

600 Kuebler Road
Easton, PA



223,200 sF
AVAILABLE
FOR LEASE

Fully Entitled Development Site | Rail-served via Norfolk Southern



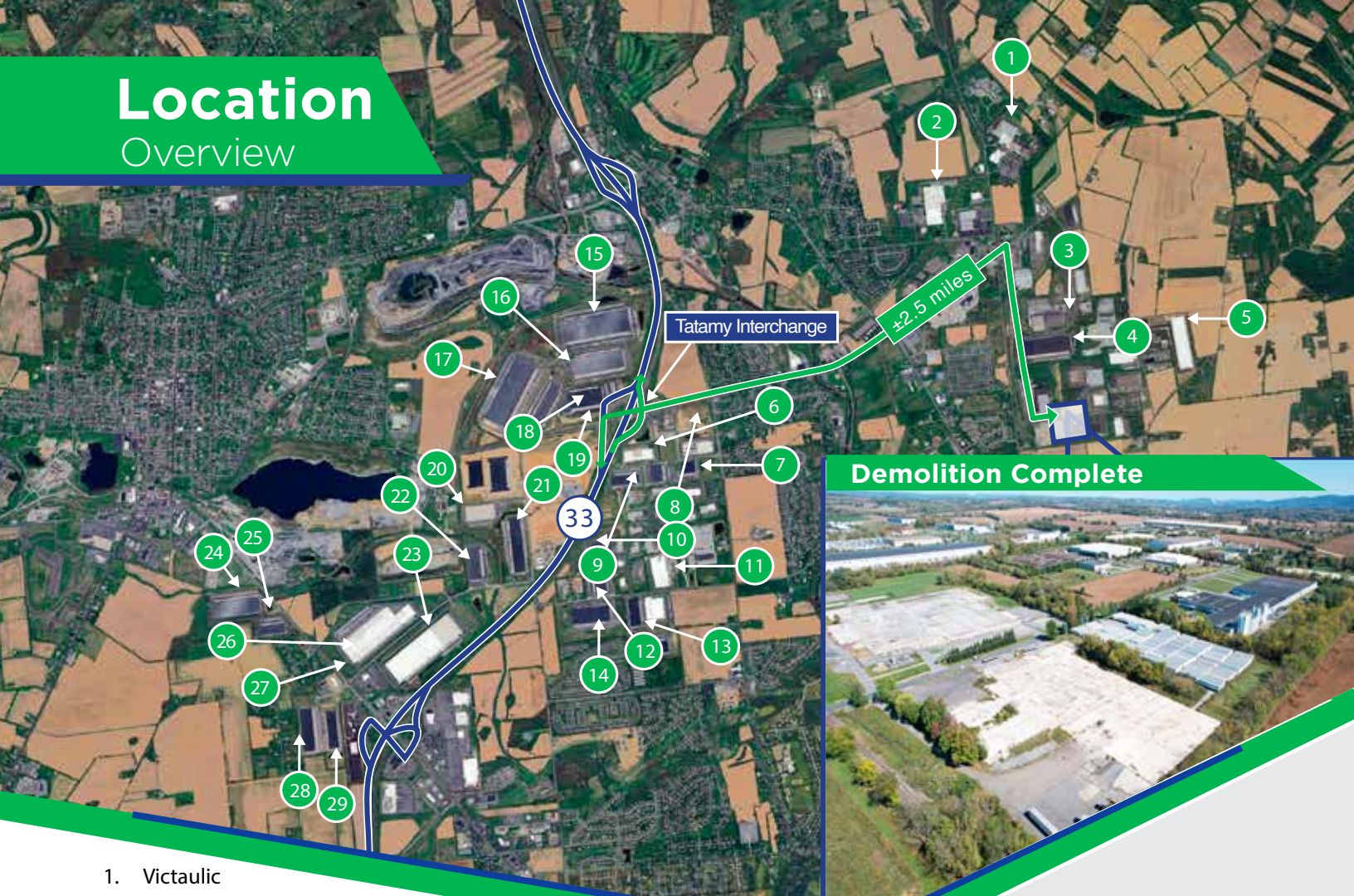
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Location Overview



