

FOR SALE

300 MORRISON AVENUE



300 MORRISON AVE.
±98,728 SF
±49.43 ACRES

FOR SALE
± 98,728 SF

300 MORRISON AVENUE

Office/Production/Data Facility on ±49 acres

NORTHAMPTON COUNTY |
EASTON (COLLEGE HILL), PA



CONTACT US

WILLIAM WOLF
Executive Vice President
+1 610 398 7175
bill.wolf@cbre.com
Licensed: PA

MAX WOLF
Senior Associate
+1 610 573 5343
max.wolf@cbre.com
Licensed: PA

CBRE, INC.
1275 Glenlivet Drive
Allentown, PA 18106
+1 610 398 6900
Licensed Real Estate Broker

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

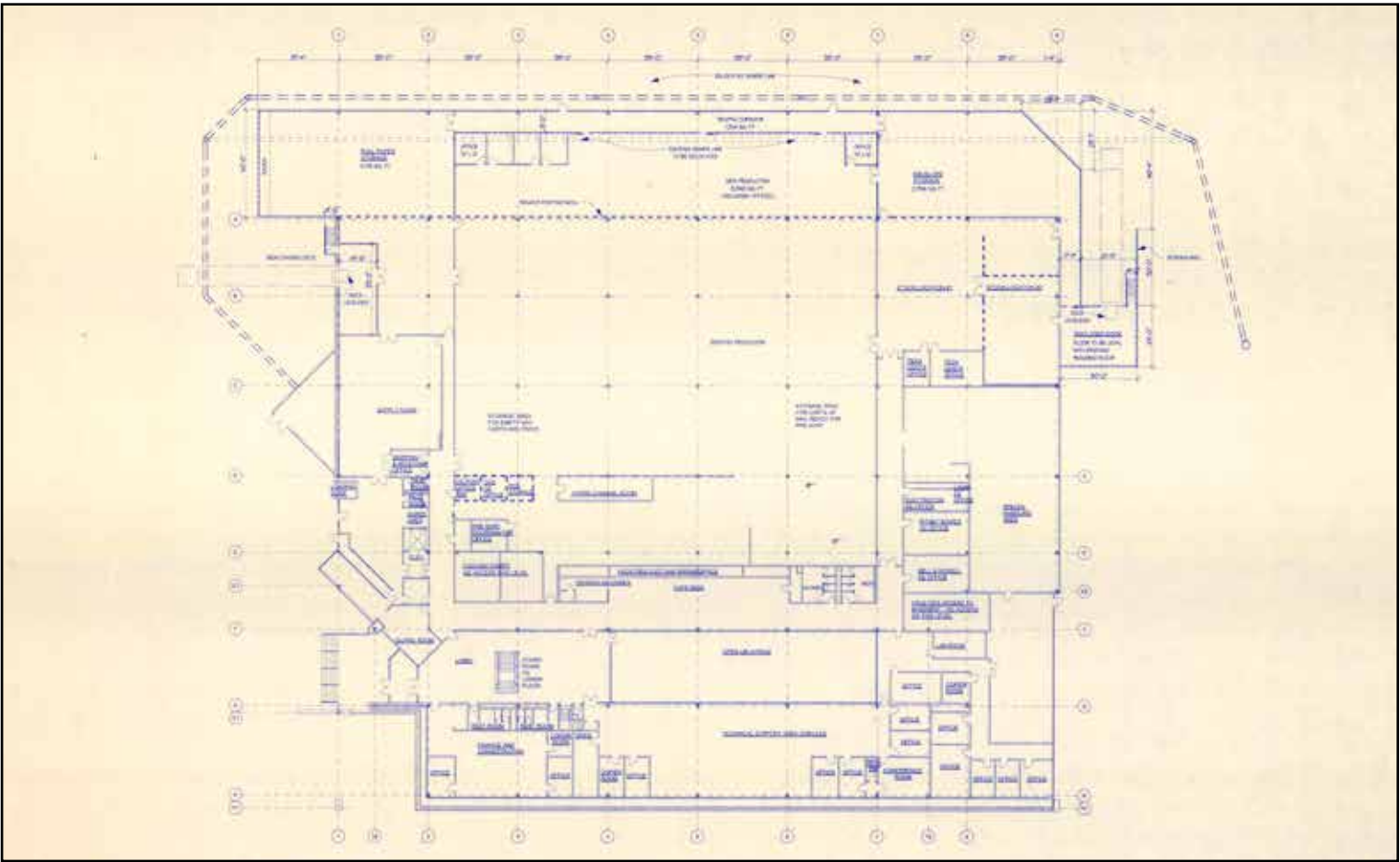
FOR SALE
300 MORRISON AVENUE

DEMOGRAPHICS - 1- 5 MILES

	1 Mile	3 Mile	5 Miles
Population (Est. 2020):	13,872	87,399	121,588
Med HH Income:	\$76,710	\$85,189	\$91,732
Population Projection (Est. 2025):	13,948	89,910	124,103
Places of Work	406	2,865	4,092



FOR SALE
300 MORRISON AVENUE



PROPERTY DETAILS

Office/Production/Data Facility on ±49 acres

- + Total of ±98,728 SF
- + Site: Consists of two parcels, totaling ±49.43 acres
- + Year built: 1973
- + Construction: Masonry and steel
- + Parking: ±200 cars
- + Zoning: CH (College Hill) - Class A
- + Permitted uses:
 - Single and semi-detached housing
 - Special exceptions Multi-family, Residential low-rise, Educational services
- + Building height: ±11' clear, ±13' to metal deck
- + Column spacing: ±34' x 34'
- + Rest room: 3 sets M/F; 1 unisex; 1 shower room
- + Loading: 4 loading docks with levelers and seals
- + Electric: 34,500 volt 480/287 dual feed
- + HVAC: electric, cooling tower (400 ton) & chillers (2-170 ton), humidity control, 100% air-conditioned
- + Generator: 1 full building, 1 emergency, UPS system
- + Fiber: Verizon & Level 3
- + Water: 8' main (from Lafayette St. pump house)