



15,088 S.F.
TEMPERATURE
CONTROLLED
WAREHOUSE



1.19 ACRES
PARKING ON SITE



2 EXTERIOR DOORS
1 TAILGATE DOCK
1 GROUND LEVEL



POWER
3-PHASE
600 AMPS
480 VOLTS



FIRE PROTECTION
WET SPRINKLER SYSTEM



ACCESS
I-78 - 0.8 MILES
US-22 - 3 MILES
PA RT-33 - 4.7 MILES



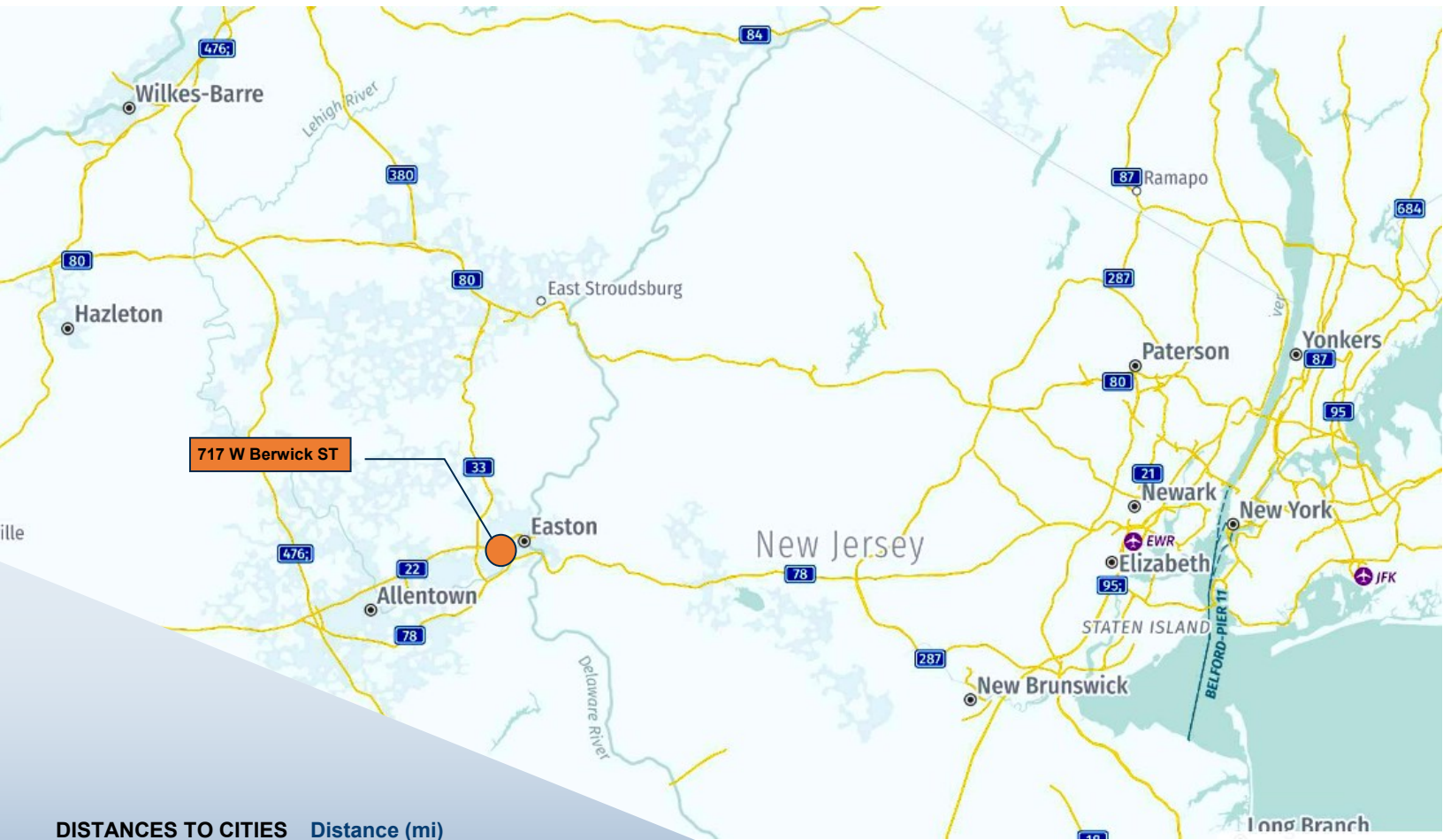
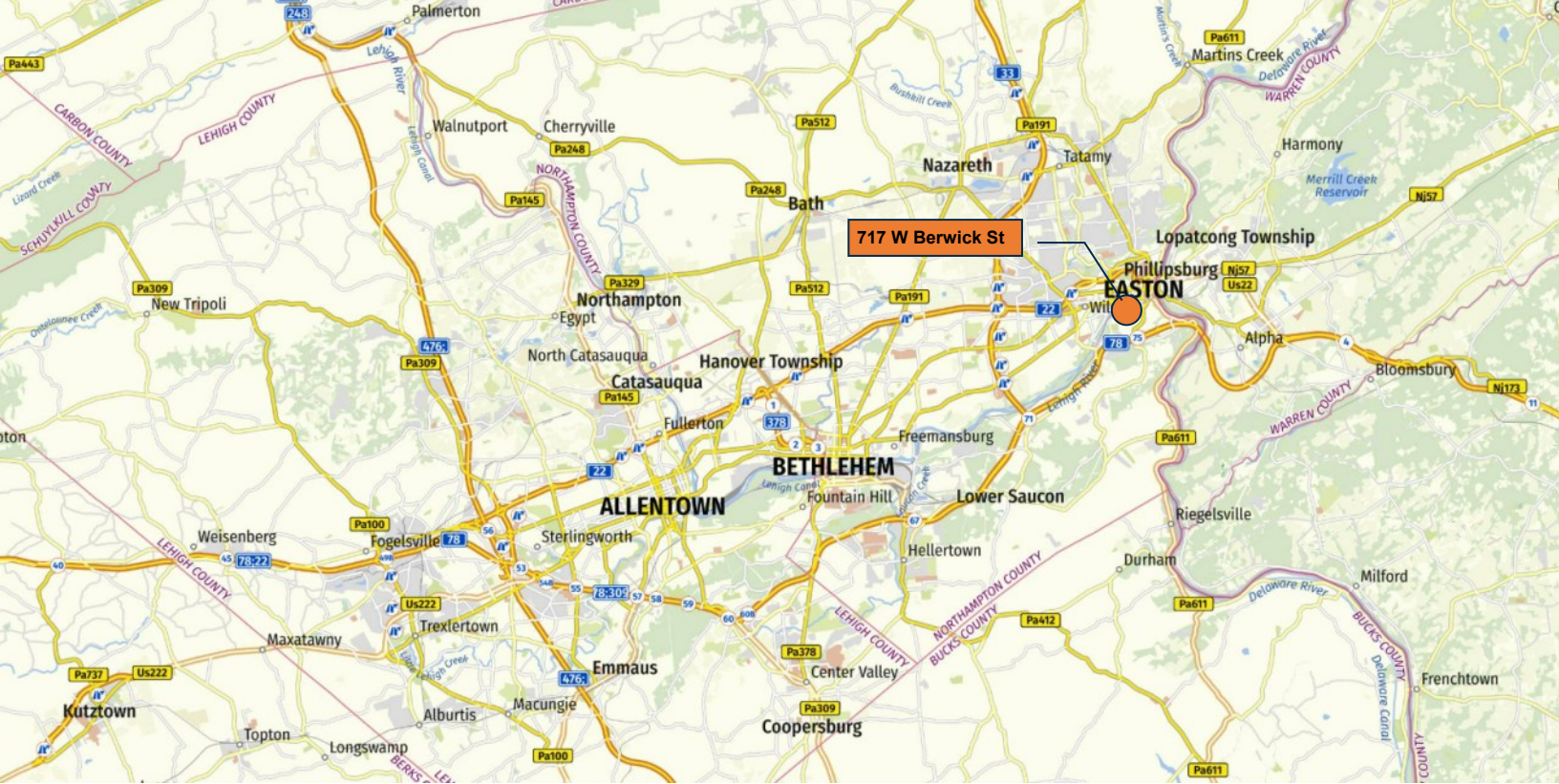
FULL PUBLIC UTILITIES
WATER - PUBLIC
SEWER - PUBLIC
NATURAL GAS - UGI



