



## 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

|                                 |                  |
|---------------------------------|------------------|
| <b>Sale Price / Lease Rate:</b> | Call for details |
| <b>Building Size:</b>           | 55,100 SF        |
| <b>Available Space:</b>         | 55,100 SF        |
| <b>Lot Size:</b>                | 6.6 Acres        |
| <b>Building Class:</b>          | Class-A          |

### For More Information

**Michael Adams, SIOR**

O: 610 871 1701 | C: 610 704 3681  
madams@naisummit.com

**Sarah Finney Miller**

O: 610 871 1719 | C: 610 554 5695  
sfinney@naisummit.com

**Collin Holben**

O: 610 871 1691 | C: 484 951 4517  
cholben@naisummit.com

### 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

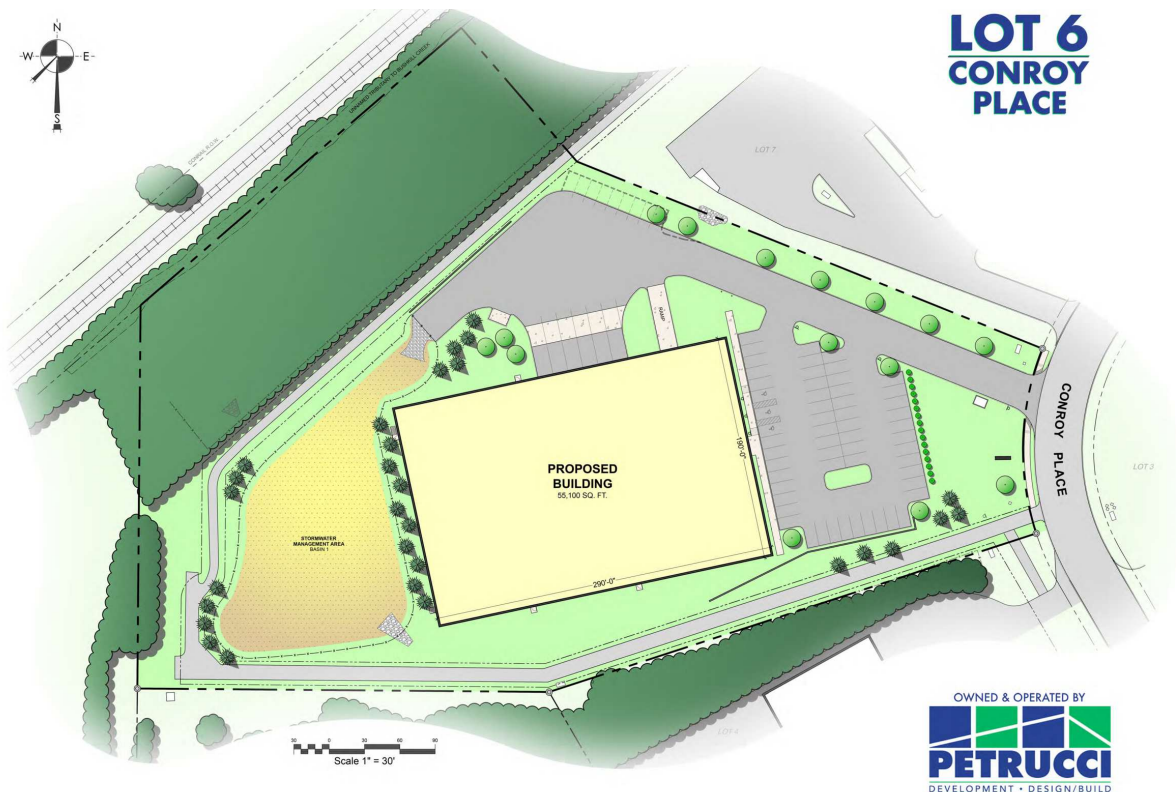
|                  |                                 |
|------------------|---------------------------------|
| Property Type    | Industrial                      |
| Property Subtype | Manufacturing                   |
| Zoning           | District Employment Center      |
| Rail Access      | Opportunity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

