

# 717 ROUTE 173 GREENWICH TWP, NEW JERSEY

±43.36 ACRE PROPOSED MANUFACTURING DEVELOPMENT



Route 173  
Direct Access

Seconds  
To/From I-78

Port NY/NJ  
60 Miles

NSSR Bethlehem Inter. Yard  
24 Miles

NJ/PA Border  
7 Miles

Port of Philadelphia  
63 Miles

Divisible  
60,000 SF – 185,850 SF

# Aerial PERSPECTIVE

NYC Via Lincoln/Holland  
Newark Int'l Airport  
Port NY/NJ



Exit 7

Pilot



173

INTERSTATE  
78

MUSCONETCONG RIVER

BLOOMSBURY ROAD

ENTRANCE RAMP

WATER TANK

ACCESS  
Ingress/Egress

Exit 6

EXIT RAMP

NSSR Bethlehem Intermodal Yard  
NJ/PA Border  
Port of Philadelphia

ACCESS  
Ingress/Egress

173

A Manufacturing Bldg  
185,850 SF

B Conference Bldg  
3,000 SF

SEPTIC AREA

138

54

372

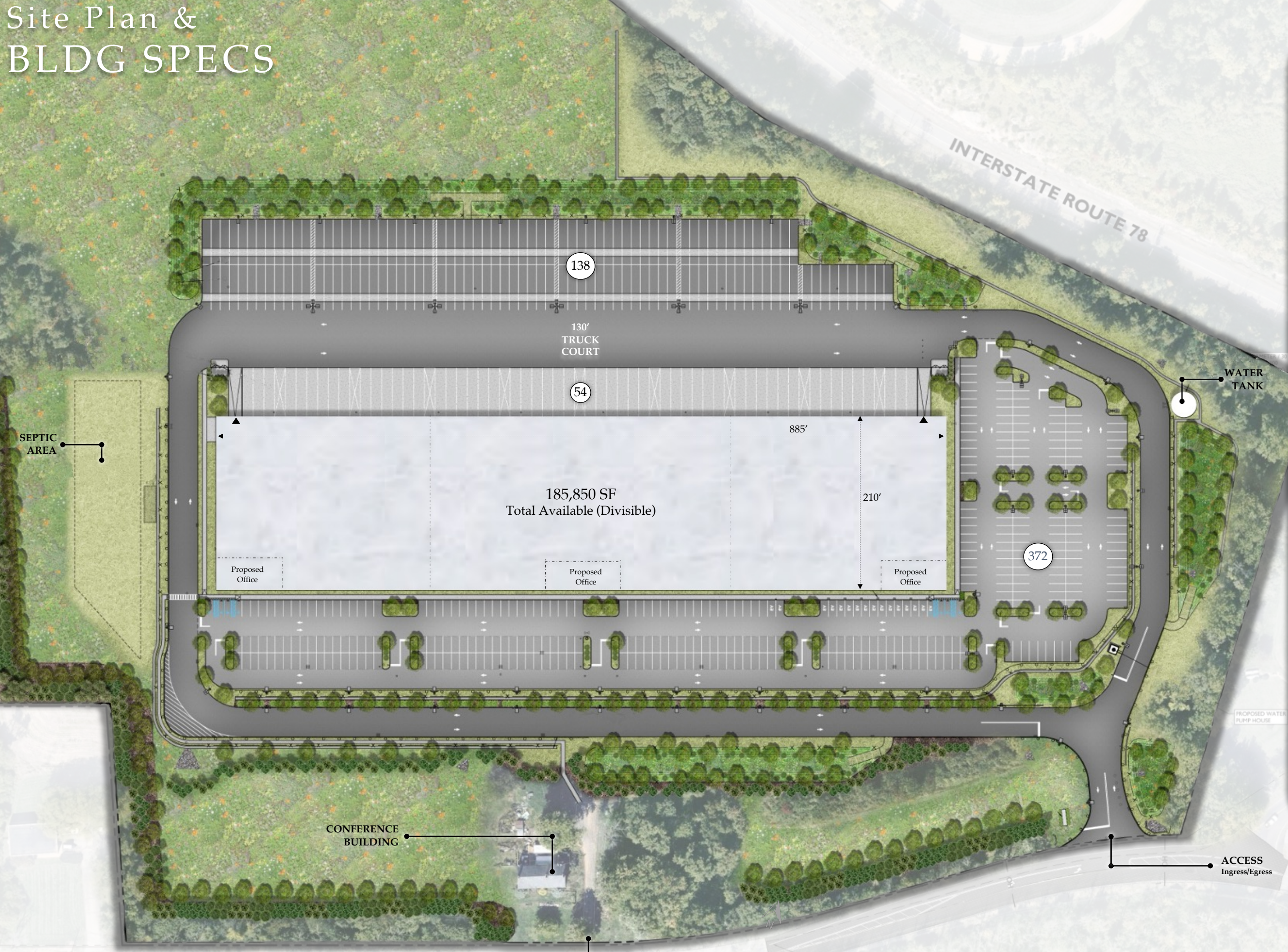
# Site Plan & BLDG SPECS

**INTERIOR SPECIFICATIONS**

- BLDG SIZE**  
185,850 SF (DIVISIBLE)
- BLDG DIMENSIONS**  
855 ft x 210 ft
- COLUMN SPACING**  
54 ft x 56 ft (60 ft Speed Bay)
- CLEAR HEIGHT**  
36 ft
- FIRE PROTECTION**  
ESFR
- LIGHTING**  
LED
- ROOFING**  
60 Mil TPO Roofing System
- FLOOR SLAB**  
7 Inches

