



## INDUSTRIAL PROPERTY FOR SUBLEASE

**226,417 SF on 17.28 Acres**

9775 Commerce Circle

Kutztown, PA 19530



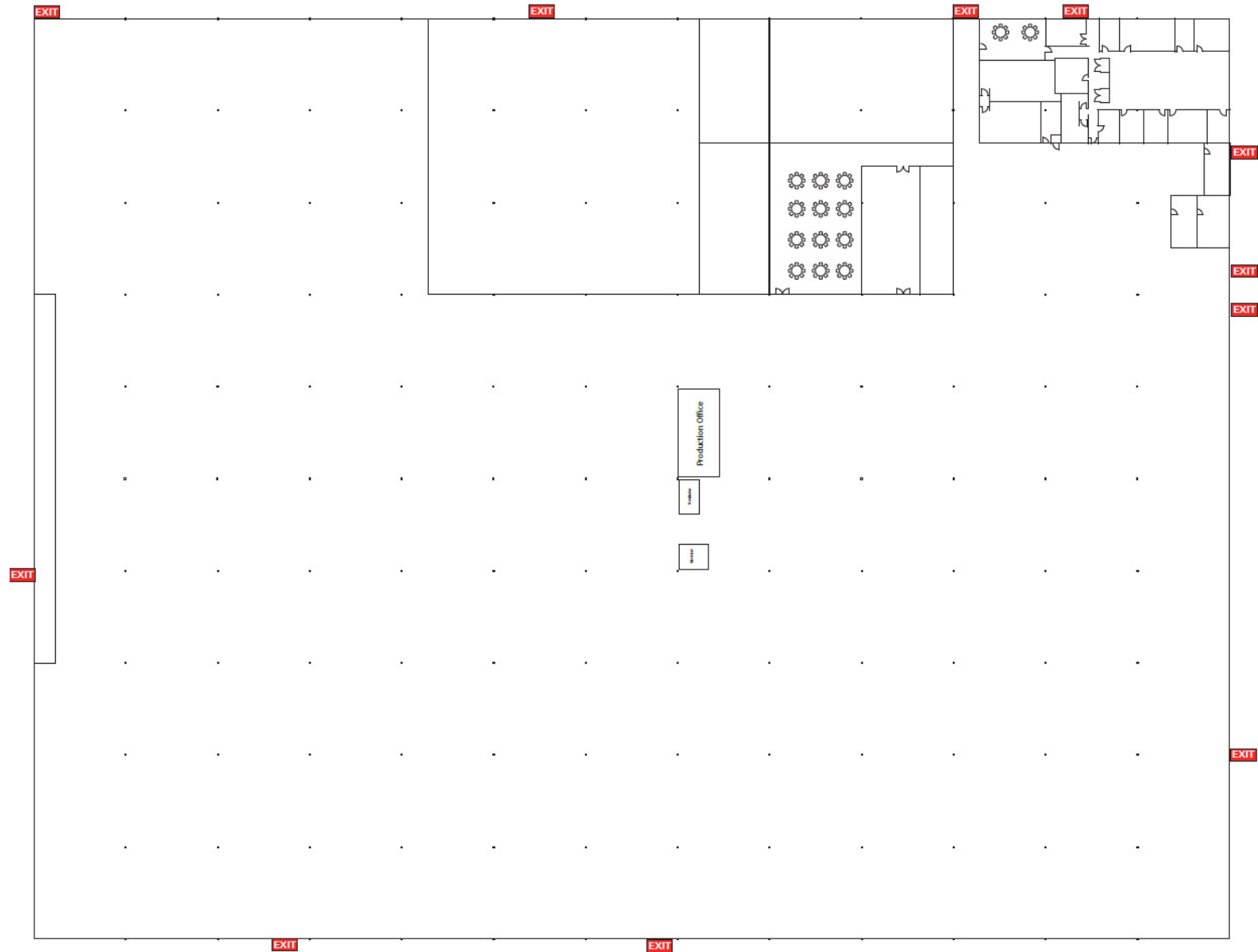
# PROPERTY DETAILS

## PROPERTY HIGHLIGHTS

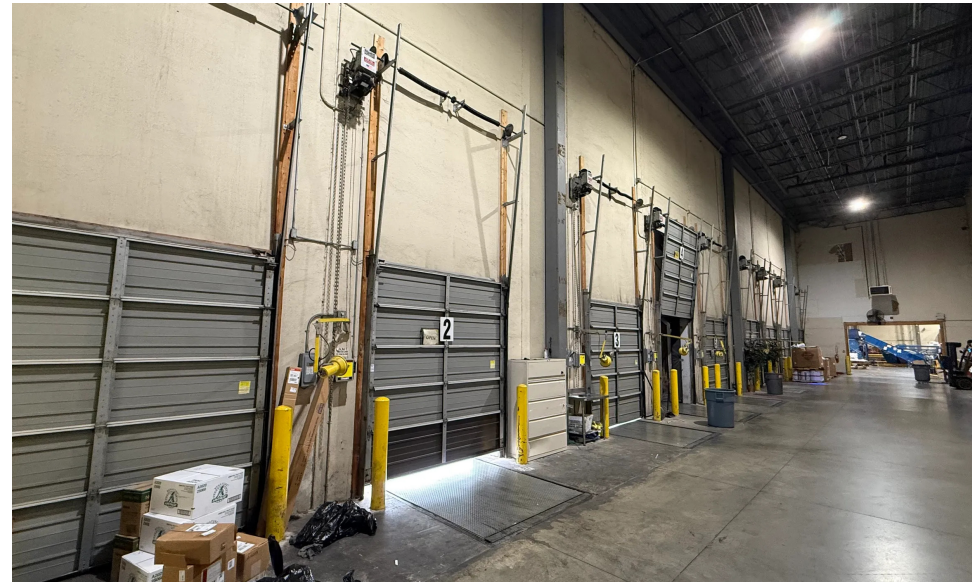
- 226,417 SF
- 17.28 Acres
- 32' Clear Height
- Nine (9) Loading Docks
- One (1) Drive-In
- 3200 Amps/480V 3Phase
- Wet Sprinkler System
- GI (General Industrial) Weisenberg Township
- Est. Taxes \$242,604
- 200 Parking Spaces
- This property is strategically located along I-78 within the Lehigh Valley providing access to New York City, Philadelphia, Baltimore, & Washington D.C. within 4 hours.