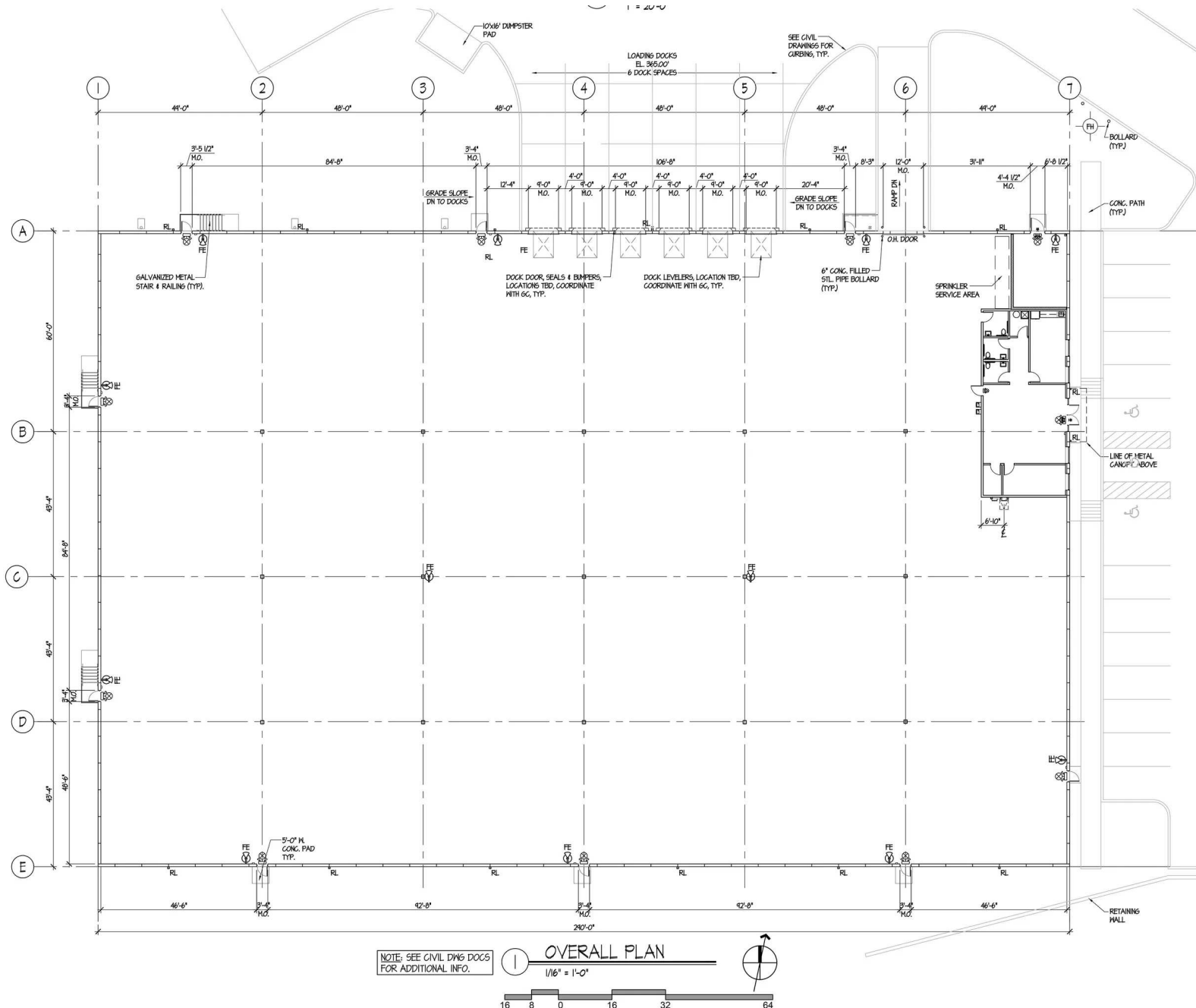
### Parking & Transportation

|                      |    |
|----------------------|----|
| Car Parking Spaces   | 57 |
| Truck Parking Spaces | 8  |

