

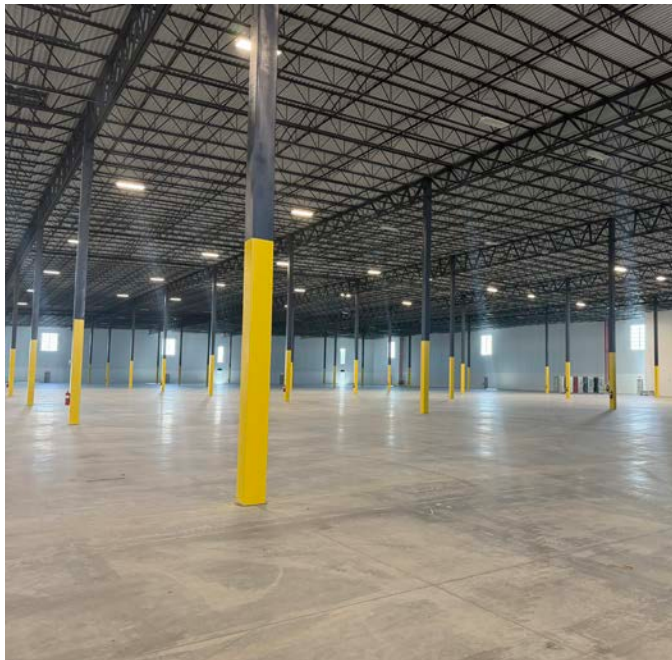
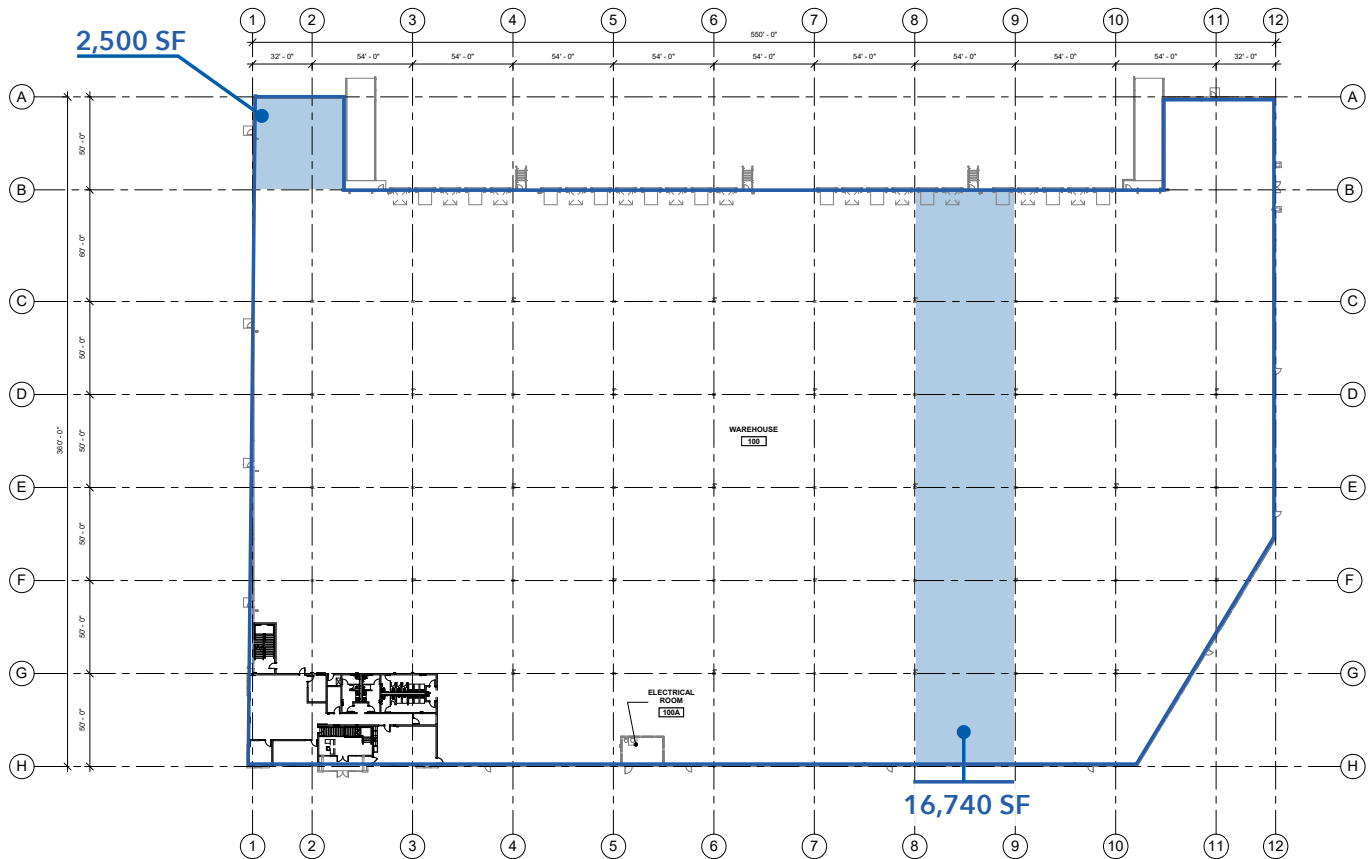


