

**600 Kuebler Road**  
Easton, PA



**223,200 sF**  
**AVAILABLE**  
FOR LEASE

**Fully Entitled Development Site | Rail-served via Norfolk Southern**



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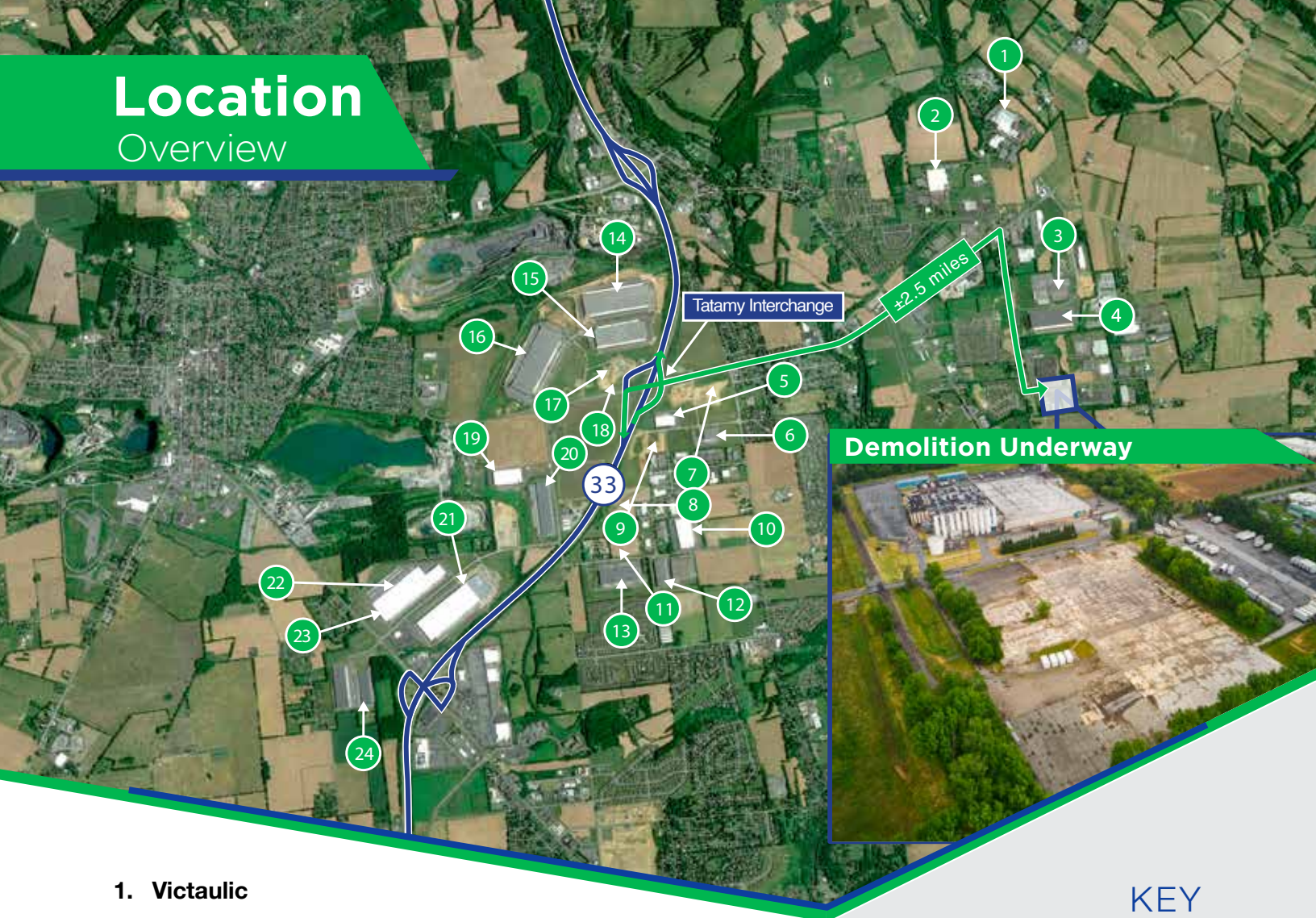
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# Location Overview



