



# For sublease

**10 Emery Street  
Bethlehem, PA**

## **Industrial Warehouse Facility**

Up to 800,250 SF available (divisible with flexible space configuration)

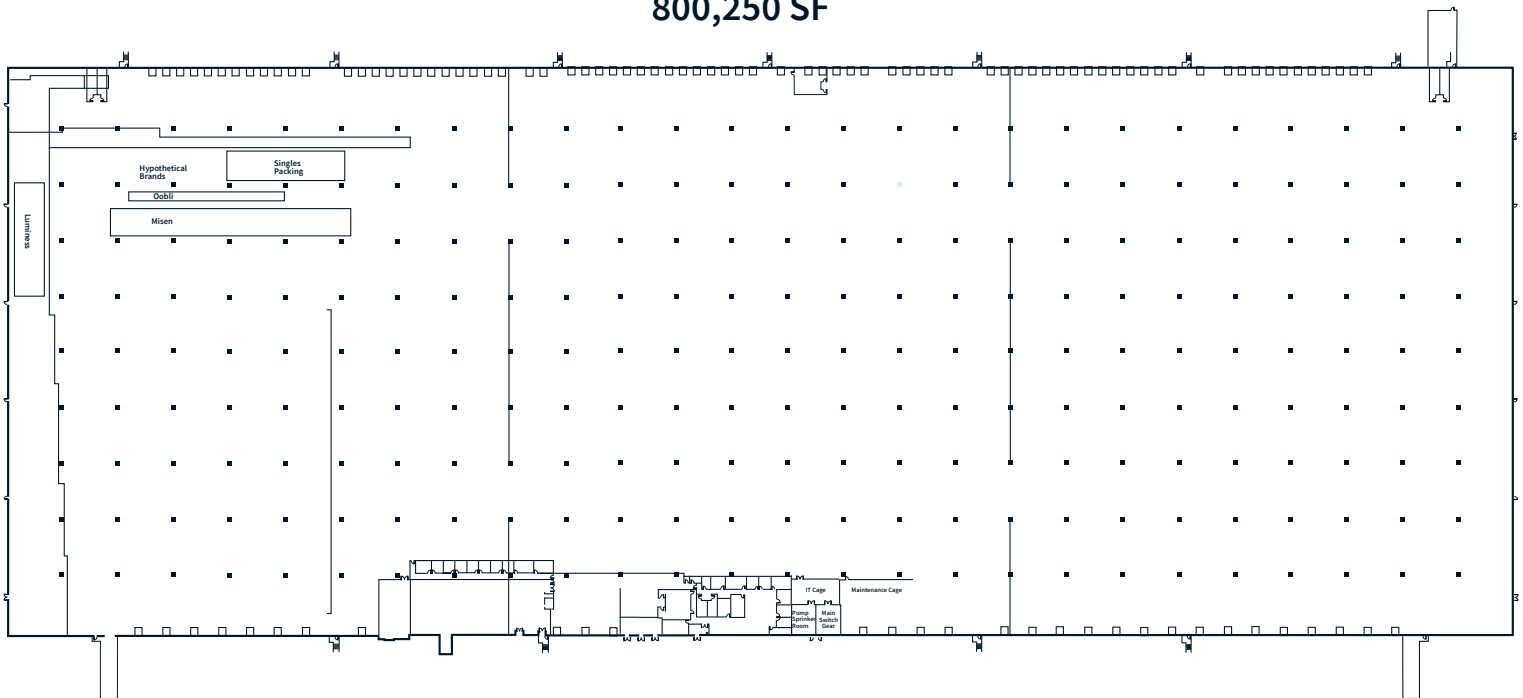
Building is 100% climate controlled

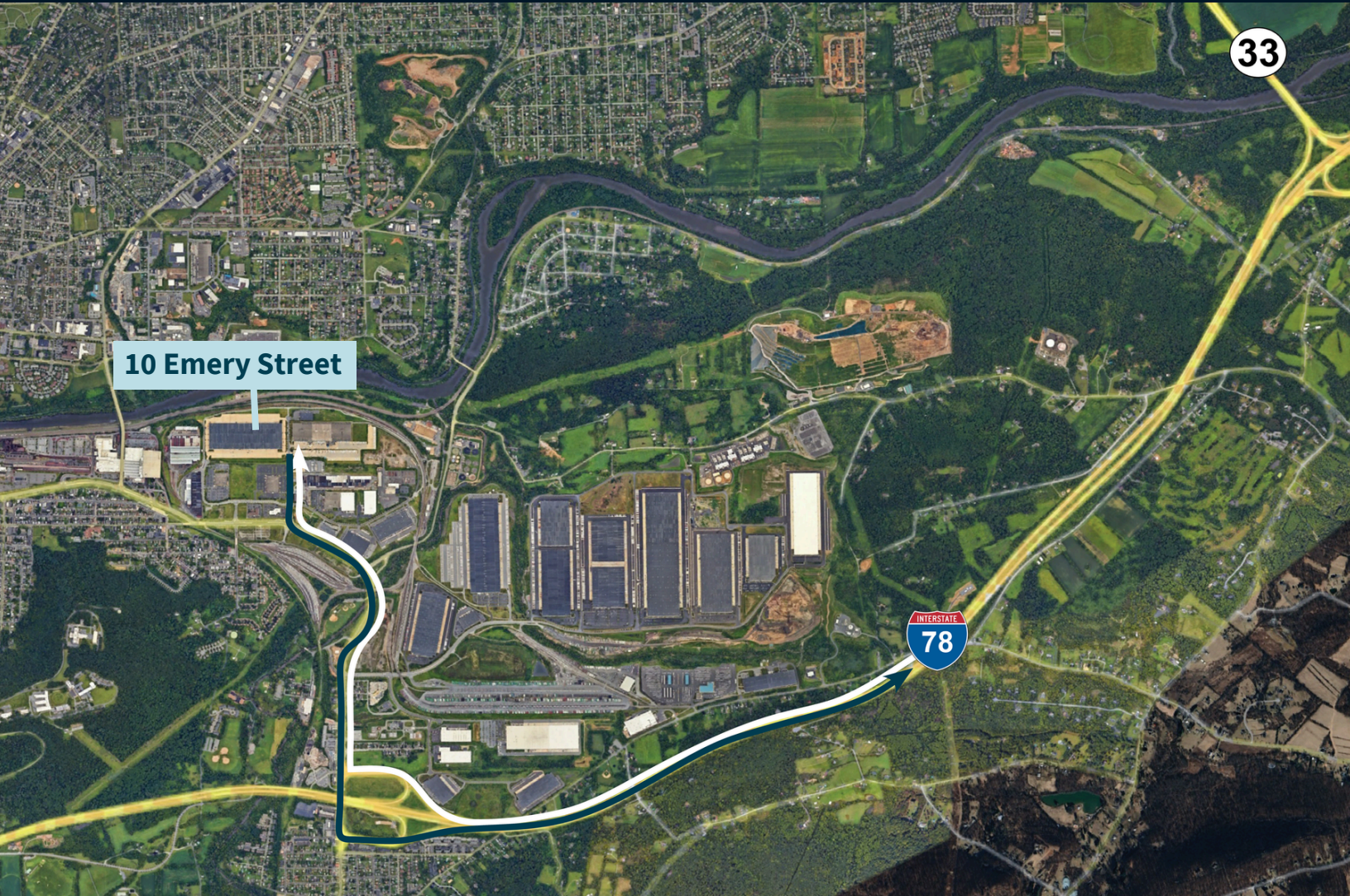


# Floor Plan & Building Specifications

|                               |  |
|-------------------------------|--|
| <b>Building size:</b>         | 800,250 SF   |
| <b>Available space:</b>       | Up to 800,250 SF (divisible with flexible space configuration available)                                 |
| <b>Loading configuration:</b> | Cross-dock   |
| <b>Dock doors:</b>            | 51 (9'x10') dock high doors fully outfitted with the ability to provide an additional 20 dock high doors |
| <b>Drive-in doors:</b>        | Two (2)  |
| <b>Truck court:</b>           | 185' - 197' fully concrete truck court   |
| <b>Column spacing:</b>        | 53'10" x 54'   |
| <b>Car parking:</b>           | Current configuration provides 689 car parking spaces  |
| <b>Trailer parking:</b>       | ±75 trailer storage spaces available   |
| <b>Sprinkler system:</b>      | ESFR fire protection   |
| <b>Climate control:</b>       | Building is 100% climate controlled  |

800,250 SF





10 Emery Street