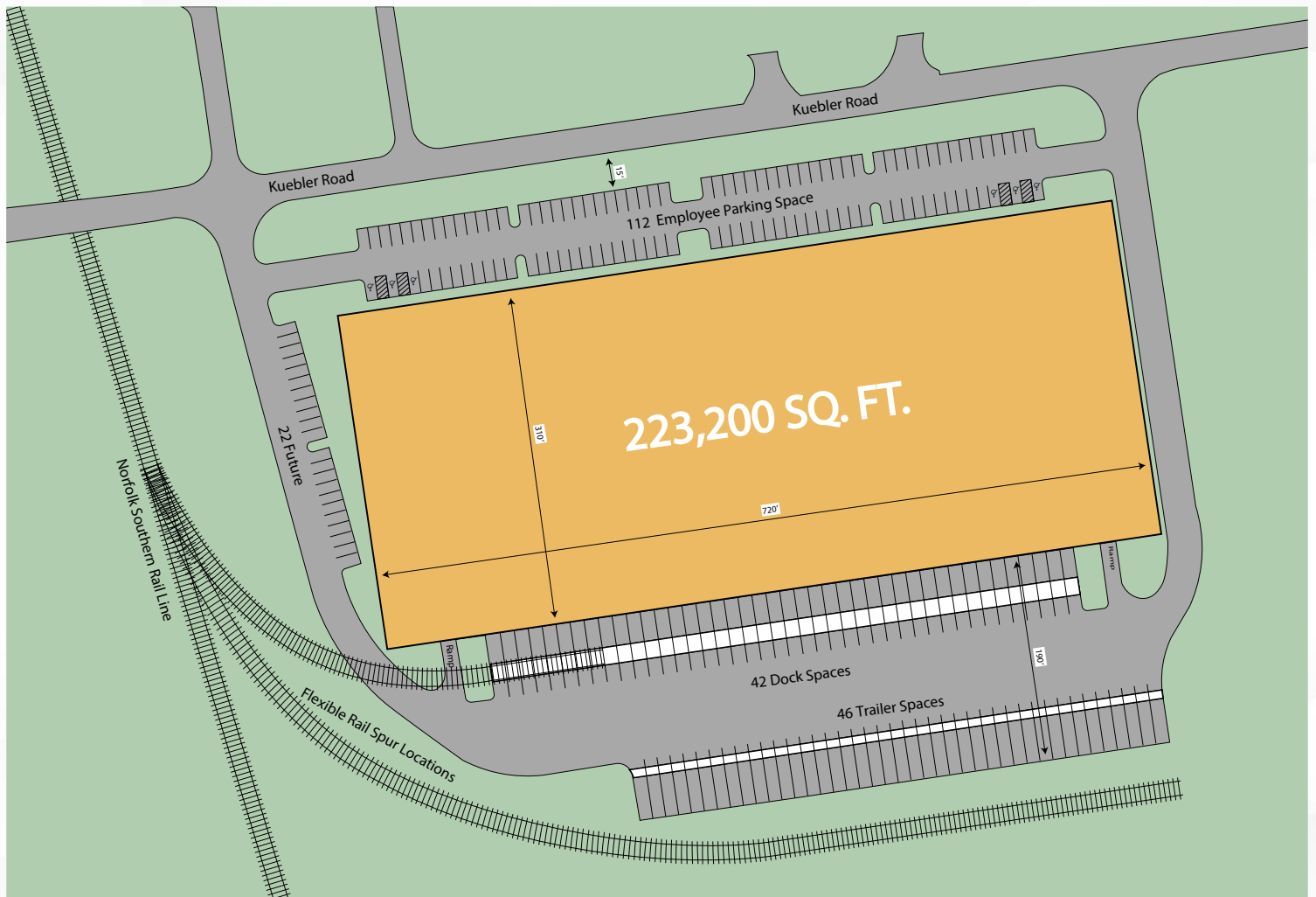
1. Victaulic
2. Crayola
3. Weyerhaeuser
4. Radial
5. Frito-Lay
6. Porsche
7. Mondelez International
8. Martin Guitar
9. NRI Distribution
10. Scholastics Corporation
11. Neovia
12. Well Woven
13. Iron Mountain
14. Majestic
15. UPS
16. Radial
17. Amazon
18. Grainger
19. ABB
20. iHerb
21. Carbel
22. Lulu's Closet
23. BMW
24. DSV Logistics
25. Carbel
26. Walgreens
27. B&G Foods
28. GOAT
29. Central Garden & Pet