- |                            |                          |
|----------------------------|--------------------------|
| 1. Victaulic               | 13. Majestic             |
| 2. Crayola                 | 14. UPS                  |
| 3. Weyerhaeuser            | 15. Radial               |
| 4. Radial                  | 16. Amazon               |
| 5. Porsche                 | 17. Grainger             |
| 6. Mondelez International  | 18. ABB                  |
| 7. Martin Guitar           | 19. iHerb                |
| 8. NRI Distribution        | 20. Carbel               |
| 9. Scholastics Corporation | 21. BMW                  |
| 10. Neovia                 | 22. Walgreens            |
| 11. Well Woven             | 23. B&G Foods            |
| 12. Iron Mountain          | 24. Central Garden & Pet |

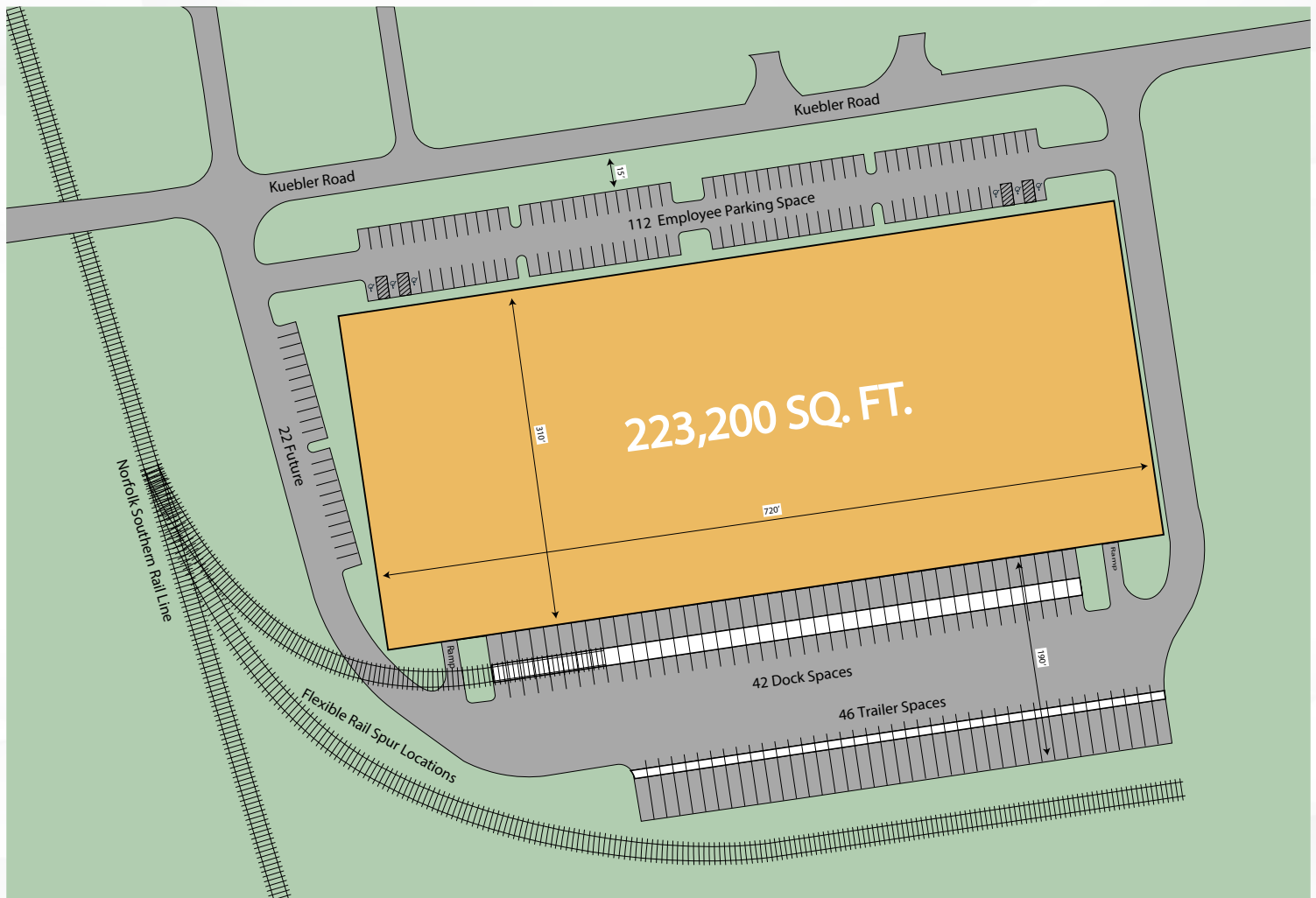
## KEY HIGHLIGHTS

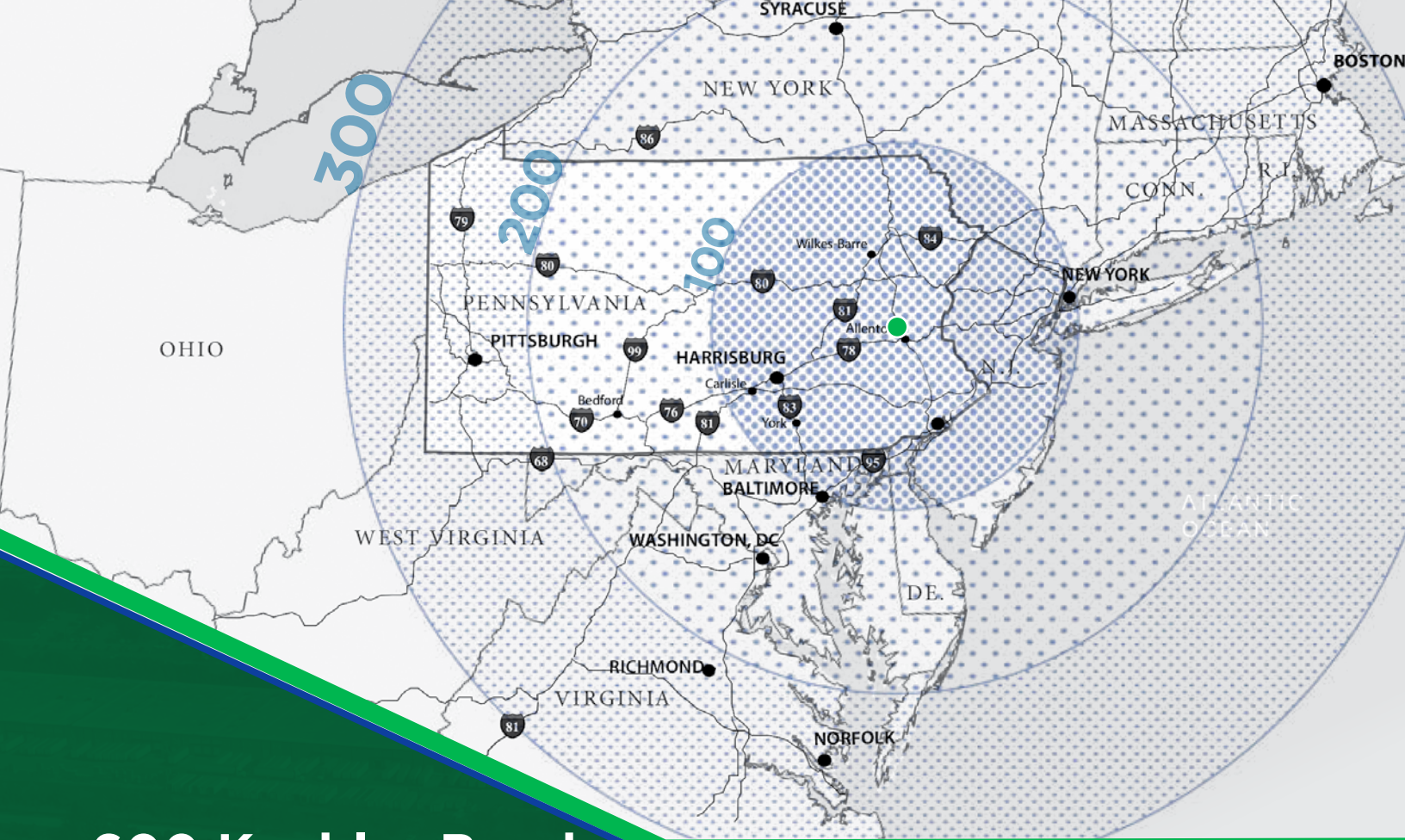
- Located ±2.5 miles away from the Tatamy Interchange on Route 33
- The Lehigh Valley is supported by regional distribution hubs for both FedEx and UPS, a Class 1 railroad and direct access to the major interstates traversing the Northeastern United States
- 246,022 workforce population within a 30-minute drive time



