

DANFORTH DRIVE

3 DANFORTH DRIVE
EASTON, PA 18045
107,310 SQ. FT.



JOE PETRUCCI

joepetrucci@jgpetrucci.com

NEW JERSEY

908.730.6909
171 STATE ROUTE 173
ASBURY, NJ

PENNSYLVANIA

610.332.0550
22 S. COMMERCE WAY
BETHLEHEM, PA



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107,310 SQ. FT.

Size

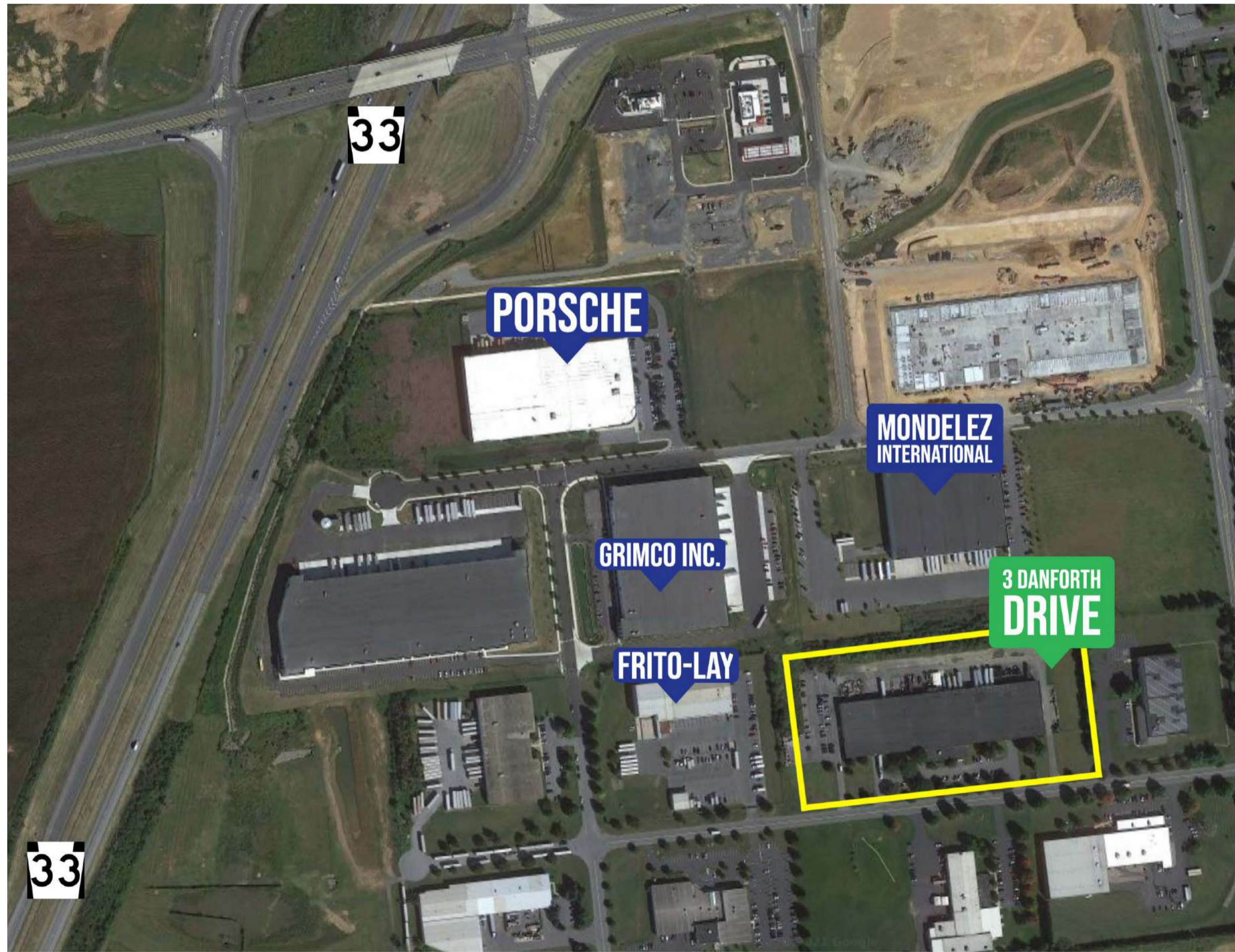
- 107,310 SQ. FT.
- 10.62 Acres

Highlights

- Ample vehicle and potential trailer parking
- Excellent loading capabilities
- 2,000 amps of power
- Easy access to Route 33