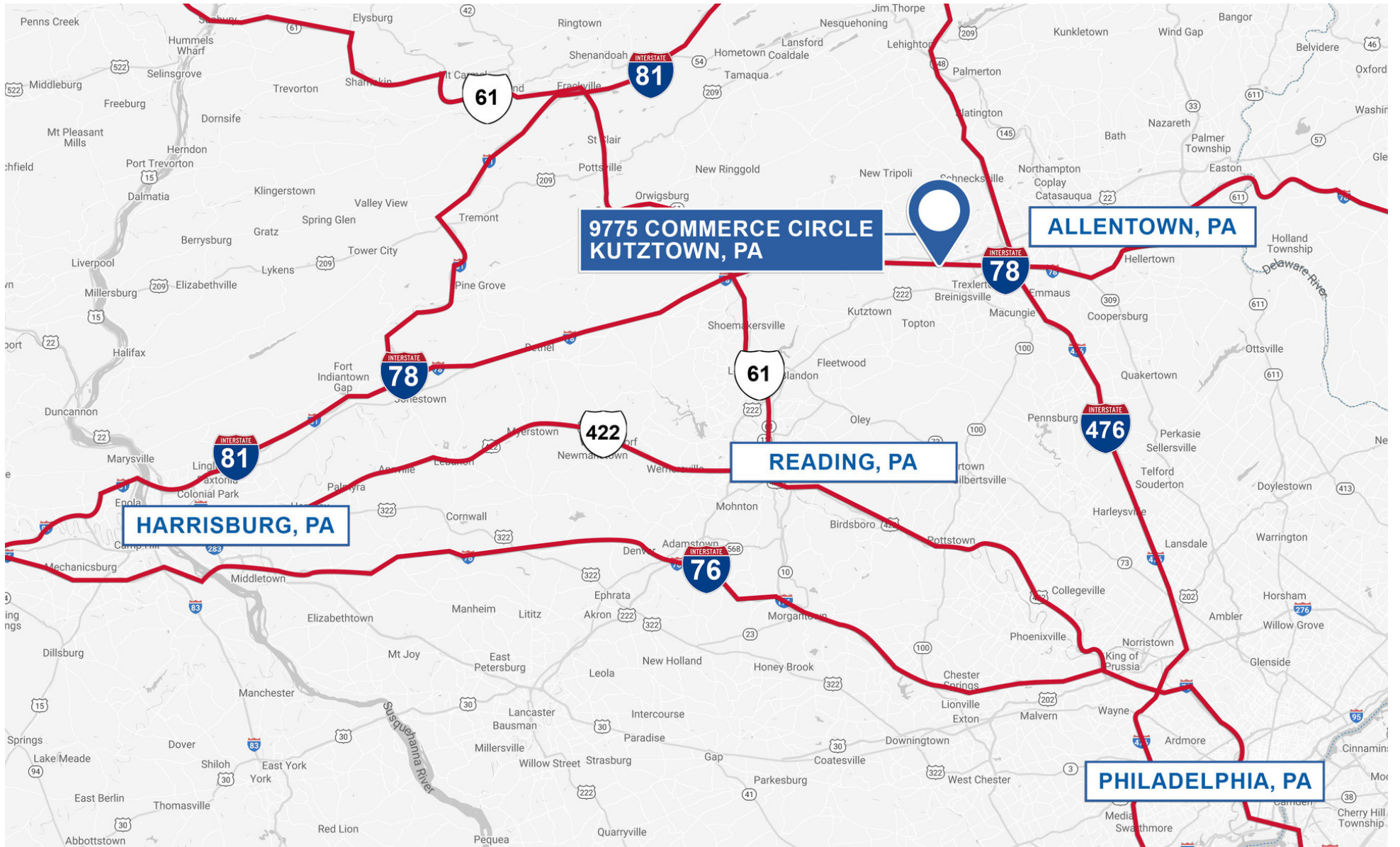
# FLOOR PLAN



# ADDITIONAL PHOTOS



# LOCATON MAP



# MAP

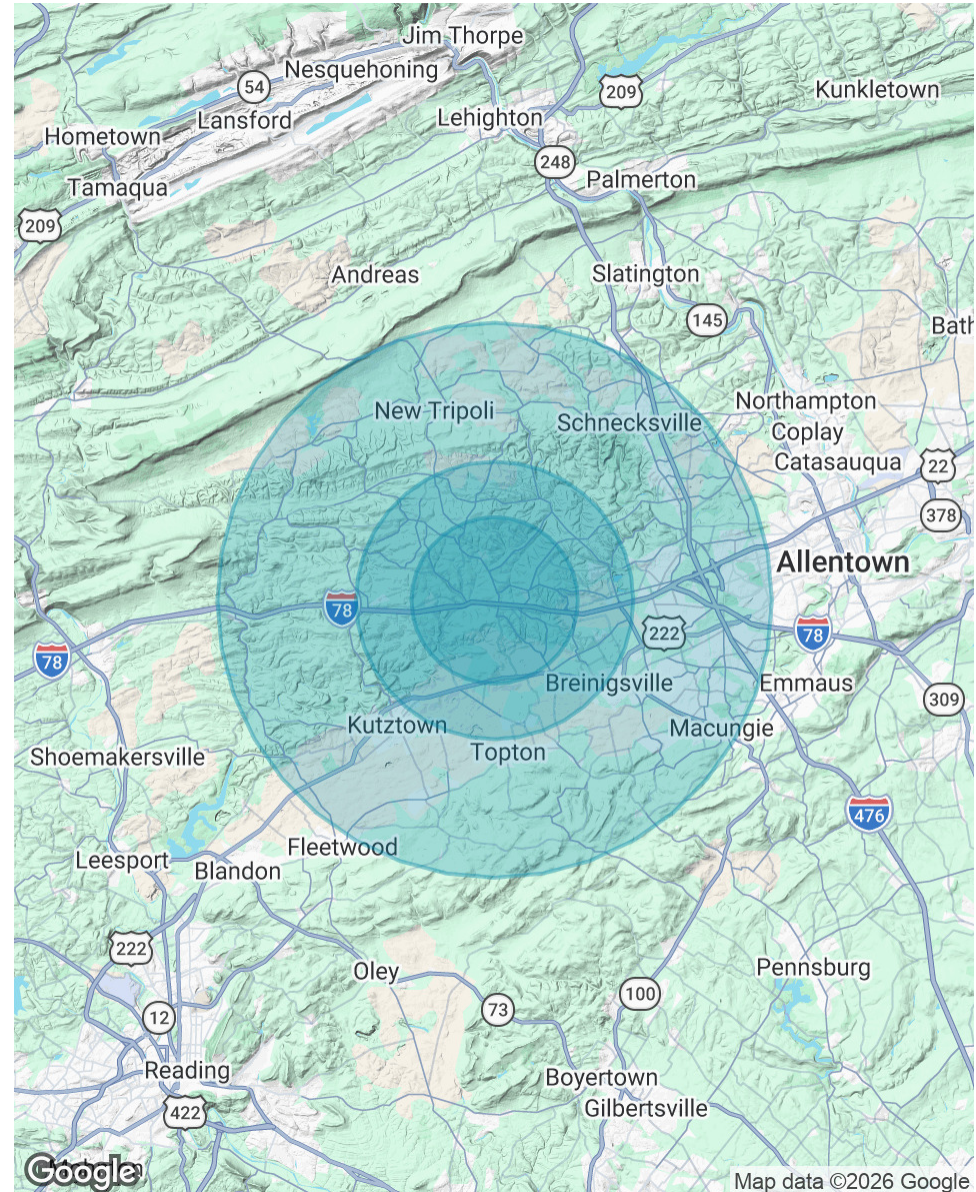


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,381	19,123	141,140
Average Age	44	43	42
Average Age (Male)	44	42	41
Average Age (Female)	45	43	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,057	7,218	52,693
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$141,832	\$139,750	\$127,867
Average House Value	\$467,317	\$424,971	\$368,245

2020 American Community Survey (ACS)





**Three Logan Square**  
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## PRIMARY CONTACTS



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