PROPERTY DESCRIPTION

- 8,095 SF +/- Office (1st & 2nd Floor)
- 76.92 Acre +/- Site
- 36' Clear Height
- Single Loaded
- Standard Bay: 54' wide x 50' deep
- Speed Bay: 54' wide x 60' deep
- 150 Auto Parking & 35 Trailer Parking
- 2 Drive In Doors
- 24 Manually Operated Vertical Lift doors (9 x 10) with 3 Tracks, Vision Lites, and 50,000 Cycle Springs
- 12 Mechanical Dock Levelers (7' x 8') with 40,000# Capacity, Dock Bumpers, Standard Dock Seal, and Z-Guards



FLOOR PLAN

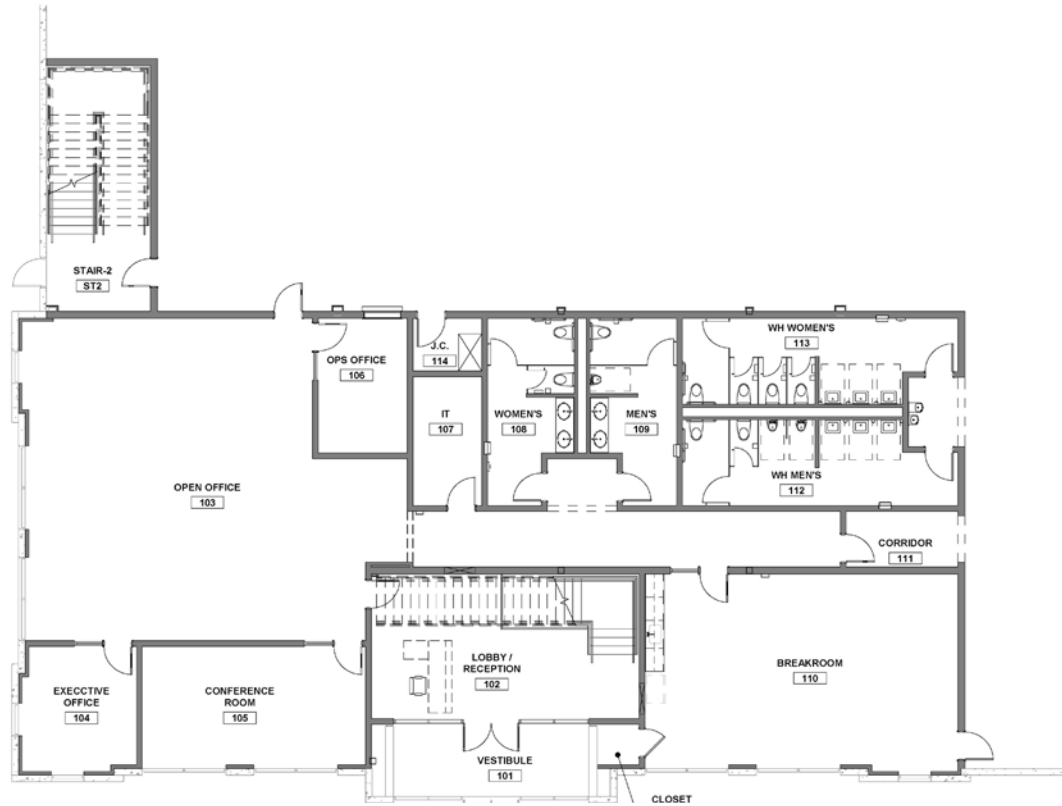


OFFICE FLOOR PLANS

MAIN FLOOR

1st Floor

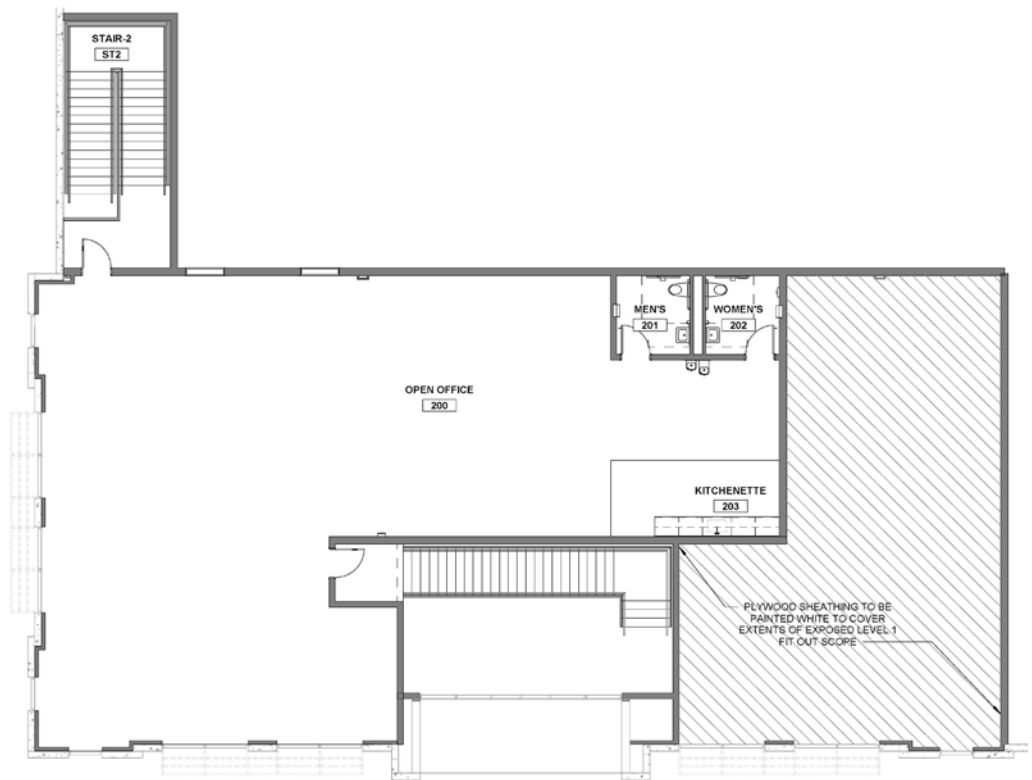
5,100 SF +/-



MEZZANINE

2nd Floor

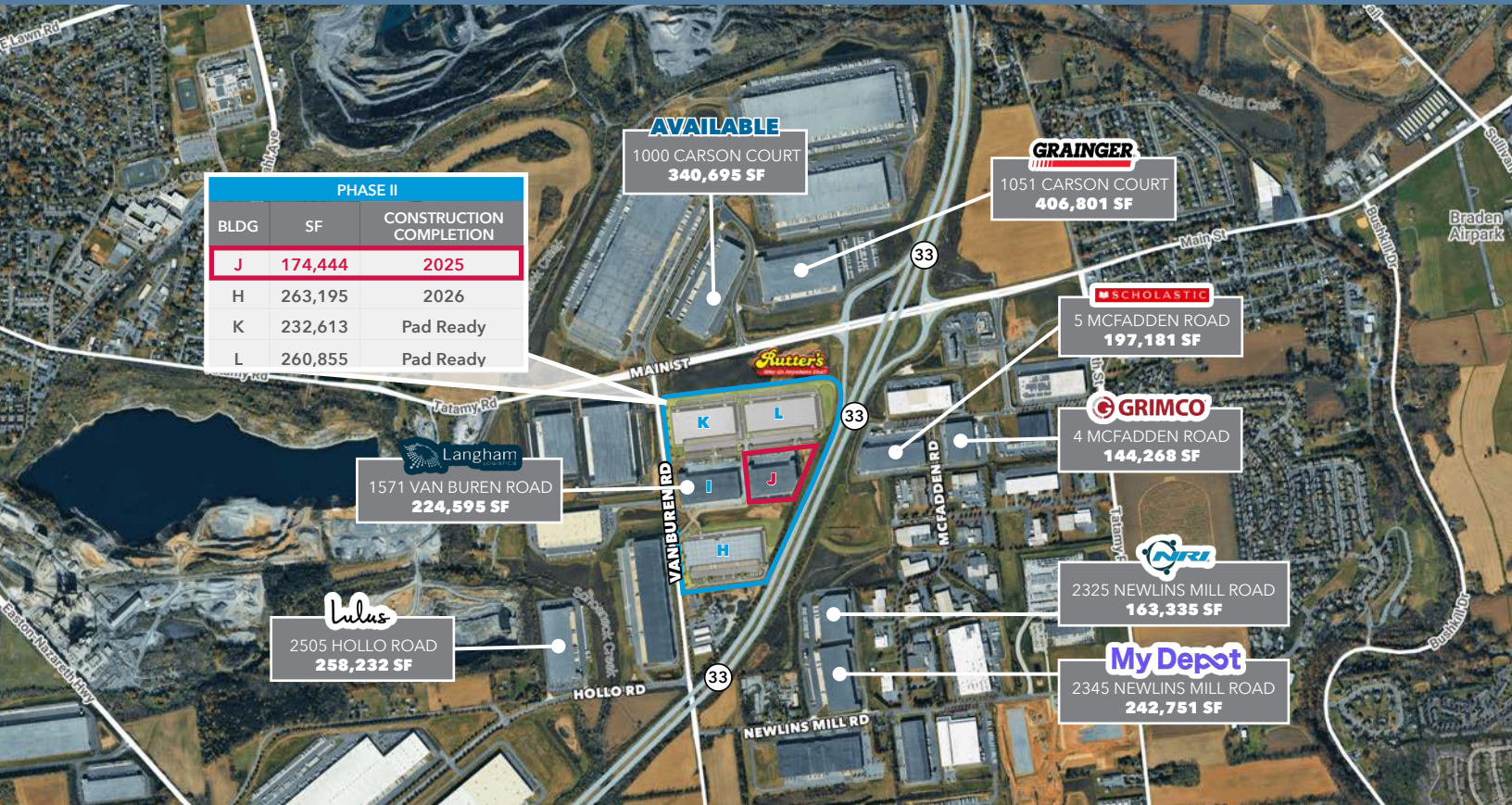
2,995 SF +/-



BUILDING J

1575 VAN BUREN ROAD

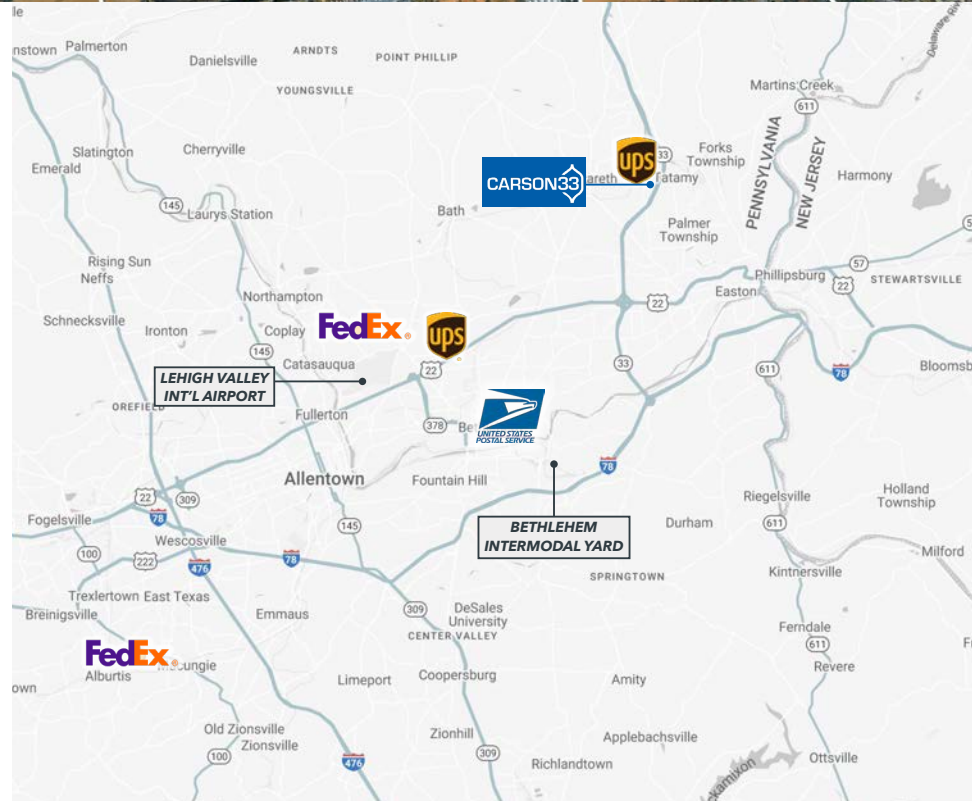
PALMER TOWNSHIP, PA



Superior Access & Labor Demographics

PARCEL FACILITIES	MILES	MINUTES
UPS - Easton	0.5	3
UPS - Bethlehem	10	16
USPS - Bethlehem	13	18
FedEx - Northampton	14	20
FedEx - Macungie	30	33

	POPULATION	WORKFORCE (+18)
20 Minutes	280,164	223,848
20 Miles	657,187	520,362



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

Matt D'Alesio
mdalesio@lee-associates.com
610.947.1951



VISIT US
carson33lehighvalley.com

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