Neighbors

- Mondelez International
- Grimco Inc.
- Porche
- Frito-Lay
- Orbel Corporation
- Bardot Plastics



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LEHIGH VALLEY, PENNSYLVANIA

LEHIGH AND NORTHAMPTON COUNTIES

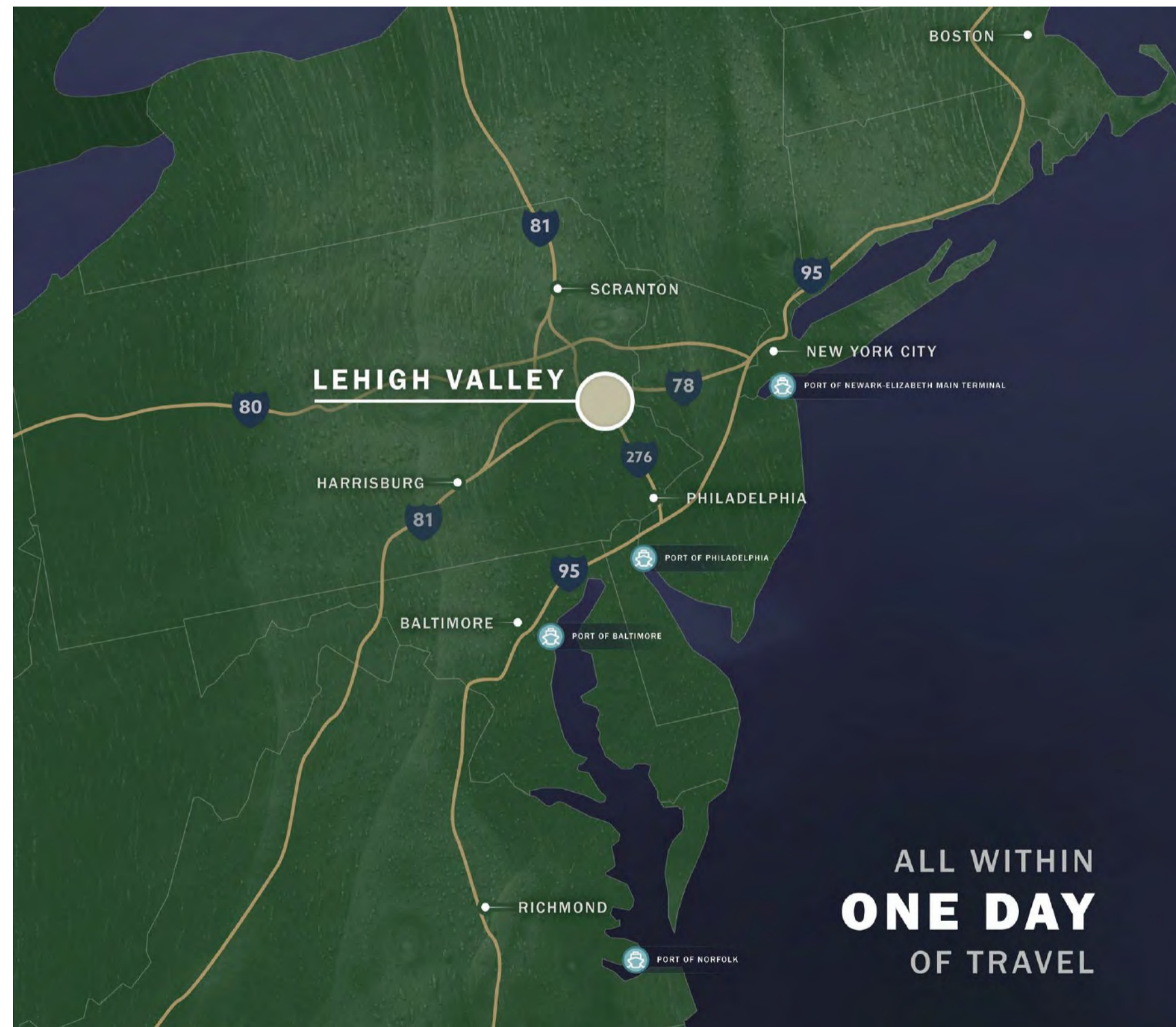
Home to three cities: Allentown, Bethlehem, and Easton

Demographic Highlights

- Strong Local Work force
- 11 Colleges and three technical schools- producing thousands of talented workers for employers in the 7th district
- Manufactures have added 5,000 Jobs in the Lehigh Valley in the last five years (2020)
- Lehigh Valley is ranked #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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