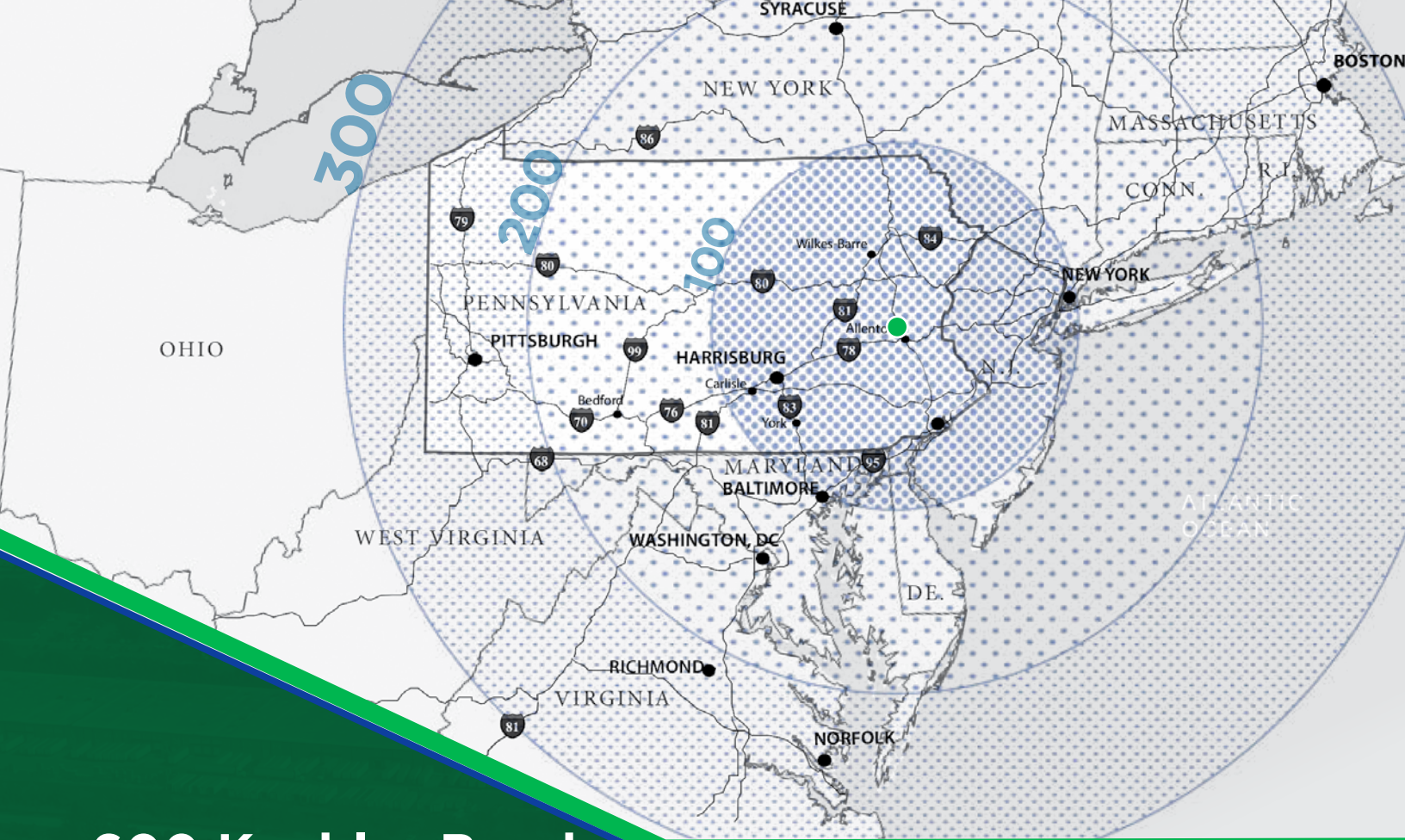
KEY HIGHLIGHTS

- Located ± 2.5 miles away from the Tatamy Interchange on Route 33
- The Lehigh Valley is supported by regional distribution hubs for both FedEx and UPS, a Class 1 railroad and direct access to the major interstates traversing the Northeastern United States
- 282,105 workforce population within a 30-minute drive time

Building Specifications

Land Area	14.05 Acres	Car Parking	134 spaces (expandable)
Building Area	223,200 SF	Trailer Parking	46 dedicated stalls
Construction	Exterior Walls: Pre-cast structural load bearing concrete wall panels Structure: Conventional structural steel framing system	Truck Court	190' depth
Dimensions	720'w x 310'd	Clear Height	To suit
Roof	60-mil fully adhered roofing system	Column Spacing	50' depth x 50' width w/ 60' depth in the speed bay
Floor	7" thick, unreinforced concrete, 4,000 PSI	Lighting	LED high bay fixture lighting with occupancy sensors
Loading Configuration	Single-side load	Sprinkler System	ESFR system
Dock Doors	Forty-two (42) 9' x 10' loading doors	Power	1,600-amp, 480/277-volt, 3-phase, 4-wire system
Drive-In Doors	Two (2) 12' x 14' electric operated drive-in doors	HVAC	Rooftop mounted Cambridge hot air rotation units
Rail Service	Norfolk Southern		





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DISTANCES TO CITIES

	Distance (mi)	Drive Time (hrs)
New York, NY	75	1 hr. 30 min.
