

# 4730 Hanoverville Road

243,750 sq. ft. Available

Nazareth, PA



## Property Features

- 243,750 sq. ft. Build-to-Suit opportunity
- Situated on 23.51 Acres
- 43 dock doors
- 55 trailer storage spaces
- 36' clear height
- ESFR Fire Sprinkler System
- Ample Vehicle Parking
- Strong local workforce
- Neighbors include Stitch Fix, JB Hunt Transport Services Inc, Kraft Foods, C&S Wholesale Grocers

### New Jersey

908.730.6909  
171 State Route 173  
Asbury, NJ

For more information, please contact:

**Jim Petrucci**

[jpetrucci@jgpetrucci.com](mailto:jpetrucci@jgpetrucci.com)

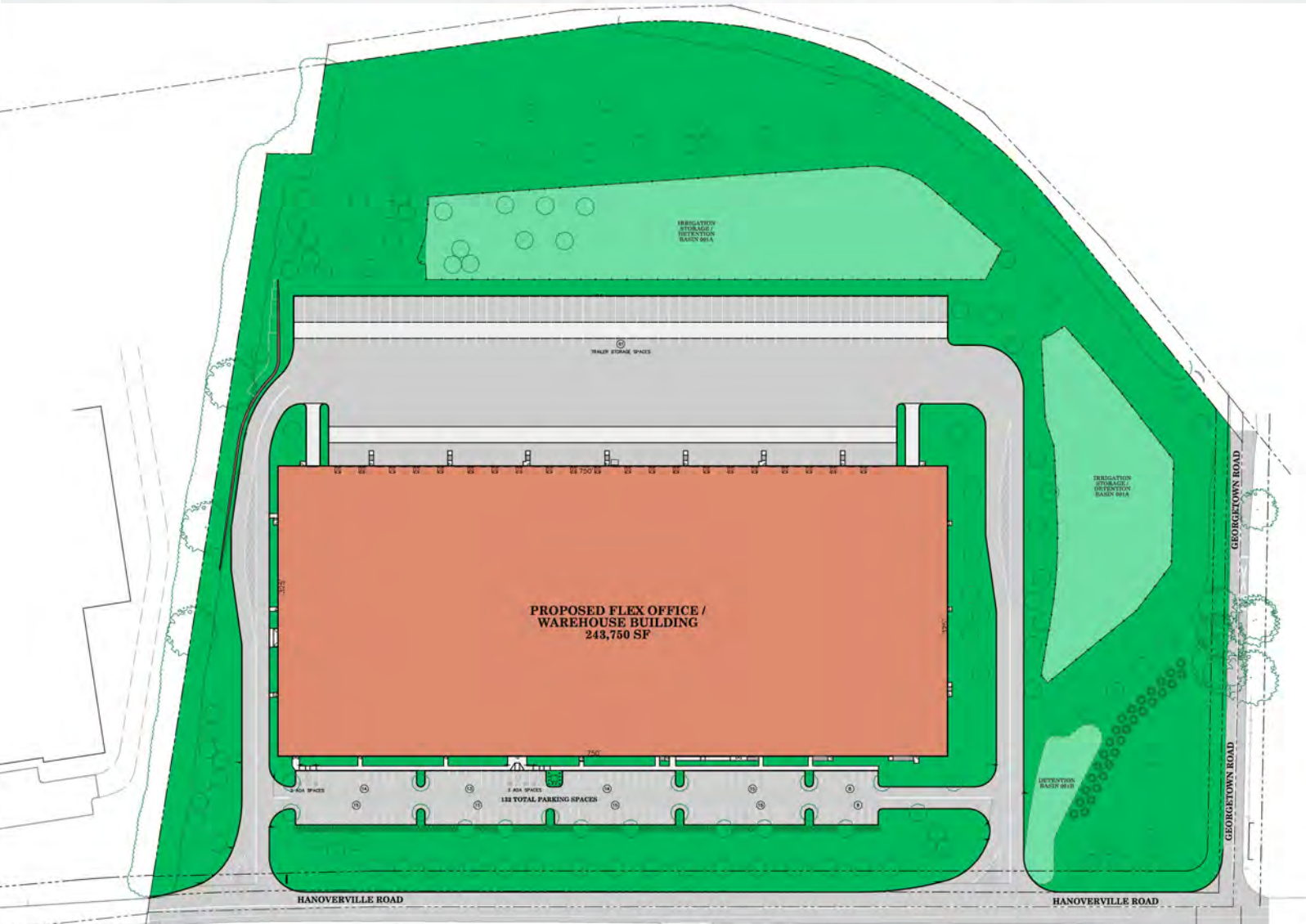
