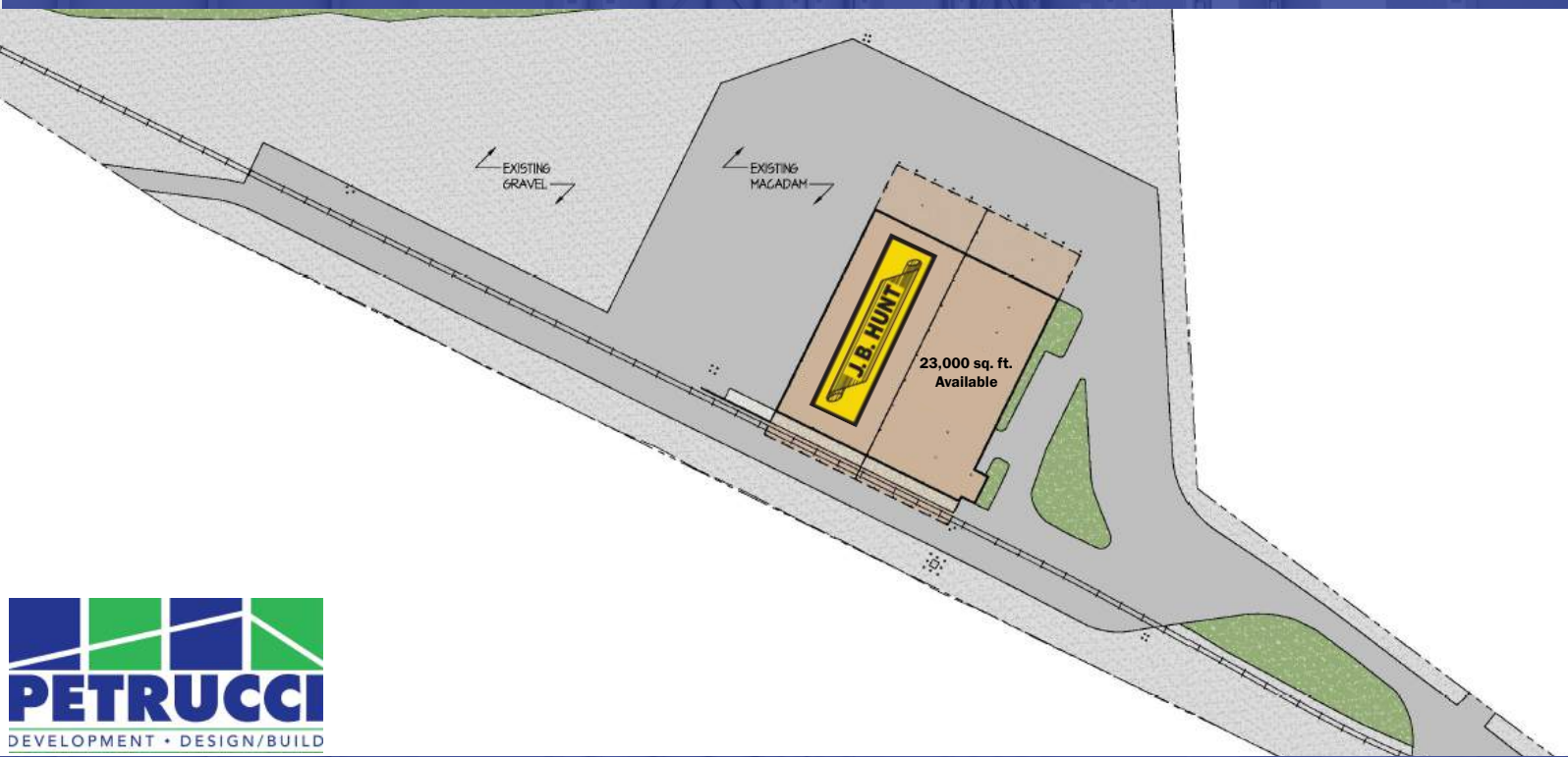


**1235 Easton Road**  
**23,000 sq. ft. Available for Lease**  
**Bethlehem, Pennsylvania**



## Property Features

- Available March 2019
- Located in LVIP VII
- Rail Served Building
- Outside Storage Available
- Ample vehicle and truck parking
- Two (2) Drive-in doors
- Excellent access to I-78, Routes 22, 33, and 412
- Strong local workforce
- Public Transportation throughout Park
- Minutes from New Jersey
- Area neighbors include: Lehigh Forge, US Cold Storage, Synchronoss, Receivable Management Service, Cigars International, Curtiss-Wright Corporation, ALPLA Group

