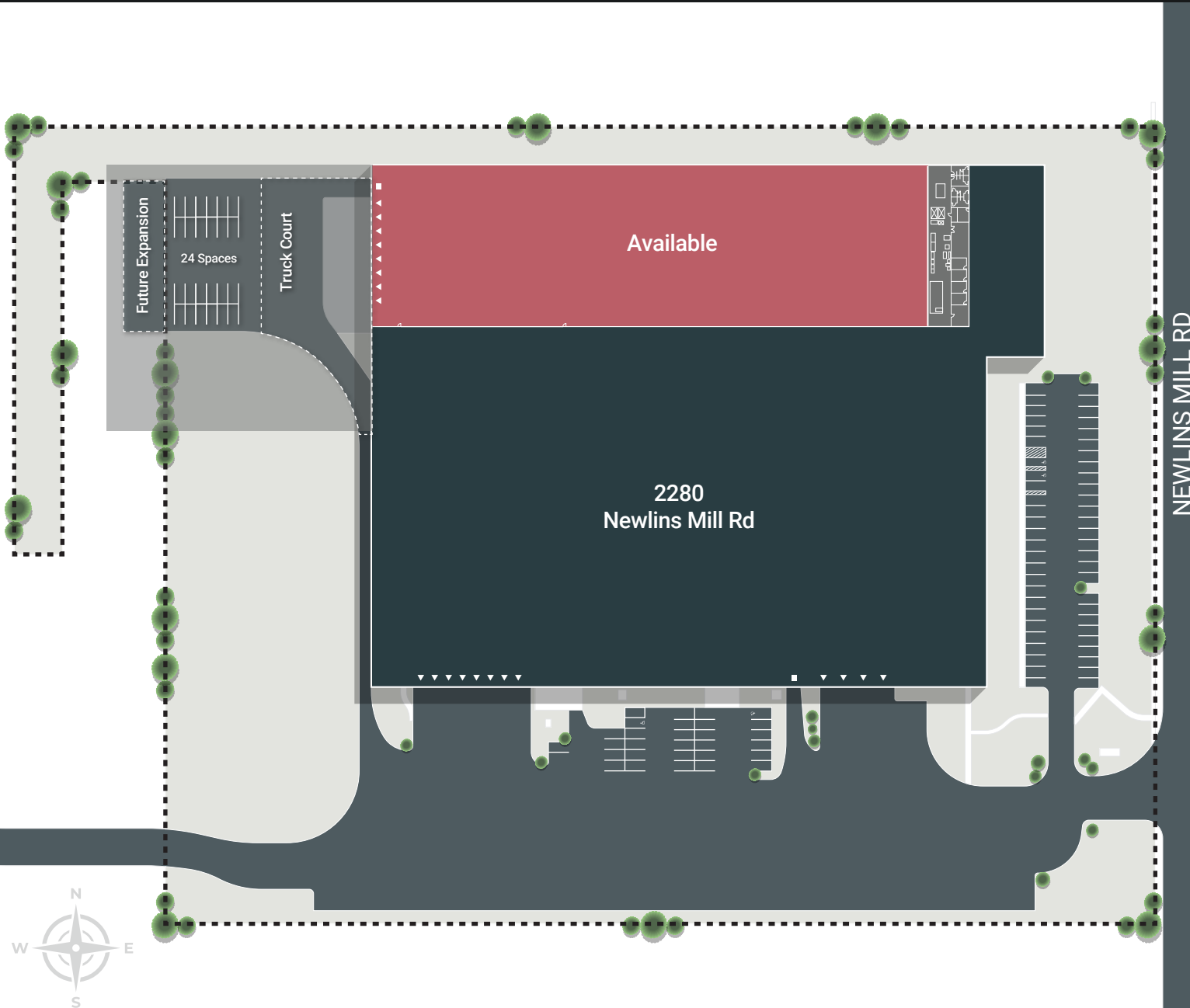
mark.chubb@kbcadvisors.com

Nate Hunter

+1 215 767 4444

nate.hunter@kbcadvisors.com

Space Plan & Property Specifications



± 74,000 SF
Available

244,370 SF
Total Building

4
Dock Doors

1
Drive-In Door

40' X 45'
Column Spacing

20
Auto Spaces

15
Trailer Spaces

ESFR
Fire Suppression

39'
Clear Height

IN-PLACE RACKING
Available

2280 Newlins Mill Road, Easton, PA 18045

Immediate Access





2 MILES

2280 NEWLINS MILL RD


16.2 MILES


UNITED STATES
POSTAL SERVICE
16 MILES


LEHIGH VALLEY
INT'L AIRPORT
15 MILES


NJ/PA STATE LINE
7.5 MILES

378

512

22

33

248

248

22

78

611

611

33

Heat Map

WAREHOUSE WORKERS
\$16.51 AVERAGE EARNINGS (HOURLY)

| | | | | |
|-----------------------------|--|-------------------------------------|--|---|
| 30 Min Drive Time | 6% 2019-2024 in Resident Workers | -2,024 2024 Net Commuters | 23,756 2024 Resident Workers | \$16.51 Average Hourly Earnings |
|-----------------------------|--|-------------------------------------|--|---|