## Location Highlights

|                  |           |               |
|------------------|-----------|---------------|
| Philadelphia, PA | 62 miles  | 1 hr. 20 min. |
| New York, NY     | 82 miles  | 1 hr. 36 min. |
| Baltimore, MD    | 147 miles | 2 hr. 39 min. |
| Washington DC    | 186 miles | 3 hr. 24 min. |
| Boston, MA       | 302 miles | 5 hr. 3 min.  |

|                      |           |               |
|----------------------|-----------|---------------|
| Port of Philadelphia | 66 miles  | 1 hr. 24 min. |
| Port of NY/NJ        | 77 miles  | 1 hr. 27 min. |
| Port of Baltimore    | 152 miles | 2 hr. 38 min. |

|                                     |           |               |
|-------------------------------------|-----------|---------------|
| Lehigh Valley International Airport | 7 miles   | 12 min.       |
| Philadelphia International Airport  | 68 miles  | 1 hr. 15min   |
| JFK International Airport           | 106 miles | 1 hr. 50 min. |

|                               |          |         |
|-------------------------------|----------|---------|
| USPS Hub                      | 10 miles | 18 min. |
| FedEx Ground Hub              | 11 miles | 20 min. |
| UPS Hub                       | 16 miles | 20 min. |
| FedEx SmartPost Breinigsville | 20 miles | 26 min. |

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