



For sublease

**10 Emery Street
Bethlehem, PA**

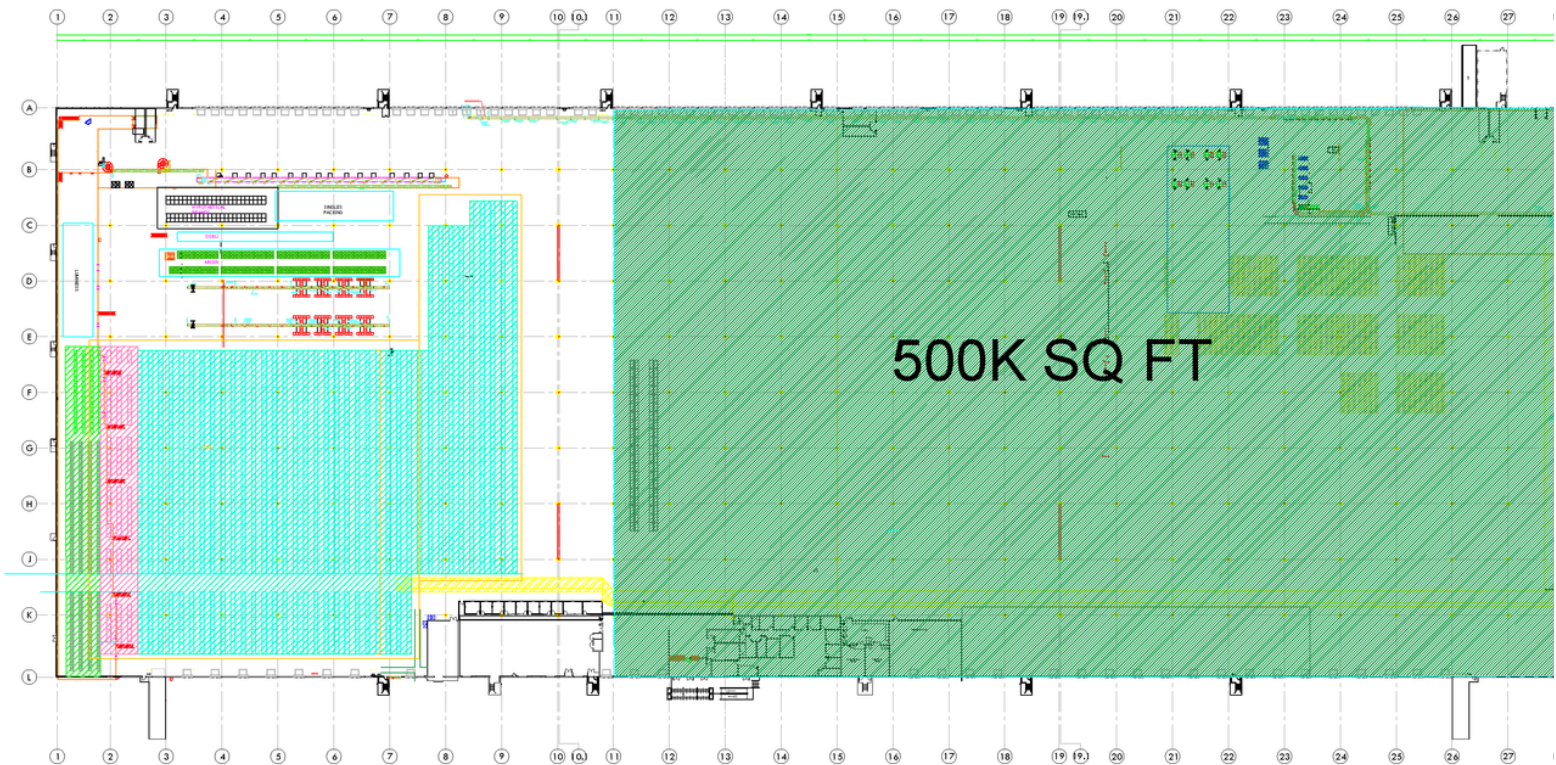
Industrial Warehouse Facility

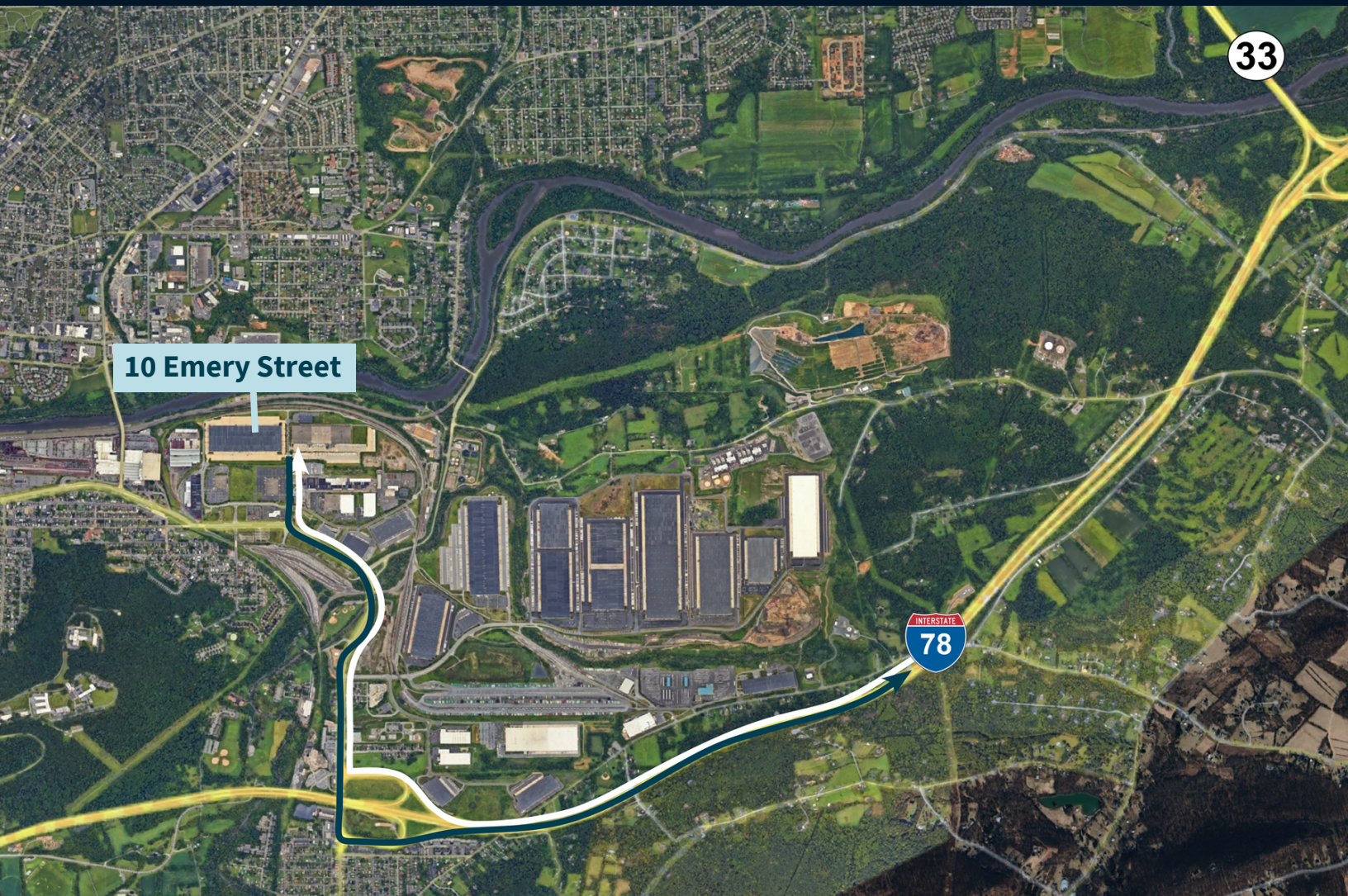
Up to 500,000 SF available (flexible space configuration)



Floor Plan & Building Specifications

Building size:	800,250 SF
Available space:	Up to 500,000 SF (flexible space configuration available)
Loading configuration:	Cross-dock
Dock doors:	51 (9'x10') dock high doors fully outfitted with the ability to provide an additional 20 dock high doors
Drive-in doors:	Two (2)
Truck court:	185' - 197' fully concrete truck court
Column spacing:	53'10" x 54'
Car parking:	Current configuration provides 689 car parking spaces
Trailer parking:	±75 trailer storage spaces available
Sprinkler system:	ESFR fire protection





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	10 miles	18 min.
Philadelphia International Airport	11 miles	20 min.
JFK International Airport	16 miles	20 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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