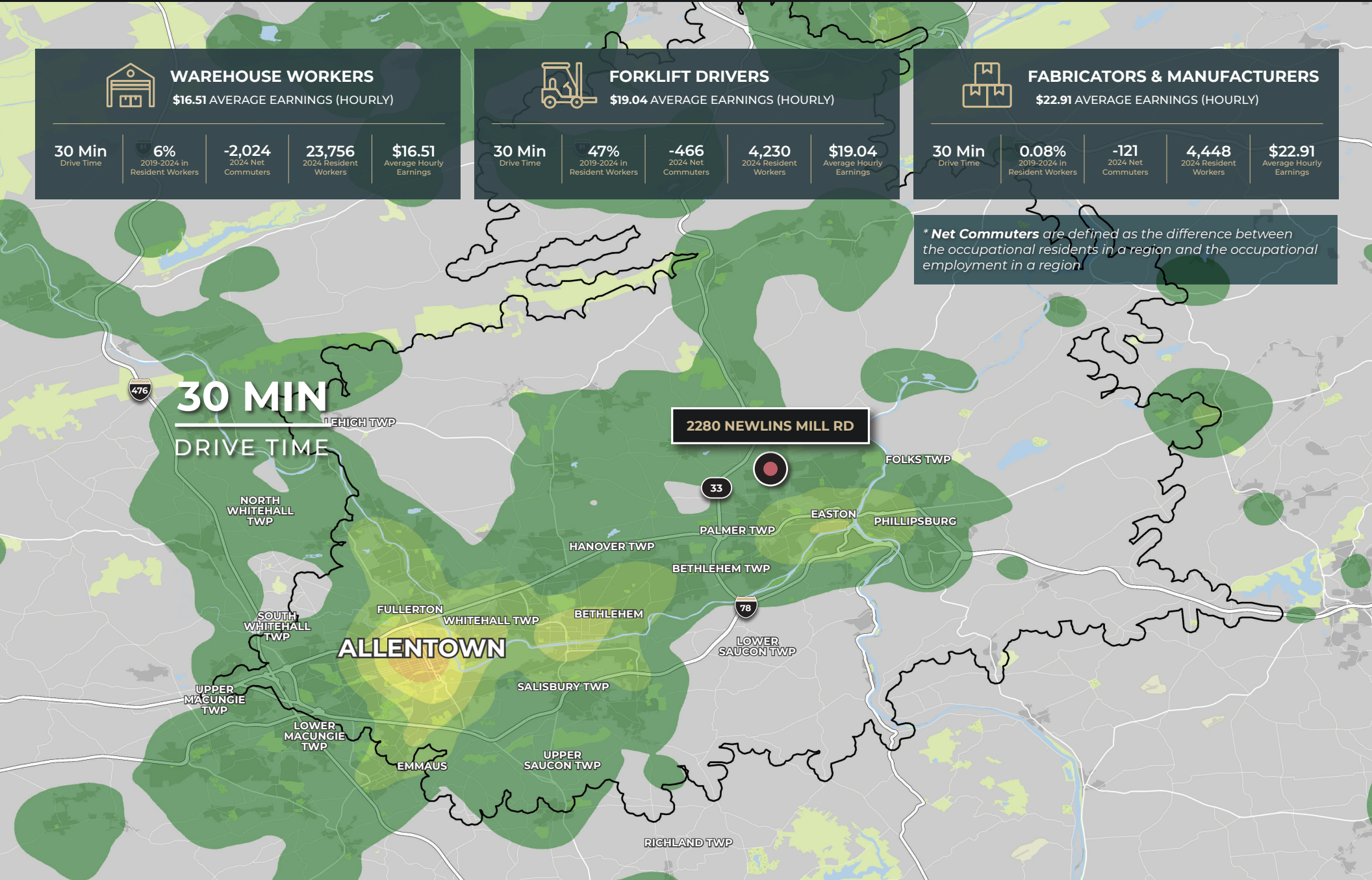
FORKLIFT DRIVERS
\$19.04 AVERAGE EARNINGS (HOURLY)

| | | | | |
|-----------------------------|---|-----------------------------------|---------------------------------------|---|
| 30 Min Drive Time | 47% 2019-2024 in Resident Workers | -466 2024 Net Commuters | 4,230 2024 Resident Workers | \$19.04 Average Hourly Earnings |
|-----------------------------|---|-----------------------------------|---------------------------------------|---|

