



61 W 2nd St

Wind Gap, Pennsylvania 18091

Property Overview

Position your distribution or warehouse operation for success in this well-maintained ±50,000-square-foot industrial facility strategically located in Wind Gap, Pennsylvania, with convenient access to Route 33 and the greater Lehigh Valley transportation network. Situated on 5.17 acres, the property features a secure, fenced site with a 30-car parking lot and is zoned IC – Industrial Heavy Commercial, accommodating a variety of industrial, warehouse, and distribution uses.

Designed for efficient logistics operations, the building offers eight dock doors equipped with levelers, 18- to 26-foot clear ceiling heights, LED lighting, and a 100% wet sprinkler system. The air-conditioned office area provides a comfortable workspace for administrative staff, while 600-amp, 208/480-volt, three-phase electrical service supports a wide range of operational requirements. A new roof installed in 2023 adds long-term value, making this an excellent opportunity for distributors, e-commerce users, manufacturers, and regional warehouse operators seeking a move-in-ready facility with exceptional highway access.

Offering Summary

Lease Rate:	\$10 SF/yr (NNN)
Building Size:	50,000 SF
Available SF:	50,000 SF
Lot Size:	5.17 Acres

For More Information

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Location Information

Street Address	61 W 2nd St
City, State, Zip	Wind Gap, PA 18091
County	Northampton

Building Information

Building Size	50,000 SF
Number of Dock High Doors	8 total, six (6) with levelers
Ceiling Height	18 ft - 26 ft
Office Space	2,500 SF
Column Space	50 ft w x 25 ft d
Condition	Good
Sprinklers	Wet

Property Information

Property Type	Industrial
Property Subtype	Flex Space
Zoning	1C - Industrial Heavy Commercial
Lot Size	5.17 Acres

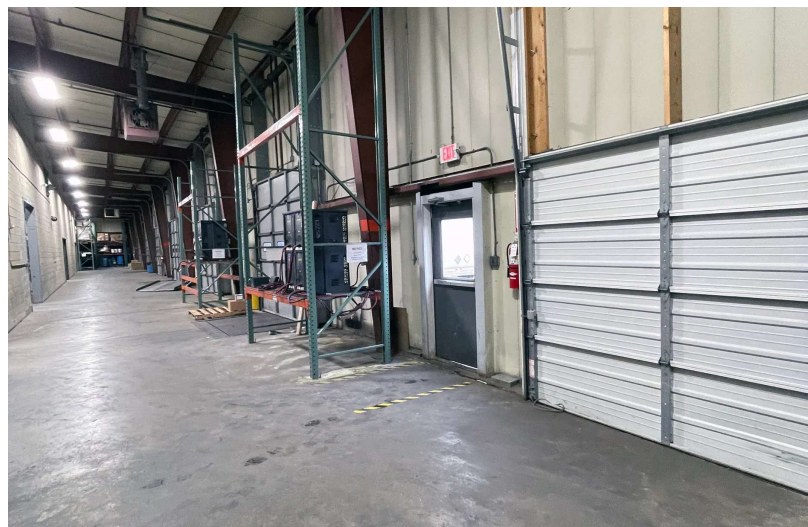
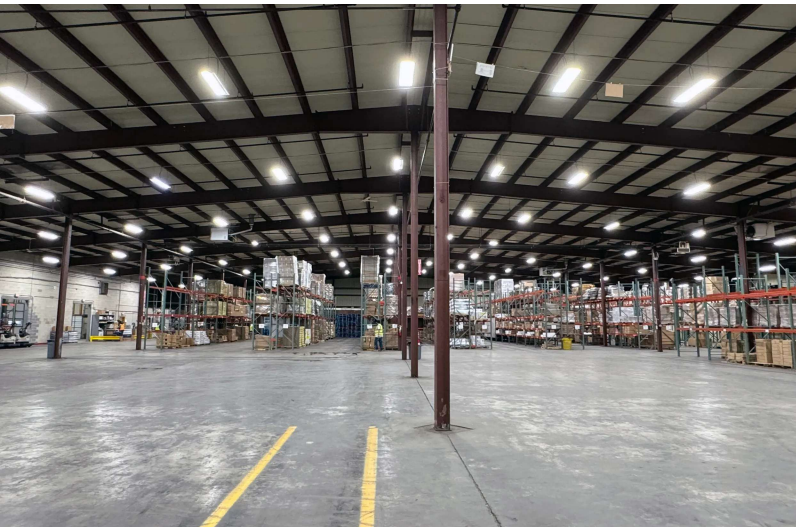
Parking & Transportation