**EXTERIOR SPECIFICATIONS**

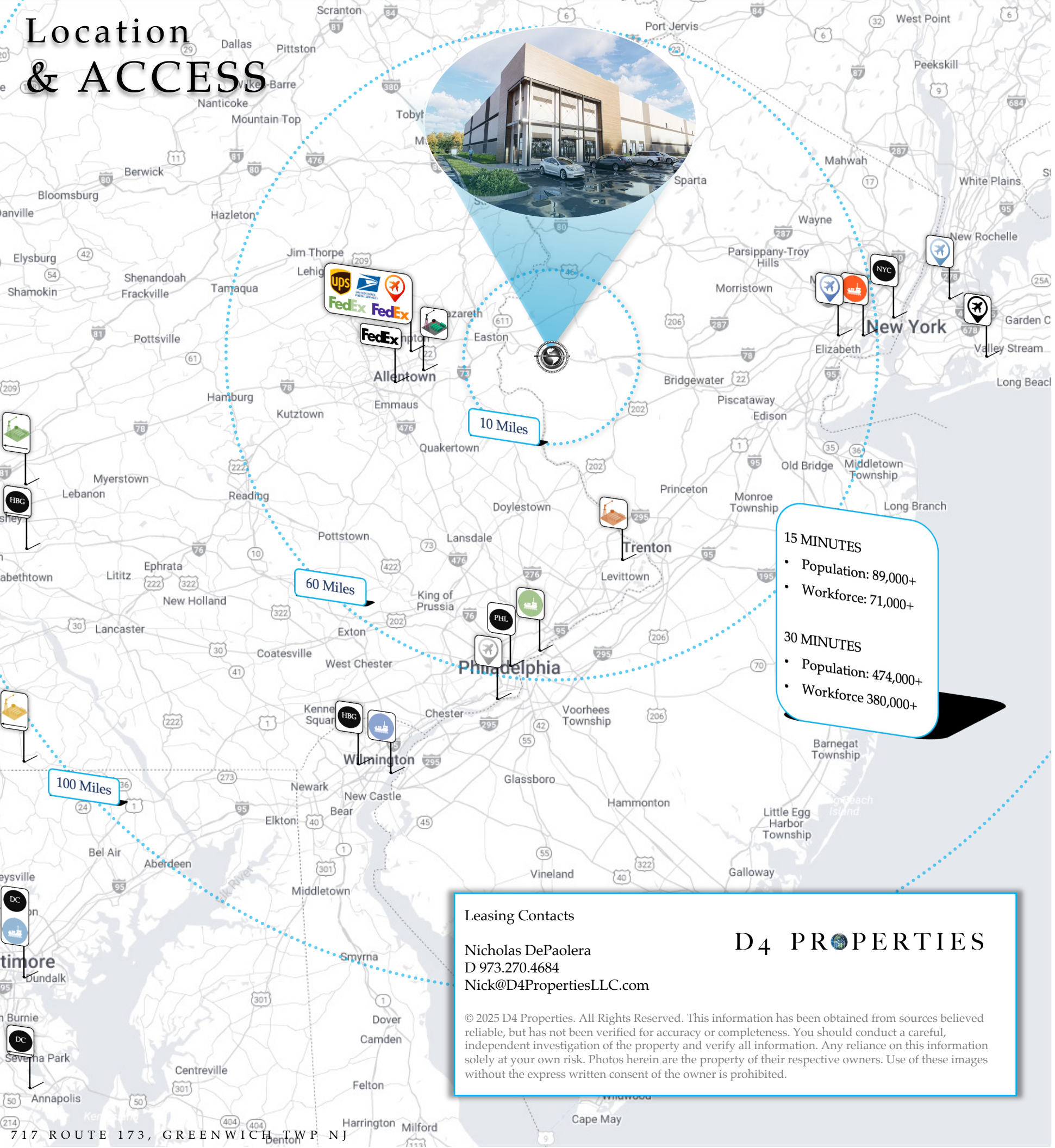
- ACRES**  
43.36
- LOADING DOCKS**  
54
- DRIVE-IN DOORS**  
2
- CAR PARKS**  
372 (16 EV)
- TRAILER PARKS**  
138
- TRUCK COURT DEPTH**  
130 ft
- LOADING FORMAT**  
Single-side
- AMENITY(S)**  
Ancillary Conference Bldg  
Private Campus Setting



NEW JERSEY STATE HIGHWAY ROUTE 173

LIMIT OF PROPOSED NEW JERSEY STATE HIGHWAY ROUTE 173 RIGHT-OF-WAY STRIPING DESIGN

# Location & ACCESS



**Leasing Contacts**

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**D4 PROPERTIES**

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Same Day Delivery

	Miles	Minutes
NYC New York NY	63	70
PHL Philadelphia PA	70	90
WIL Wilmington PA	84	100
HGB Harrisburg PA	108	103
BAL Baltimore MD	164	175
DC Washington DC	203	225

Container Ports

Port of Newark	55	60
Port of Philadelphia	67	80
Port of Wilmington	84	100
Port of Baltimore	169	172

International Airports

Lehigh Valley Intl. Airport	22	30
Newark Liberty Intl. Airport	52	48
Philadelphia Intl. Airport	75	90
John F. Kennedy Intl. Airport	85	90
LaGuardia Intl. Airport	73	90

Intermodal Yards

Norfolk Southern, Bethlehem PA	19	19
Norfolk Southern, Langhorne PA	45	65
Norfolk Southern, Harrisburg PA	106	102
CSX Inter-Modal, Chambersburg PA	160	145

Parcel Facilities

USPS Hub, Bethlehem PA	18	30
UPS Freight, Bethlehem PA	19	30
FedEx Freight, Bethlehem PA	19	30
FedEx Allentown Hub, Northampton PA	24	35
FedEx Smartpost, Allentown PA	37	40