



For sublease

**10 Emery Street
Bethlehem, PA**

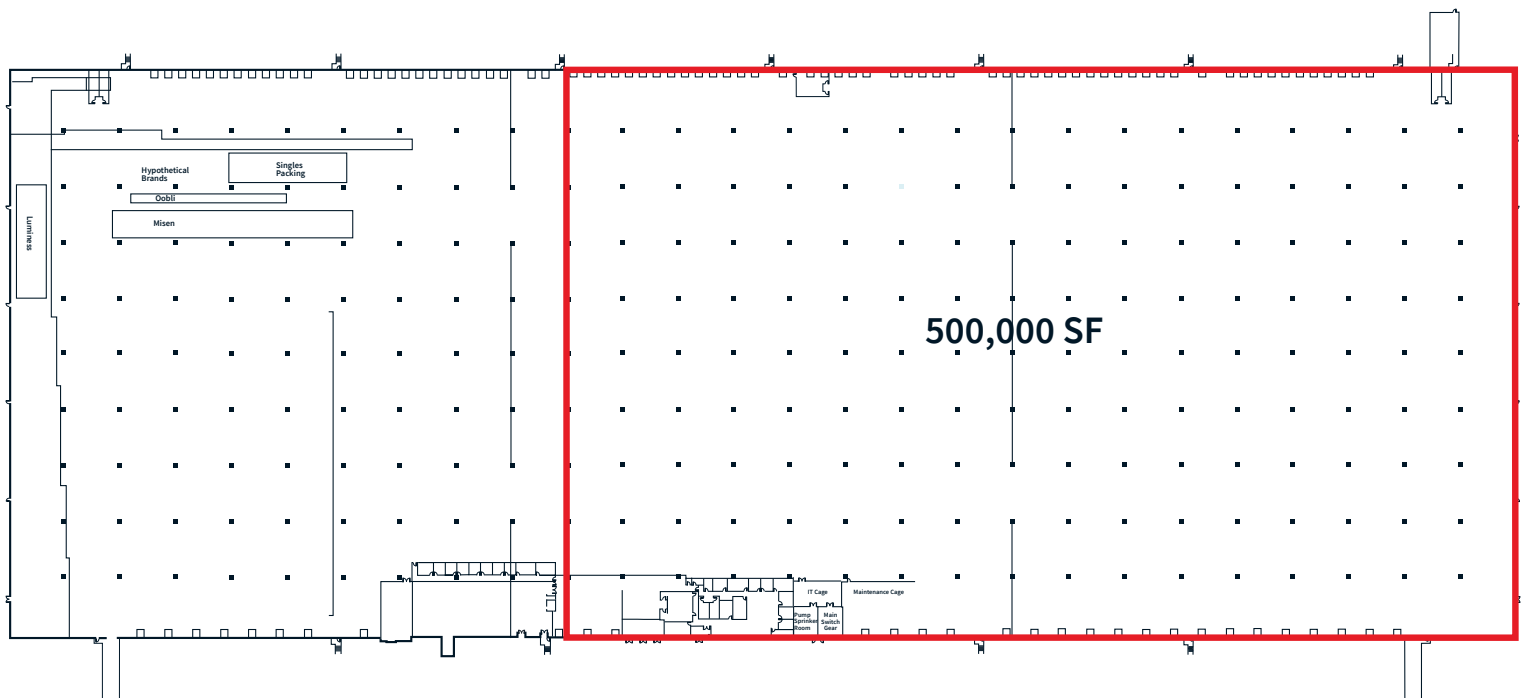
Industrial Warehouse Facility

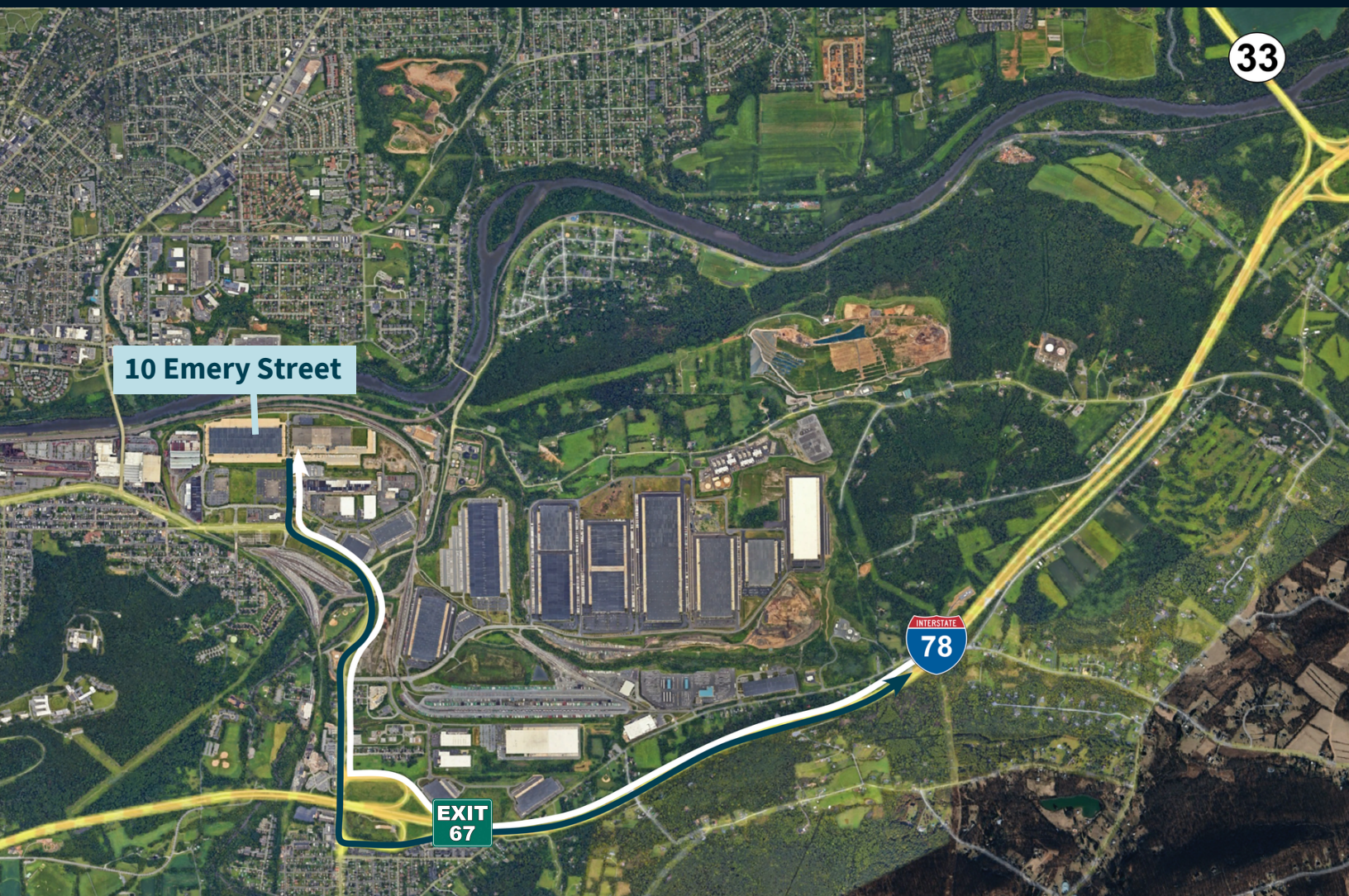
Up to 500,000 SF available (flexible space configuration)



Floor Plan & Building Specifications

Building size:	800,250 SF
Available space:	Up to 500,000 SF (flexible space configuration available)
Loading configuration:	Cross-dock
Dock doors:	51 (9'x10') dock high doors fully outfitted with the ability to provide an additional 20 dock high doors
Drive-in doors:	Two (2)
Truck court:	185' - 197' fully concrete truck court
Column spacing:	53'10" x 54'
Car parking:	Current configuration provides 689 car parking spaces
Trailer parking:	±75 trailer storage spaces available
Sprinkler system:	ESFR fire protection





Location Highlights

Philadelphia, PA	62 miles	1 hr. 20 min.
New York, NY	82 miles	1 hr. 36 min.
Baltimore, MD	147 miles	2 hr. 39 min.
Washington DC	186 miles	3 hr. 24 min.
Boston, MA	302 miles	5 hr. 3 min.

Port of Philadelphia	66 miles	1 hr. 24 min.
Port of NY/NJ	77 miles	1 hr. 27 min.
Port of Baltimore	152 miles	2 hr. 38 min.

Lehigh Valley International Airport	7 miles	12 min.
Philadelphia International Airport	68 miles	1 hr. 15min.
JFK International Airport	106 miles	1 hr. 50 min.

USPS Hub	10 miles	18 min.
FedEx Ground Hub	11 miles	20 min.
UPS Hub	16 miles	20 min.
FedEx SmartPost Breinigsville	20 miles	26 min.

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