

For sale or lease

7483 S Main Street
Coopersburg, PA 18036



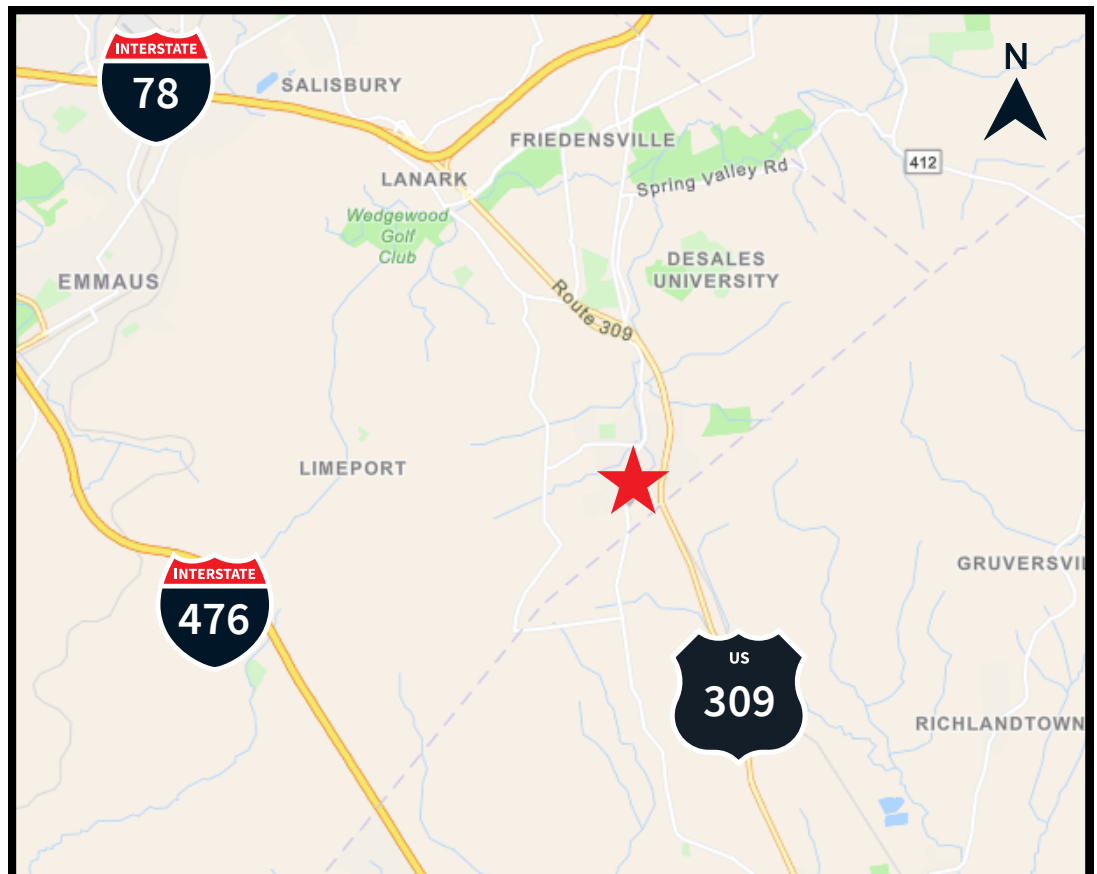
This exceptional warehouse/manufacturing facility offers unparalleled accessibility with close proximity to Route 309 and I-78. The property features ample power infrastructure, abundant parking, and two dock doors and one oversized drive-in door. The facility provides flexible loading capabilities ideal for warehouse, manufacturing, or light industrial uses. Located in Upper Saucon Township, this turn-key property presents an outstanding opportunity for owner-users or investors seeking a strategic location in the Lehigh Valley market.

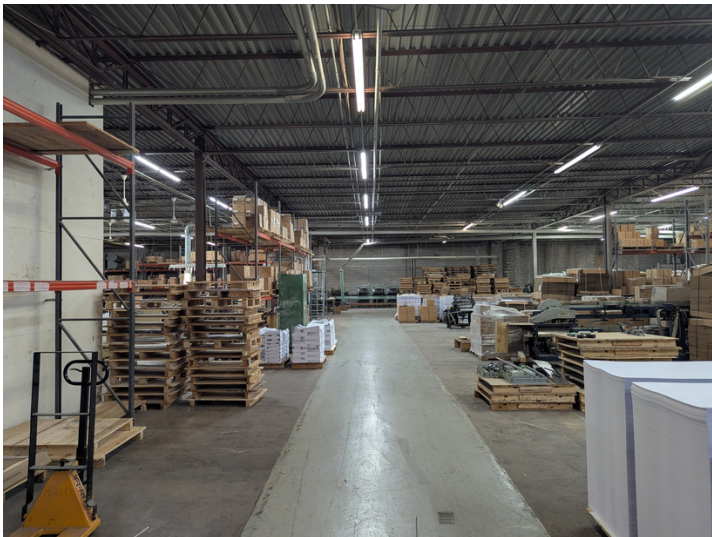
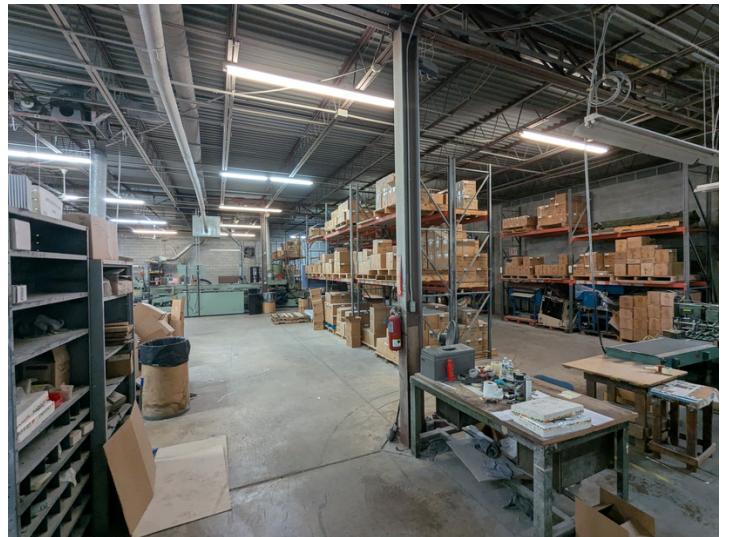
**7483 S Main Street
Coopersburg, PA 18036
Available for sale or lease**

