

# MOWRER ROAD

BETHLEHEM, PA

2 PARCELS AVAILABLE | 17 ACRES TOTAL



**CONTACT:**  
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## NEW JERSEY

908.730.6909  
171 STATE ROUTE 173  
ASBURY, NJ 08802

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## PENNSYLVANIA

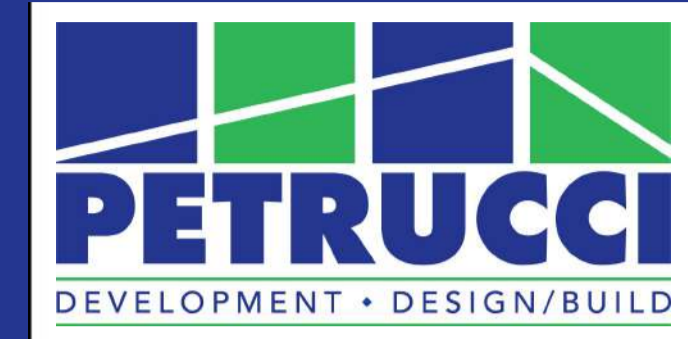
610.332.0550  
22 S. COMMERCE WAY  
BETHLEHEM, PA 18017

[WWW.JGPETRUCCI.COM](http://WWW.JGPETRUCCI.COM)

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## Size:

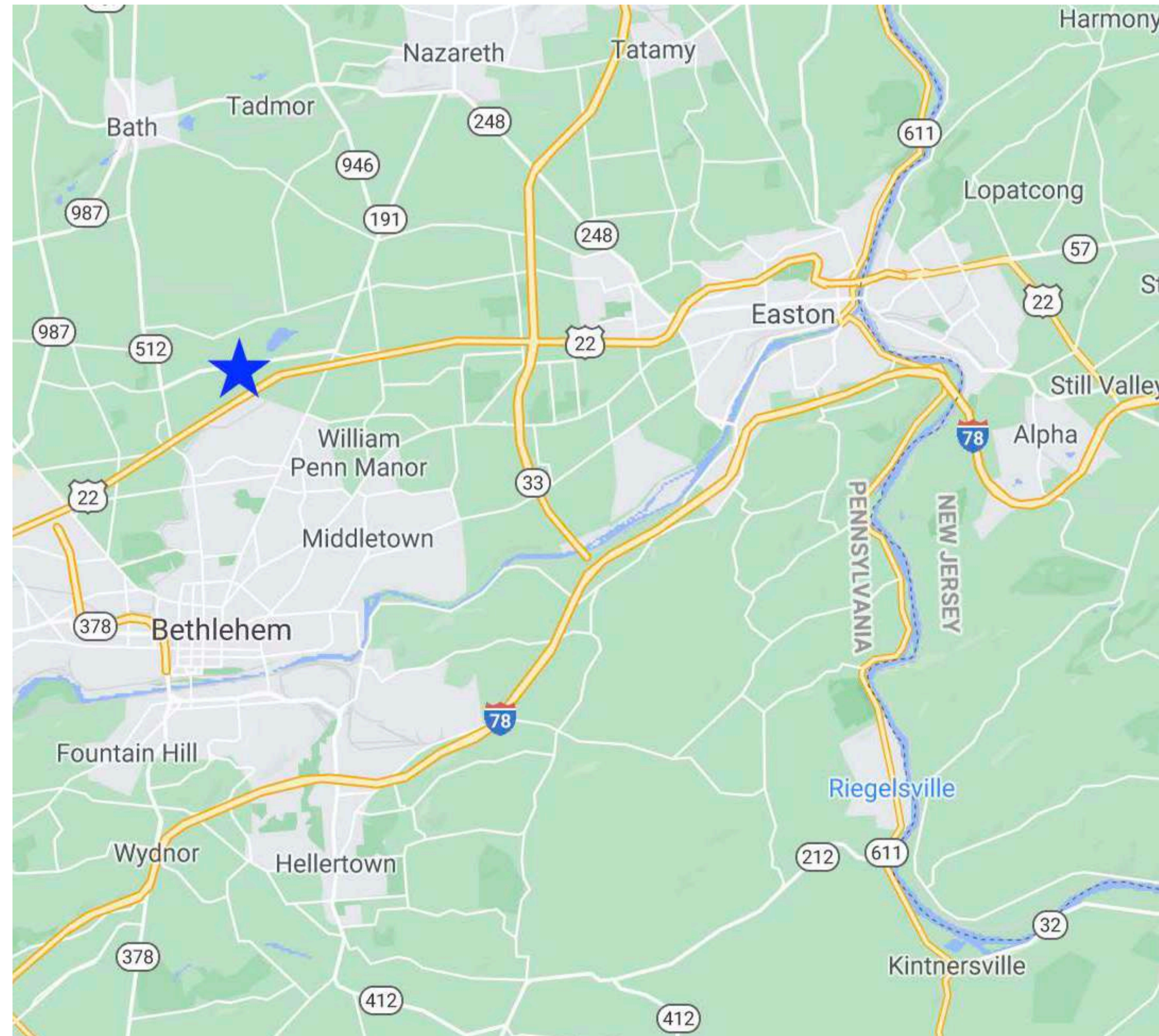
- Parcel 1 - 5 Acres
- Parcel 2 - 12 Acres

