



1150 Conroy Place

Easton, Pennsylvania 18040

Property Highlights

- Brand New Construction with Q4 2026 Delivery
- Can Be Customized to Meet Tenant's Operational Needs

Property Overview

±6.6-acre pad-ready industrial site offering an excellent build-to-suit opportunity with public utilities in place. Construction is set to commence on a proposed 55,100 SF manufacturing facility designed to meet modern user demands. The building will feature six dock doors, one drive-in door, and approximately 1,250 SF of dedicated office space.

Planned specifications include optimized column spacing of 43'4" x 48', and a 60' speed bay to enhance staging efficiency and operational flow. The site is designed to accommodate both manufacturing and warehouse users, with parking for eight trailers and 57 passenger vehicles, plus potential to add rail connection.

Offering Summary

Lease Rate:	Call for details
Building Size:	55,100 SF
Available Space:	55,100 SF
Lot Size:	6.6 Acres
Building Class:	Class-A

For More Information

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Building Information

Number of Dock High Doors	6
Number of Drive in Bays	1
Ceiling Height	36'
Office Space	1,250 SF
Warehouse Space	54,350 SF
Column Spacing	43'4" x 48'
Power	3,000-amp, 480-volt, 3-phase
Floor Thickness	TBD
Sprinkler System	ESFR
Other Features	60' Speed Bay

Property Information

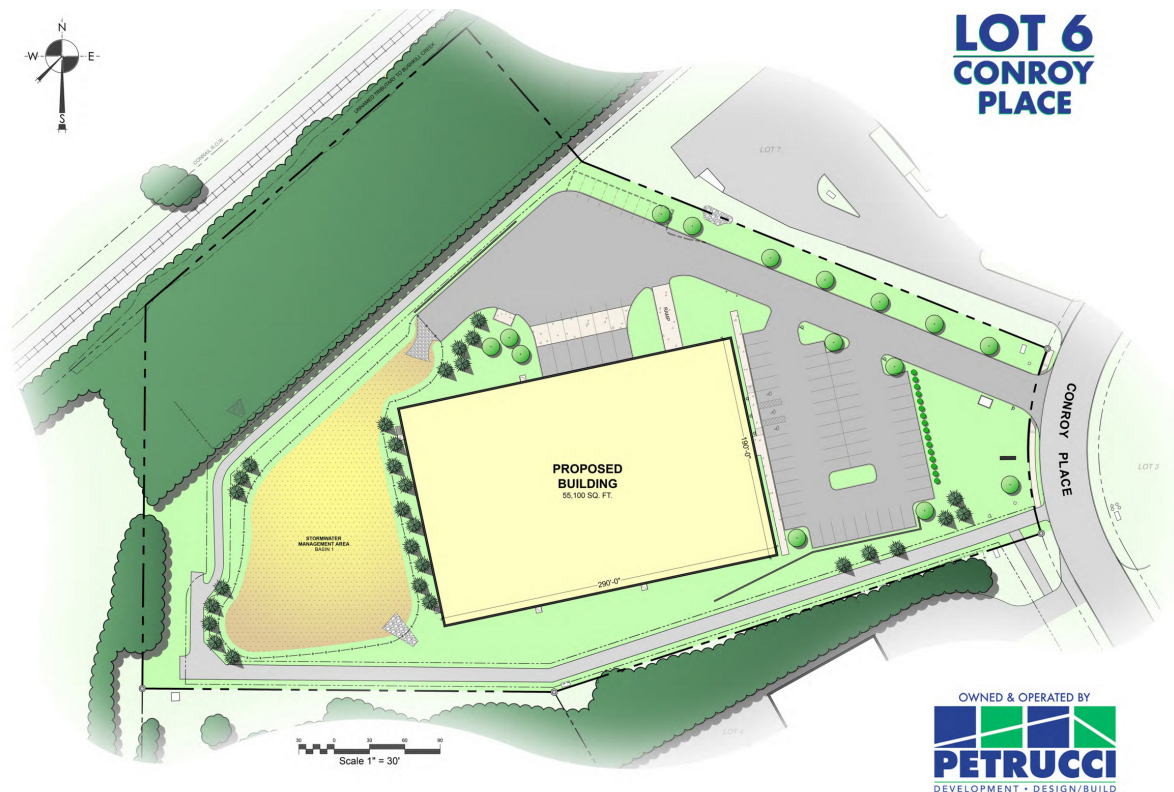
Property Type	Industrial
Property Subtype	Manufacturing
Zoning	District Employment Center
Rail Access	Opportunity for Rail Connection

