

MORT DRIVE

KUEBLER RD. & MORT DR.
FORKS TOWNSHIP, PA
FORT JAMES II INDUSTRIAL PARK
+/- 4.76 Acres



JOE CORREIA

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NEW JERSEY

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171 STATE ROUTE 173
ASBURY, NJ

PENNSYLVANIA

610.332.0550
22 S. COMMERCE WAY
BETHLEHEM, PA



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Size:

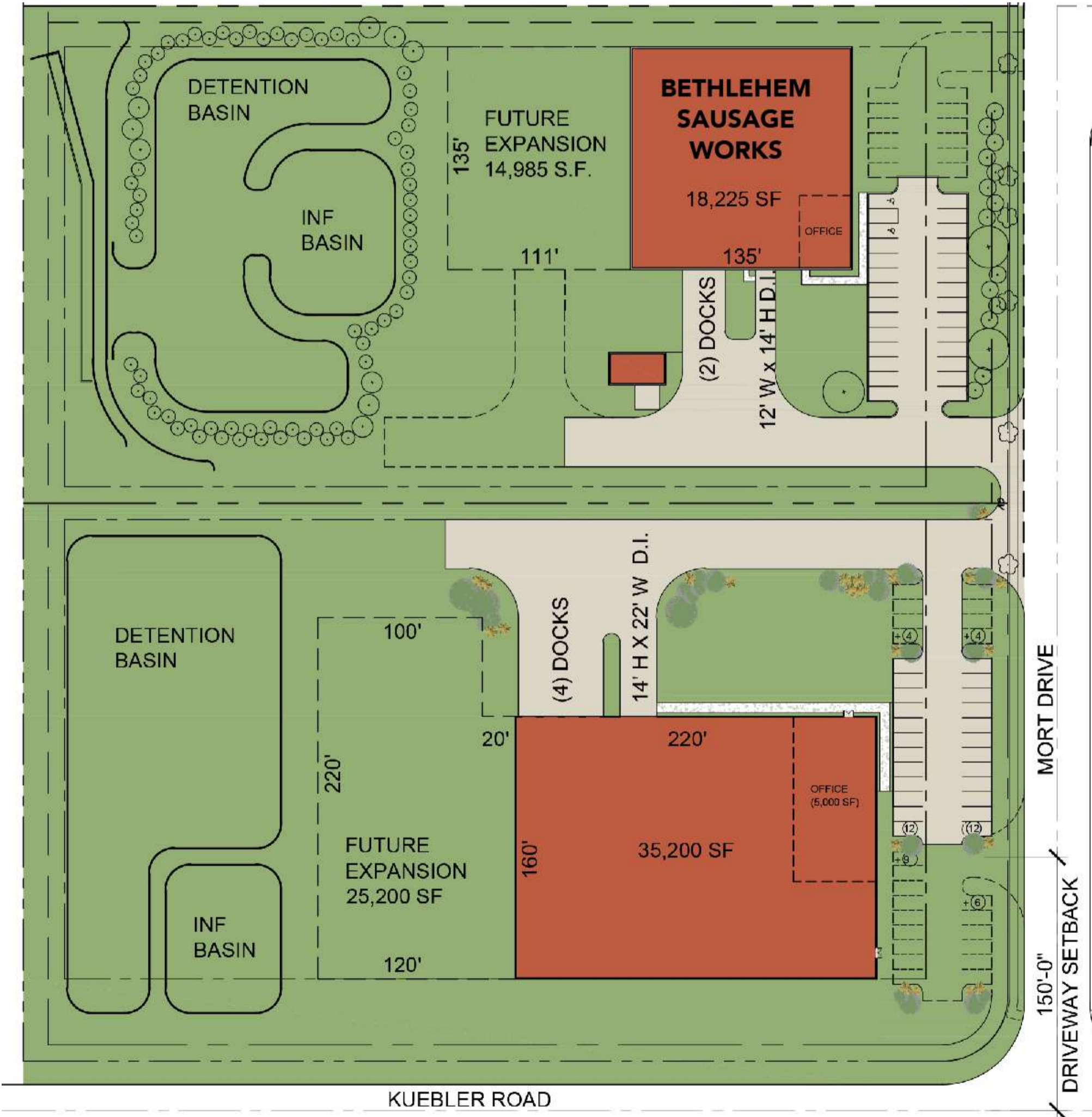
- +/- 4.76 Acres
- Up to 60,400 sq. ft.

Highlights

- Build-to-Suit / Sale or Lease
- High visibility
- Zoned EC (Employment Center)
- Ideal for manufacturing/warehouse

Neighbors:

- Bethlehem Sausage Works
- Binney & Smith
- Cardinal CT
- Georgia-Pacific Corporation
- Henningsen Cold Storage Co.
- Strober-Haddonfield Group
- Tioga Pipe
- Victaulic Co. of America
- Weyerhaeuser Co.