Philadelphia, PA	78	1 hr. 20 min.
Baltimore, MD	165	2 hr. 40 min.
Washington, DC	204	3 hr. 26 min.
Boston, MA	295	4 hr. 40 min.

DISTANCES TO INTERMODAL

Norfolk Southern Bethlehem	16	22 min.
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DISTANCES TO PORTS

Ports of NY/NJ	65	1 hr. 10 min.
Port of Philadelphia	84	1 hr. 25 min.
Port of Baltimore	168	2 hr. 40 min.

DISTANCES TO PARCEL

UPS Hub	3	8 min.
USPS Bethlehem	15	20 min.
FedEx Ground Hub	17	25 min.
FedEx SmartPost Breinigsville	29	40 min.

About J.G. Petrucci Co., Inc.



With offices in Asbury, New Jersey, and Bethlehem, Pennsylvania, J.G. Petrucci is a privately held development firm specializing in Design/Build construction. The company has over 37 years of experience in the design, development, re-development, and acquisition of commercial, industrial, educational, multifamily, and healthcare properties.

J.G. Petrucci Company, Inc., has delivered more than 850 Design/Build projects for local, regional, and national leaders in a variety of industries. In addition, the firm owns and operates approximately 6 million square feet of commercial, industrial, and retail properties, 2,200 luxury apartment homes, and has extensive land holdings to offer its clients throughout New Jersey and Pennsylvania.

For more information on J.G. Petrucci Company, Inc., visit www.jgpetrucci.com, or call 908.730.6909.

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