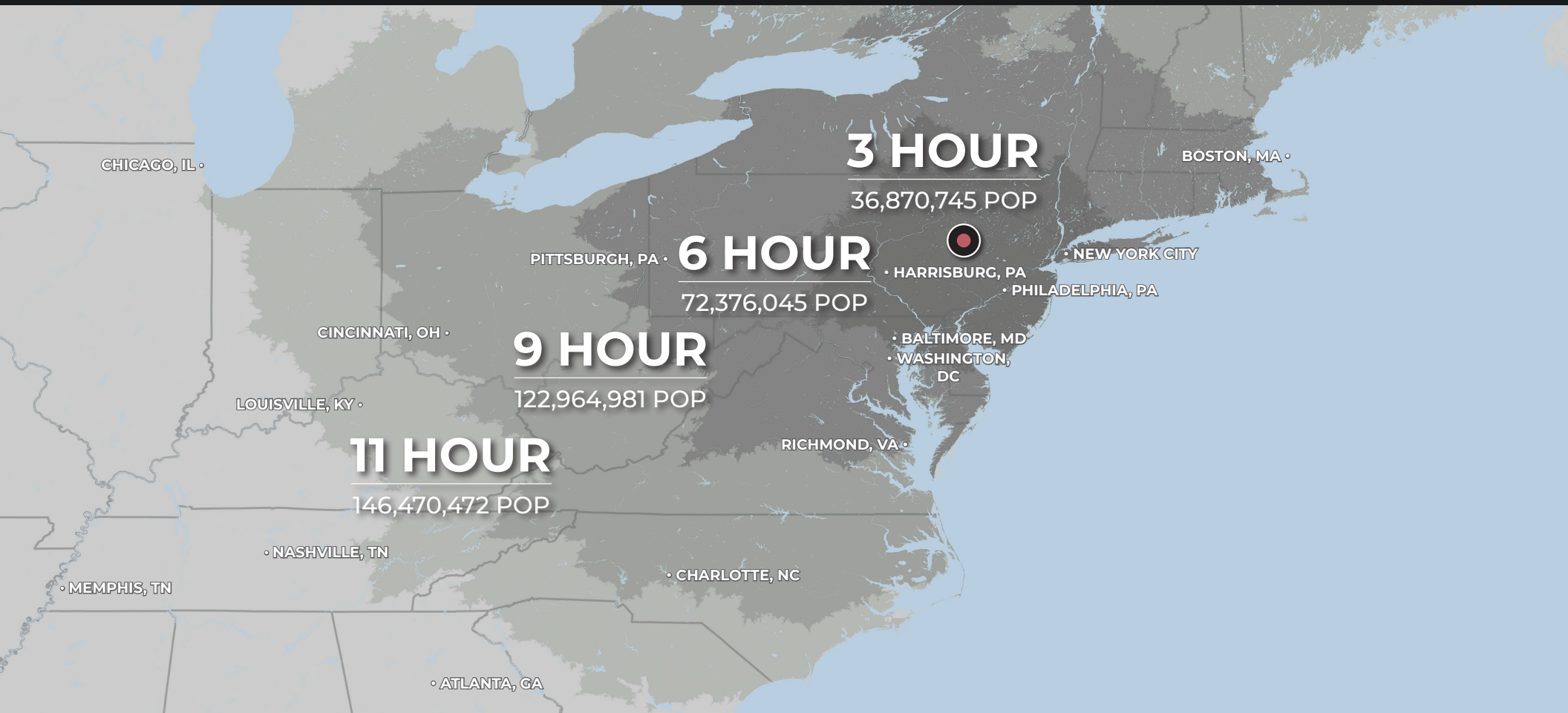
FABRICATORS & MANUFACTURERS
\$22.91 AVERAGE EARNINGS (HOURLY)

| | | | | |
|-----------------------------|---|-----------------------------------|---------------------------------------|---|
| 30 Min Drive Time | 0.08% 2019-2024 in Resident Workers | -121 2024 Net Commuters | 4,448 2024 Resident Workers | \$22.91 Average Hourly Earnings |
|-----------------------------|---|-----------------------------------|---------------------------------------|---|

* **Net Commuters** are defined as the difference between the occupational residents in a region and the occupational employment in a region.



Distribution Reach



Mark Chubb
+1 302 275 5043
mark.chubb@kbcadvisors.com

Nate Hunter
+1 215 767 4444
nate.hunter@kbcadvisors.com

© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