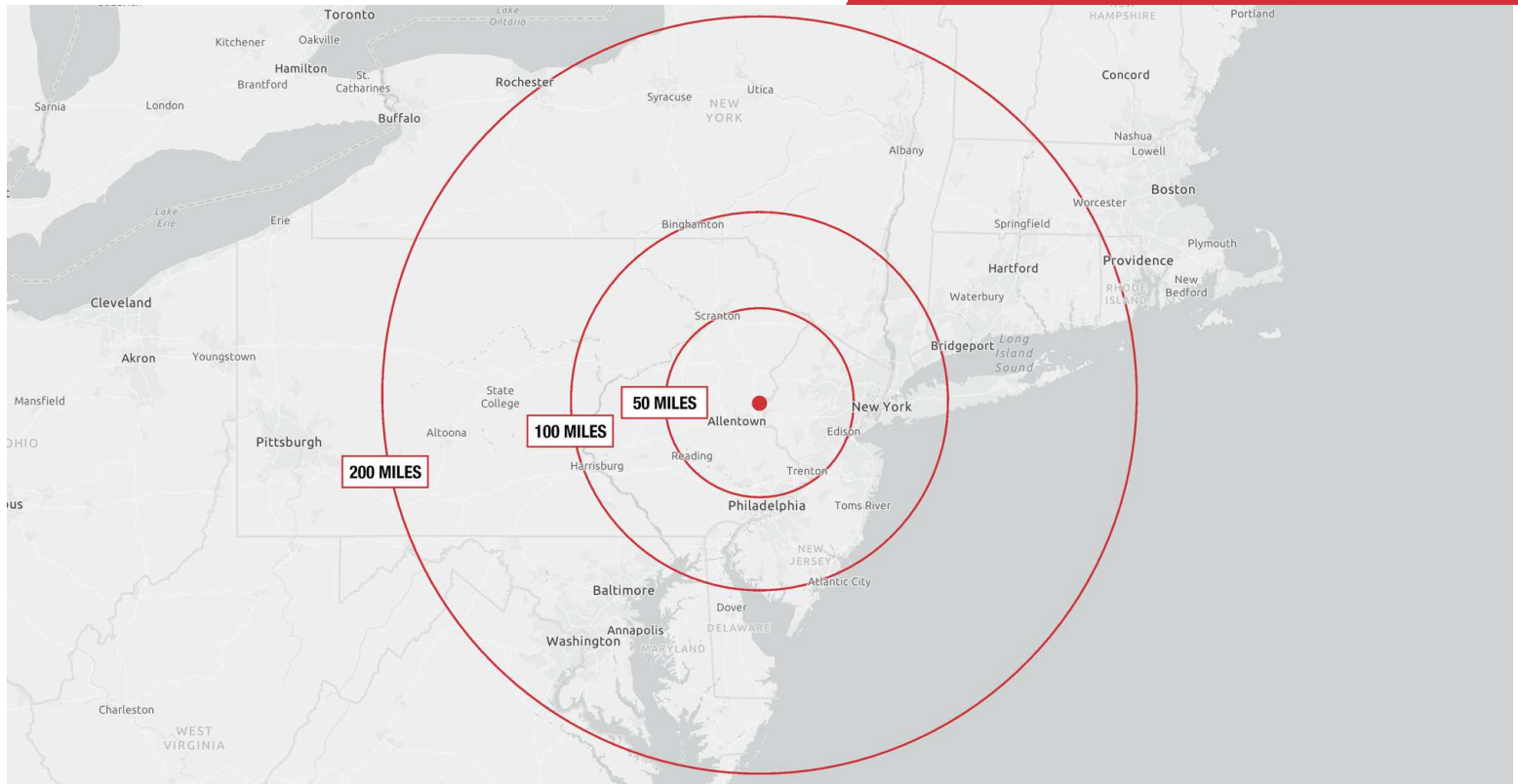
### Utilities & Amenities

|             |             |
|-------------|-------------|
| Restrooms   | 2           |
| Heating     | Natural Gas |
| Water/Sewer | Public      |









|                                            | Miles     |
|--------------------------------------------|-----------|
| <b>Lehigh Valley International Airport</b> | 12 miles  |
| <b>Philadelphia</b>                        | 50 miles  |
| <b>New York City</b>                       | 80 miles  |
| <b>Philadelphia and NY/NJ Ports</b>        | ~80 miles |
| <b>Baltimore</b>                           | 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.

Michael Adams

Senior Vice President / Broker of Record

O: 610 871 1701

madams@naisummit.com

Sarah Finney Miller

Senior Vice President

O: 610 871 1719

sfinney@naisummit.com

Collin Holben

Associate

O: 610 871 1691

cholben@naisummit.com