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LEHIGH VALLEY, PENNSYLVANIA

LEHIGH AND NORTHAMPTON COUNTIES

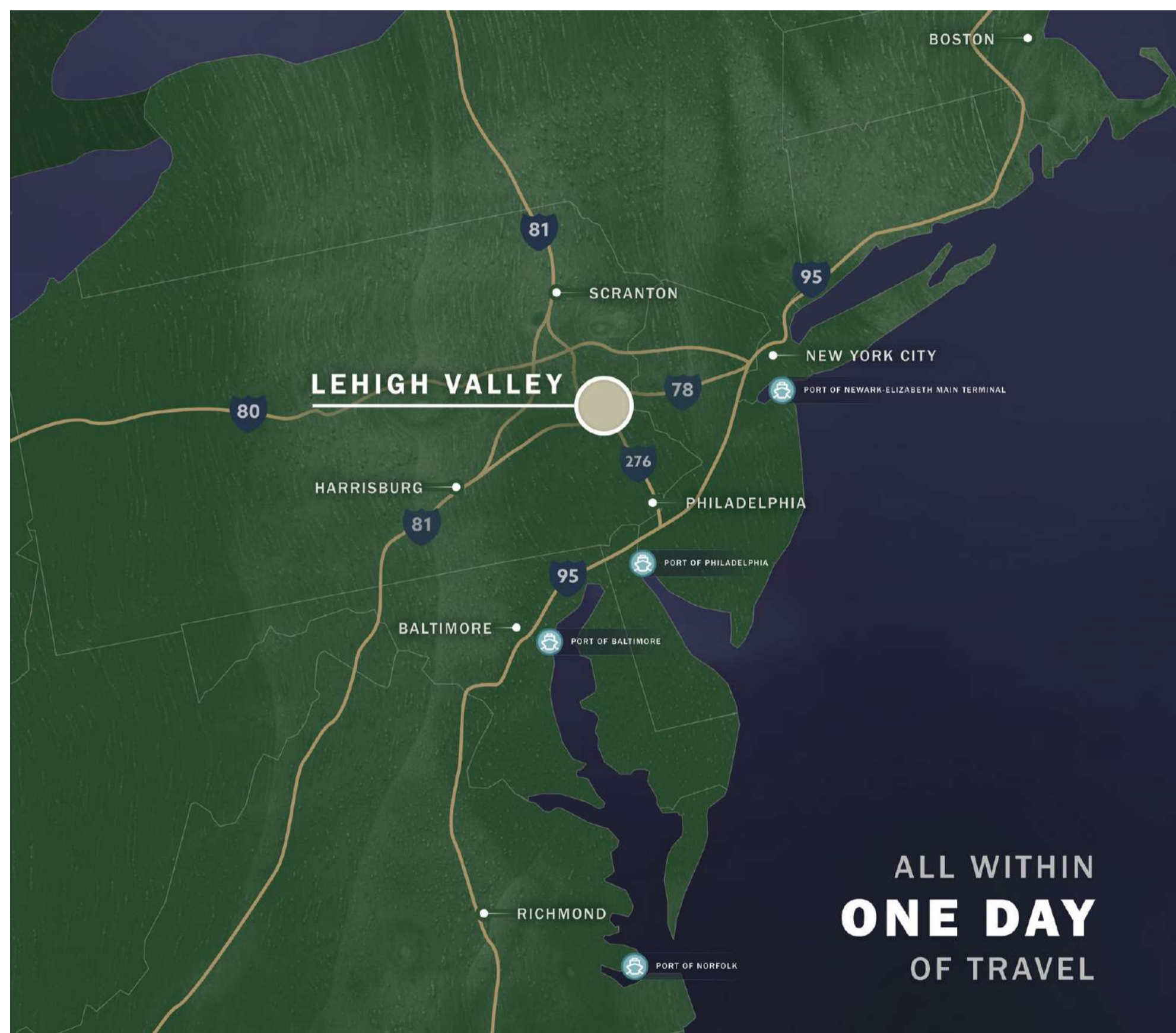
Home to three cities: Allentown, Bethlehem, and Easton

Demographic Highlights

- Strong Local Work force
- 11 College and three technical schools- producing thousands of talented workers for the 7th district employers seek
- Manufactures have added 5,000 Jobs in the Lehigh Valley in the last five years (2020)
- Lehigh Valley is the #3 in the country among mid-sized markets (populations 200K - 1 Million) for new and expanding business projects.
- Lehigh Valley is home to some of America's favorite brands including Crayola, C.F. Martin Guitar, Mack Trucks, and Just Born, Inc. (makers of Mike & Ikes, Hot Tamales, and PEEPS®)

Connectivity

- 80 miles west of New York City
- 50 miles north of Philadelphia
- Close proximity to major distribution hubs
- Less than 4 miles from Lehigh Valley Airport
- Less than 80 miles from Ports of New York/ New Jersey and Philadelphia
- A Site that puts more than 40% of the Nation's Population within a single day's drive!
- Excellent proximity to all major roadways including Route 512 & 22, I-78, I-476 (Northeast Extension), I-276, I-81, I-80, and I-95



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