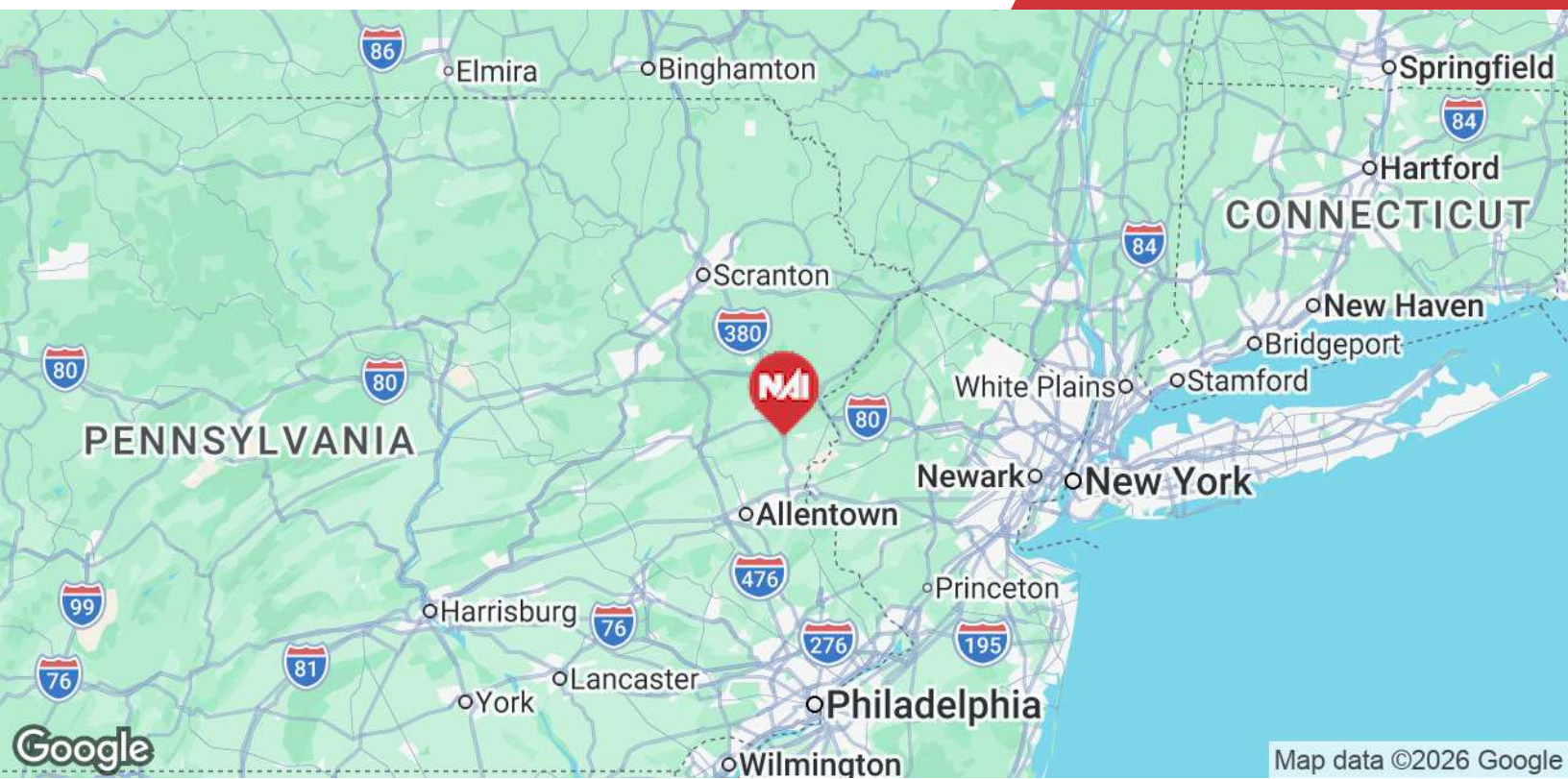
Number of Parking Spaces	30
Truck Parking	Yes

Utilities & Amenities

Gas / Propane	Natural Gas Heat
Power	600a/208-480v 3-phase
Fenced Lot	Yes







	Time	Miles
Route 33	3 min	<1 mile
Route 22	14 min	12.3 miles
I-80	15 min	14 miles

Location Advantages

- Near immediate access to Route 33
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- 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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