Parking & Transportation

Car Parking Spaces	57
Truck Parking Spaces	8

Utilities & Amenities

Restrooms	2
Heating	Natural Gas
Water/Sewer	Public

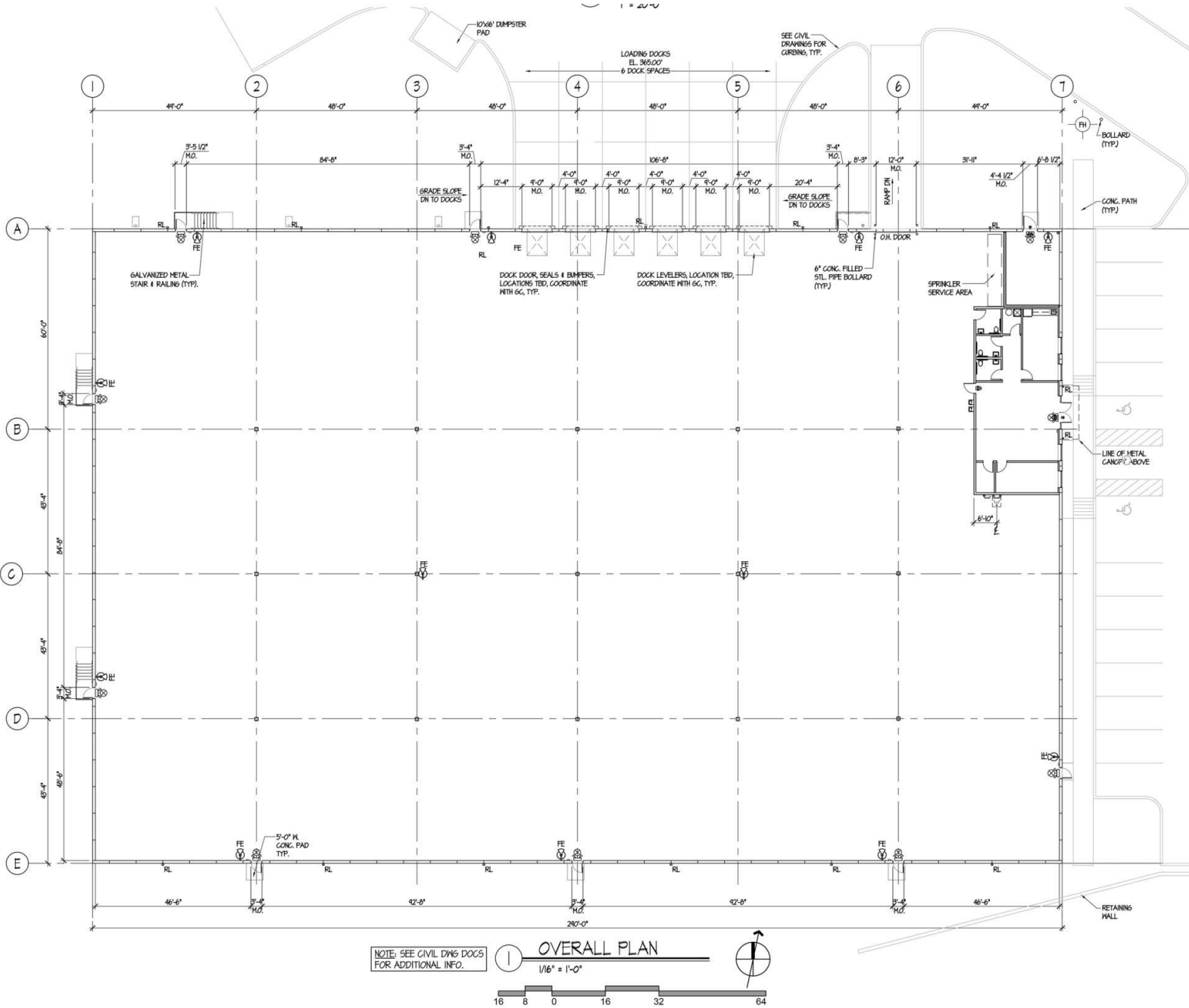


**LOT 6
CONROY
PLACE**

OWNED & OPERATED BY
PETRUCCI
DEVELOPMENT • DESIGN/BUILD

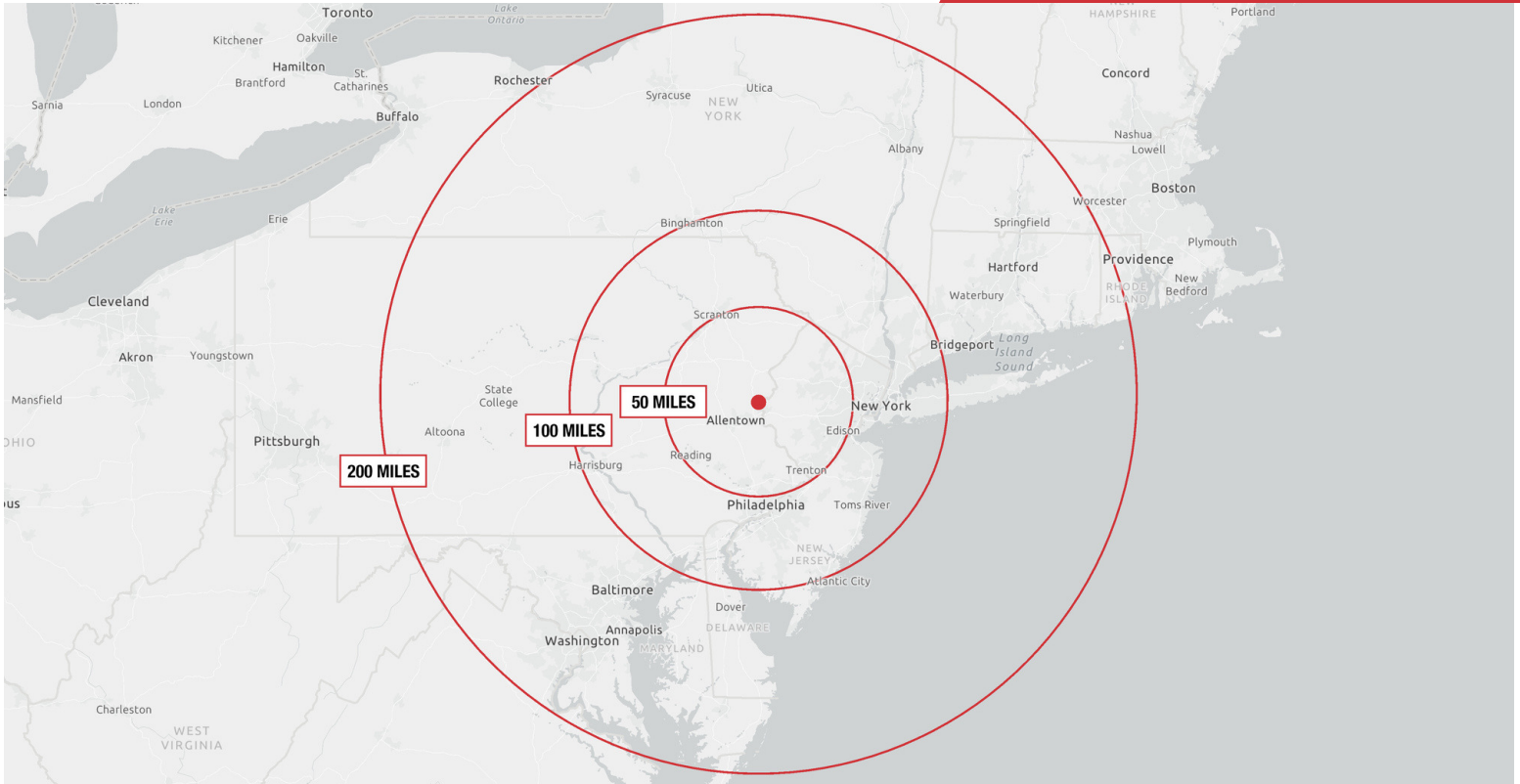
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	Miles
Lehigh Valley International Airport	12 miles
Philadelphia	50 miles
New York City	80 miles
Philadelphia and NY/NJ Ports	~80 miles
Baltimore	160 miles

Location Advantages

- Close proximity to Route 33 and major distribution hubs. Site provides excellent connectivity to all major roadways.
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

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