## Highlights:

- LI Zoning District (Light Industrial / Office Campus)
- Build-to-Suit
- Easy access to I-78 and Routes 22 & 33
- Highly visible from Route 22

## Neighbors:

- Osram Sylvania
- UPS
- Old Dominion Freight Line
- Crayola
- YRC Freight
- Amazon Logistics



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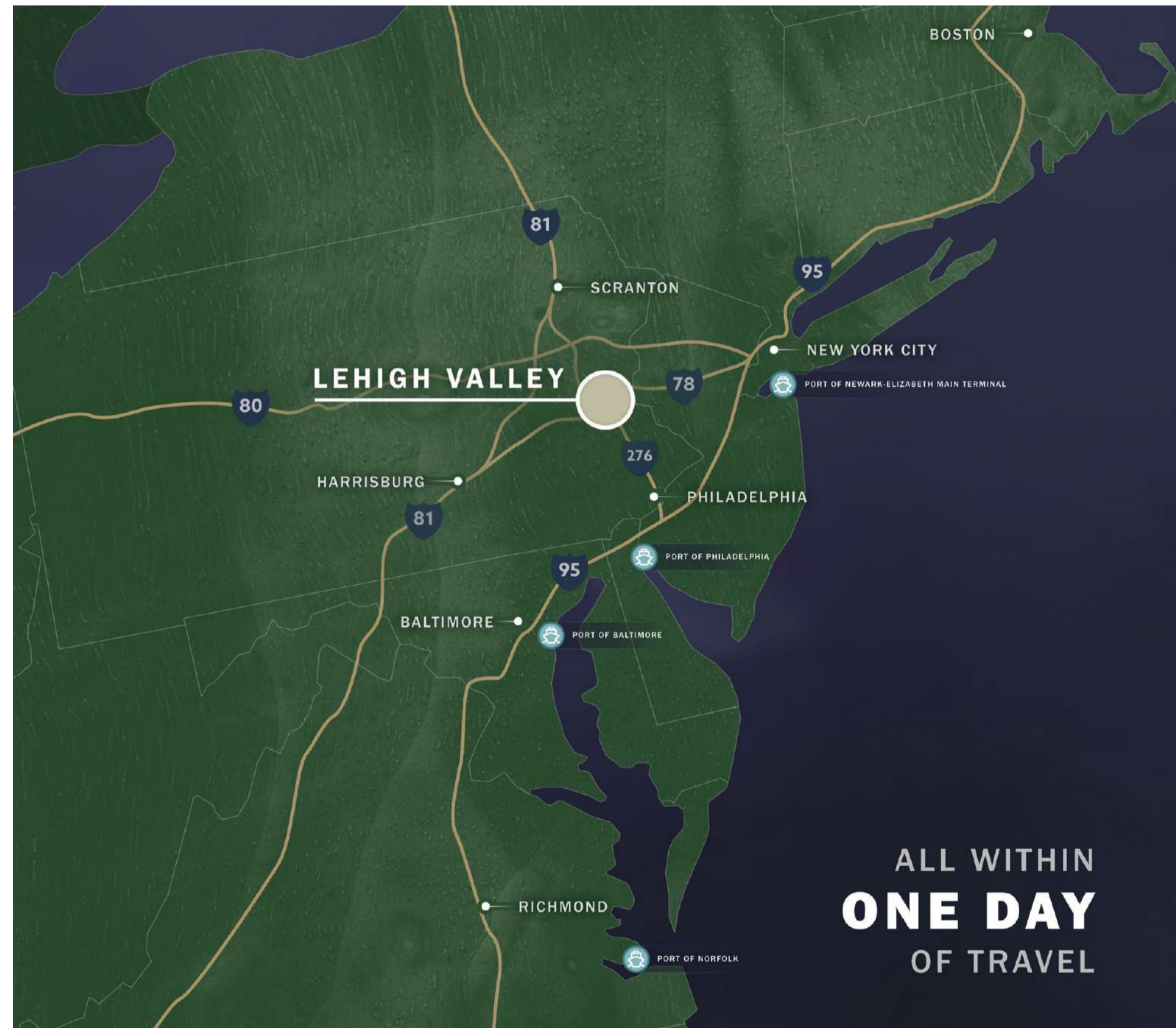
# LEHIGH VALLEY, PENNSYLVANIA

## LEHIGH AND NORTHAMPTON COUNTIES



### Demographic Highlights

- Strong Local Work force
- 11 College and three technical schools- producing thousands of talented workers for the 7th district employers seek
- 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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