# Building Specifications

<b>Land Area</b>	14.05 Acres	<b>Car Parking</b>	134 spaces (expandable)
<b>Building Area</b>	223,200 SF	<b>Trailer Parking</b>	46 dedicated stalls
<b>Construction</b>	Exterior Walls: Pre-cast structural load bearing concrete wall panels Structure: Conventional structural steel framing system	<b>Truck Court</b>	190' depth
<b>Dimensions</b>	720'w x 310'd	<b>Clear Height</b>	To suit
<b>Roof</b>	60-mil fully adhered roofing system	<b>Column Spacing</b>	50' depth x 50' width w/ 60' depth in the speed bay
<b>Floor</b>	7" thick, unreinforced concrete, 4,000 PSI	<b>Lighting</b>	LED high bay fixture lighting with occupancy sensors
<b>Loading Configuration</b>	Single-side load	<b>Sprinkler System</b>	ESFR system
<b>Dock Doors</b>	Forty-two (42) 9' x 10' loading doors	<b>Power</b>	1,600-amp, 480/277-volt, 3-phase, 4-wire system
<b>Drive-In Doors</b>	Two (2) 12' x 14' electric operated drive-in doors	<b>HVAC</b>	Rooftop mounted Cambridge hot air rotation units
<b>Rail Service</b>	Norfolk Southern		





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### DISTANCES TO CITIES

	Distance (mi)	Drive Time (hrs)
New York, NY	75	1 hr. 30 min.
Philadelphia, PA	78	1 hr. 20 min.
Baltimore, MD	165	2 hr. 40 min.
Washington, DC	204	3 hr. 26 min.
Boston, MA	295	4 hr. 40 min.

### DISTANCES TO INTERMODAL

Norfolk Southern Bethlehem	16	22 min.
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### DISTANCES TO PORTS

Ports of NY/NJ	65	1 hr. 10 min.
Port of Philadelphia	84	1 hr. 25 min.
Port of Baltimore	168	2 hr. 40 min.

### DISTANCES TO PARCEL

UPS Hub	3	8 min.
USPS Bethlehem	15	20 min.
FedEx Ground Hub	17	25 min.
FedEx SmartPost Breinigsville	29	40 min.

## About J.G. Petrucci Co., Inc.



With offices in Asbury, New Jersey, and Bethlehem, Pennsylvania, J.G. Petrucci is a privately held development firm specializing in design/build construction. The company has over 35 years of experience in the design, development, re-development, and acquisition of commercial, industrial, educational, multifamily, and healthcare properties.

J.G. Petrucci Company, Inc., has delivered more than 800 design/build projects for local, regional, and national leaders in a variety of industries. In addition, the firm owns and operates over 4.5 million square feet of commercial, industrial, and retail properties, 2,000 luxury apartment homes, and has extensive land holdings to offer its clients throughout New Jersey and Pennsylvania.

For more information on J.G. Petrucci Company, Inc., visit [www.jgpetrucci.com](http://www.jgpetrucci.com), or call 908.730.6909.

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