



0 Catasauqua, Whitehall, PA 18052

Available for Lease

**±5,000 SF Warehouse + 1,200 SF Covered
Storage**

Lease:

Warehouse : \$9.95 Sq ft/ Year

Outdoor Storage: \$2,500 ac/ Month

FOR MORE INFORMATION CALL:

Angad - (917)-636-8941 or

will - (856) 512-1452

±5,000 SF Warehouse + 1,200 SF Covered Storage



Property Highlights:

- **±2.38 Acres Industrial Land/Outdoor Storage**
- **±5,000 SF Warehouse + 1,200 SF Covered Storage**
- **Partially Paved & Graveled Yard**
- **Delivered Vacant – Redevelopment or Storage Use**
- **Minutes to Route 22, I-78, I-476**
- **New industrial road coming to Riverside Drive**
- **Adjacent to planned industrial development at 929-946 American Parkway**

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Partially Paved & Graveled Yard



- Strategic Location with Excellent Access!
- Minutes from Route 22, I-78, I-476, and PA-145
- In-demand Lehigh Valley submarket – Perfect for growing industrial needs!
- Ideal For:
 - Contractor Yards
 - Equipment Rental & Storage
 - Fleet Vehicle or Truck Parking
 - Salvage or Recycling Operations
 - Outdoor Logistics Support

Don't Miss This Rare Opportunity in a High-Demand Location!

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PROPERTY PHOTOS

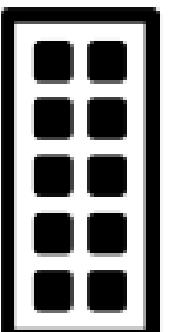


ABOUT COOPER SQUARE



Cooper Square Acquisitions is one of the most active purchasers of distressed & underutilized real estate in Southern New Jersey.

CSA prides itself on its contributions in paving the way for safe, vibrant, and prosperous communities.



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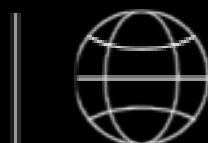


Angad - aguglani@cooperacq.com
Will - wg@cooperacq.com

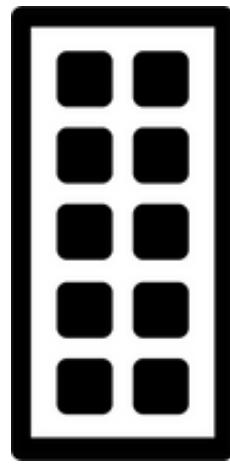


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