INDUSTRIAL - ZONING
SS - SOUHT SIDE



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DISTANCES TO CITIES Distance (mi)

New York, NY	80
Philadelphia, PA	80
Baltimore, MD	160
Washington, DC	210
Boston, MA	300

LABOR STATISTICS

August 2024

AREA	RATE	UNEMPLOYMENT	EMPLOYMENT	LABOR FORCE
<u>New York</u>	4.2%	408,930	9,309,066	9,717,996
<u>Pennsylvania</u>	3.4%	225,009	6,388,159	6,613,168
<u>Allentown-Bethlehem-Easton, PA-NJ Metropolitan Statistical Area</u>	3.6%	16,807	449,225	466,032
<u>New York-Newark, NY-NJ-CT-PA Combined Statistical Area</u>	4.3%	529,226	11,786,517	12,315,743
<u>Whitehall township, PA</u>	2.4%	400	16,024	16,424
<u>Allentown city, PA</u>	4.0%	2,298	55,078	57,376
<u>Bethlehem city, PA</u>	3.3%	1,288	37,974	39,262
<u>Easton city, PA</u>	3.9%	489	12,193	12,682

A Partial List of Our Past Customers Include

Liberty Property Trust, Prologis	J.G. Petrucci Company Inc	Innovative Control Systems
American Atelier, Inc.	Airlite Plastics	Cera-Met
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
ABEC	Northwood Paper Company	Backstage Library Works
Lehigh Valley Plastics	Innovative Office Products	Bennett Organization
General Mills, Inc.	Straight Arrow	Spartan Brands
Foley/Caterpillar	Verizon Wireless,	American Architectural Metal Mfg Inc,
Torc-up, Inc.	Aramark Uniform	Air Filtration Inc
Eupen, Inc.,	United States Postal Service	Bell & Howell
St. Luke's Physician Group	Penske Truck Leasing, Eastern	Bio Spectra
Innovative Office Products	Superior Quartz	Fluortek
Allan Organ	Allentech, Inc.	Terrafina
AFC Industries	Royal Industries	Flexicon Corporation
Genus Lifesciences Inc	Structural Services, Inc,	American Tube Corporation