Building Size	54,488 SF
Land Size	2.55 acres
Zoning	R-3
Ceiling Height	15' clear height
Use	Warehouse/Manufacturing/Light Industrial

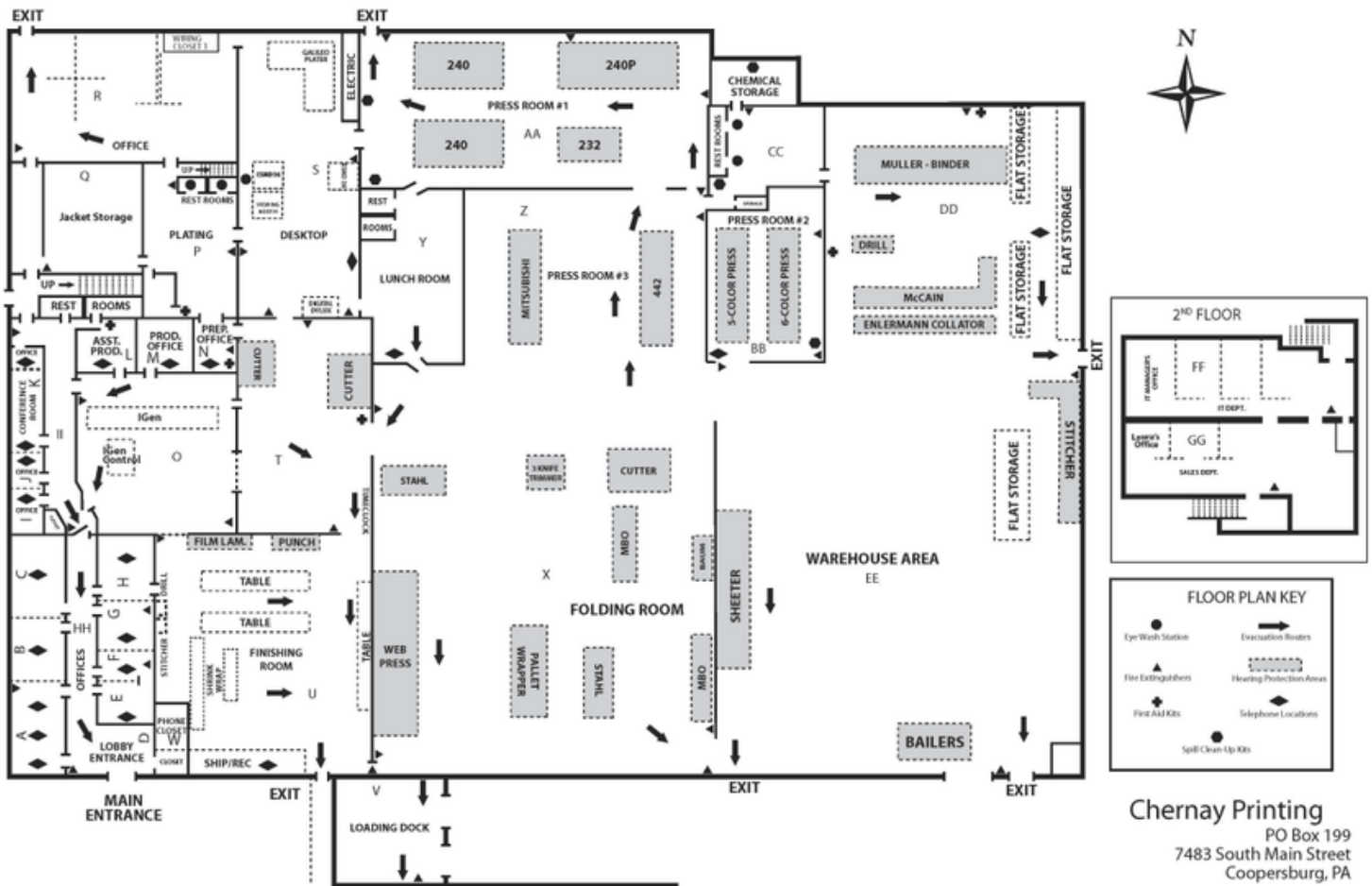
Location Overview

- Lehigh Valley Airport: 13.3 miles
- Philadelphia Airport: 56.4 miles
- JFK International Airport: 114 miles





Floor Plan



Matthew Dorman
Vice President
matthew.dorman@jll.com
+1 610 417 3064

Phil Schenkel
Executive Vice President
phil.schenkel@jll.com
+1 610 442 3531

Jones Lang LaSalle Brokerage, Inc.
1550 Pond Rd Suite 150,
Allentown, PA 18104
+1 484-635- 3300