### Pennsylvania

610.332.0550  
22 S. Commerce Way  
Bethlehem, PA

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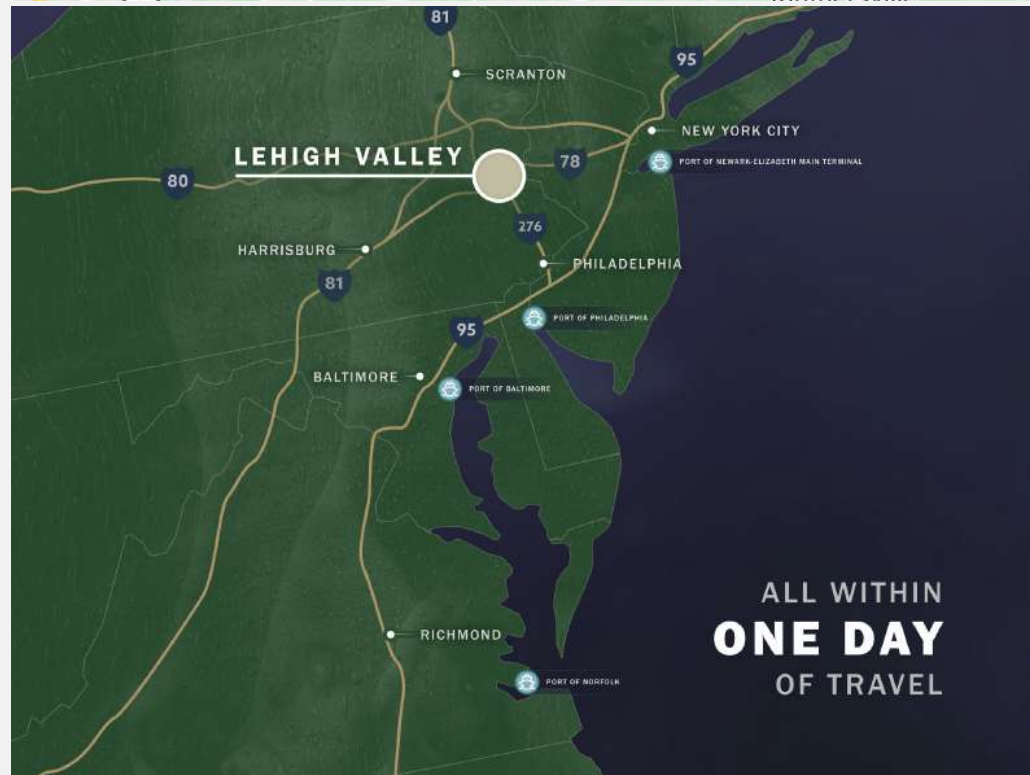
Nazareth, PA

A SITE THAT PUTS MORE THAN

# 40%

OF THE NATION'S POPULATION  
WITHIN A SINGLE DAY'S DRIVE!

- Direct access to Routes 512 & 22
- Excellent proximity to all major roadways including I-78, 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
- 77 miles from Ports of New York/ New Jersey
- 75 miles from Port of Philadelphia
- Close proximity to major distribution hubs
- Less than 4 miles from Lehigh Valley Airport



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