

# PARK33



@ LEHIGH VALLEY EAST

VAN BUREN ROAD, EASTON, PA

**AVAILABLE FOR IMMEDIATE OCCUPANCY**

[park33atlve.com](http://park33atlve.com)



**Highway Access**

Immediate to Route 33 and 8 minutes to Interstate 78



**Parcel Proximity**

1-minute to UPS and 20 minutes to FedEx Ground



**Total Labor Force**

356,285 workforce within a 30-minute drivetime



**Master-Planned Park**

with Best-in-Class Building Designs



**Institutional Ownership**

with Long-term Commitment

**FOR LEASE**

BUILDING 1 | 249,878 SF | SINGLE-LOAD  
BUILDING 2 | 396,025 SF | CROSS-DOCK



CLARION PARTNERS

MRP | INDUSTRIAL

# PARK PLAN



## BUILDINGS DESIGNED TO MEET LEED CERTIFICATION

### Building 1

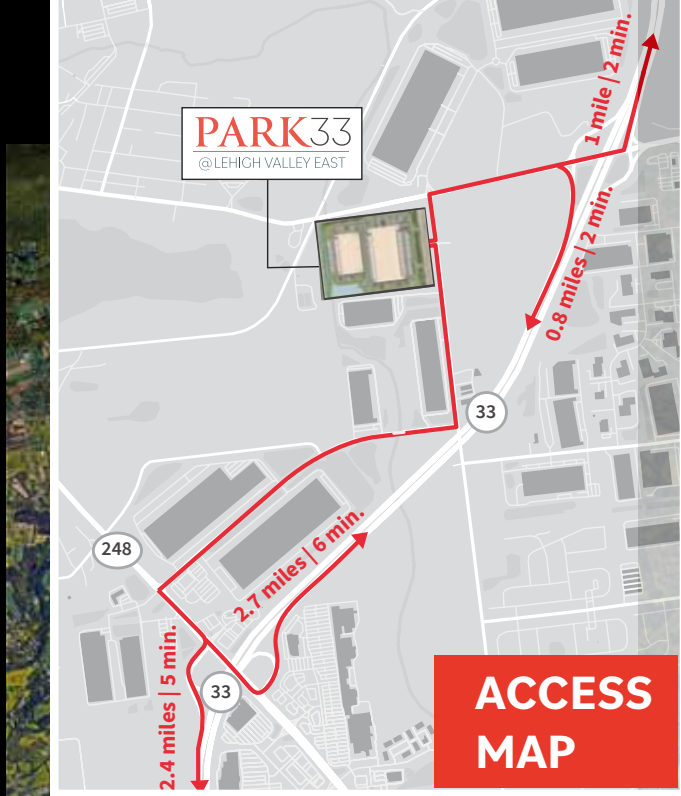
Building Area	249,878 SF
Dimensions	360'D x 676'W
Clear Height	36'
Dock Doors	35
Drive-in Doors	2
Trailer Stalls	47
Auto Stalls	132 (expandable to 210)

### Building 2

Building Area	396,025 SF
Dimensions	420'D x 901'W
Clear Height	40'
Dock Doors	88
Drive-in Doors	4
Trailer Stalls	58
Auto Stalls	262 (expandable to 357)



# LOCATION OVERVIEW





## REGIONAL REACH



## OWNERSHIP GROUP

### About Clarion Partners, LLC

Clarion Partners, LLC, has been a leading real estate investment manager for over 40 years. Headquartered in New York, the firm maintains strategically located offices across the United States and Europe. With more than \$75.0 billion in total real estate and debt assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to 500 institutional investors across the globe. Clarion is scaled in all major property types and was an early entrant into the Industrial sector. The Firm's global industrial team manages a 1,000+ property portfolio in the U.S. and Europe consisting of more than 243 million square feet.

### About MRP Industrial

MRP Industrial, an affiliate of MRP Realty, specializes in the acquisition, development, financing and leasing of modern distribution and fulfillment centers. MRP Industrial focuses on strategic investment in core industrial markets and high growth potential submarkets across the Northeastern United States. Since 2013, the company has completed and is under construction with 54 buildings totaling 32 million square feet of Class A industrial distribution facilities. In addition, the company maintains a pipeline of 695 acres with the ability to build 4.0 million square feet of potential new development opportunities.

For more information, please contact:



**Jeff Lockard**

+1 215 990 1889

jeff.lockard@jll.com

**Maria Ratzlaff**

+1 717 791 2210

maria.ratzlaff@jll.com

**Kevin Lammers**

+1 856 448 3226

kevin.lammers@jll.com



*Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.*

©2025. Jones Lang LaSalle IP, Inc. All rights reserved.