

## 409 Hercules Drive

Stockertown, Pennsylvania 18083

### Property Highlights

- ±2-acre paved and gravel parking for ground lease
- Outdoor Storage Space & Truck Parking

### Property Overview

±2-acre industrial land opportunity located within an established industrial corridor in Northampton County. The site is zoned Industrial (I-1), allowing for a range of light manufacturing, warehouse/distribution, contractor, and flex industrial uses.

Positioned with convenient access to regional transportation routes throughout the Lehigh Valley, the property offers a strategic location for users seeking efficient connectivity to the broader Northeast distribution network.

### Offering Summary

<b>Lease Rate:</b>	Call for details
<b>Available Acres:</b>	2 Acres

### For More Information

#### Michael Adams, SIOR

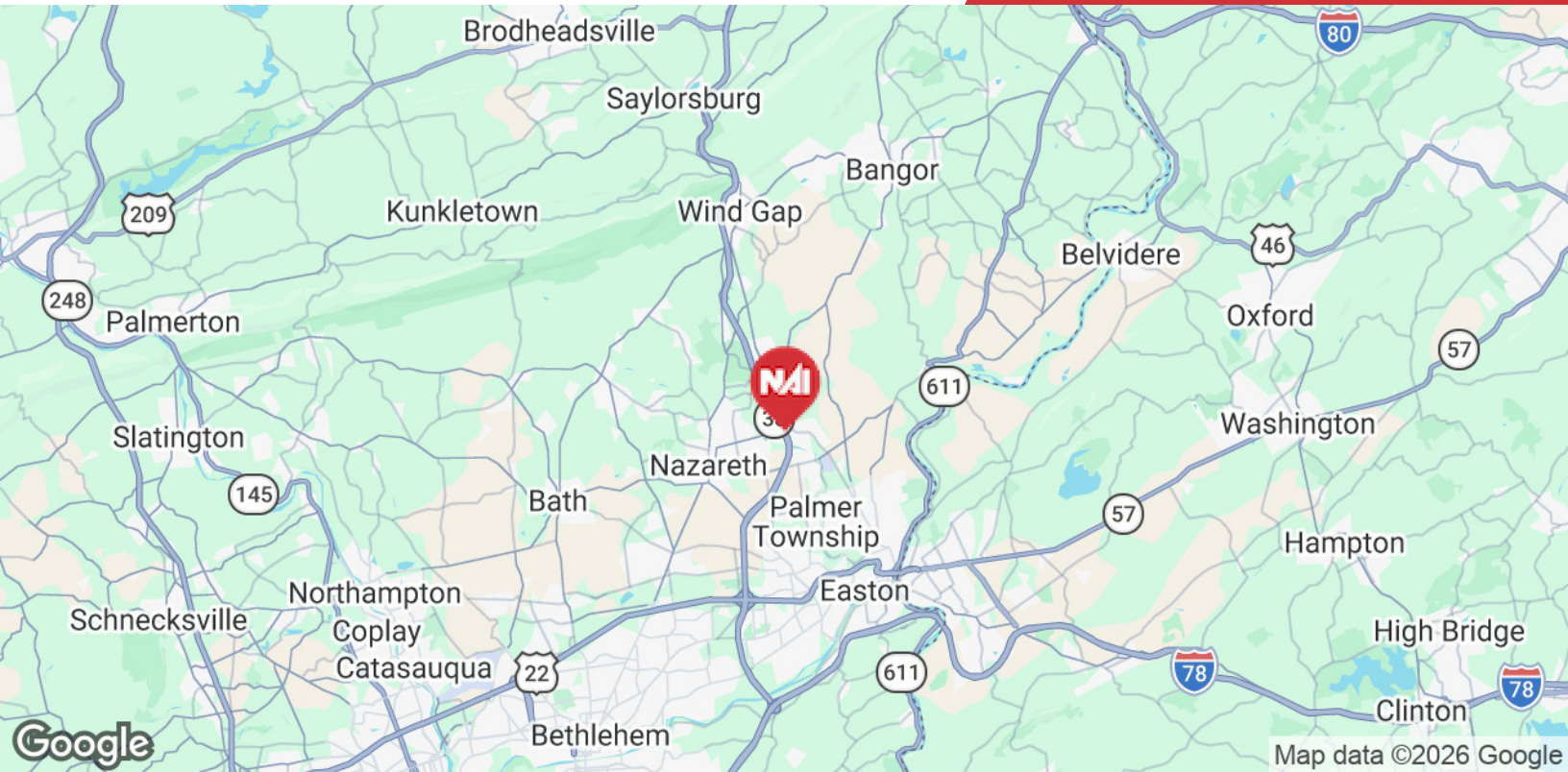
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	Time	Miles
<b>Route 33</b>	2 min	< 0.5 miles
<b>Route 22</b>	8 min	6 miles
<b>Route 611</b>	13 min	6 miles
<b>Lehigh Valley International Airport</b>	18 min	14 miles

## Location Advantages

- Located half a mile to Route 33, offers great connectivity to major regional highways Route 22 and I-78.
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 90 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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