### New Jersey

171 State Route 173  
Suite 201  
Asbury, NJ 08802

### For leasing information, please contact:

### Jim Petrucci

[jpetrucci@jgpetrucci.com](mailto:jpetrucci@jgpetrucci.com)  
610-332-0555 or 908-730-6909

### Pennsylvania

22 South Commerce Way  
Suite 7  
Bethlehem, PA 18017



# 1235 Easton Road

## 23,000 sq. ft. Available for Lease

### Bethlehem, Pennsylvania

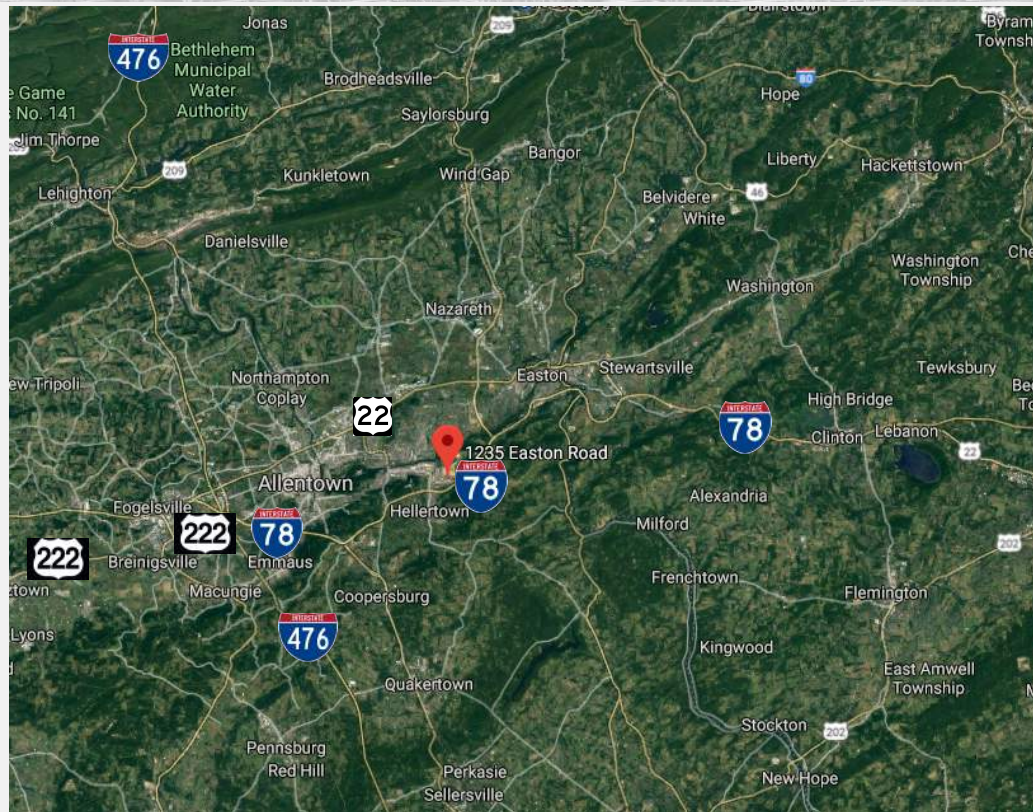
#### Location

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 I-78, Routes 412, 33, 22, 378, I-476 (Northeast Extension), I-276, I-81, I-80, and I-95
- 80 miles west of New York City
- 50 miles north of Philadelphia
- Strong labor pool
- 77 miles from Ports of New York/ New Jersey
- 75 miles from Port of Philadelphia
- Close proximity to major distribution hubs
- Minutes from Lehigh Valley Airport & New FedEx Distribution Center



ALL WITHIN  
**ONE DAY**  
OF TRAVEL

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