



61 W. 2nd Street

Wind Gap, Northampton County, PA

Property Features

- ±50,000 SF industrial building
- New Roof Installed 2023
- Air-conditioned office area
- 5.17 acres with a fenced 30 car parking lot
- Zoned IC-Industrial Heavy Commercial
- Eight dock doors with levelers
- LED lighting
- 18'-26' clear height
- 100% wet sprinklers
- 600amp 208/480 3-phase electric
- Located less than a mile from Route 33 providing easy access to Routes 512, 22, 209, and I-78
- **Lease Rate: Call for details**



For more information:

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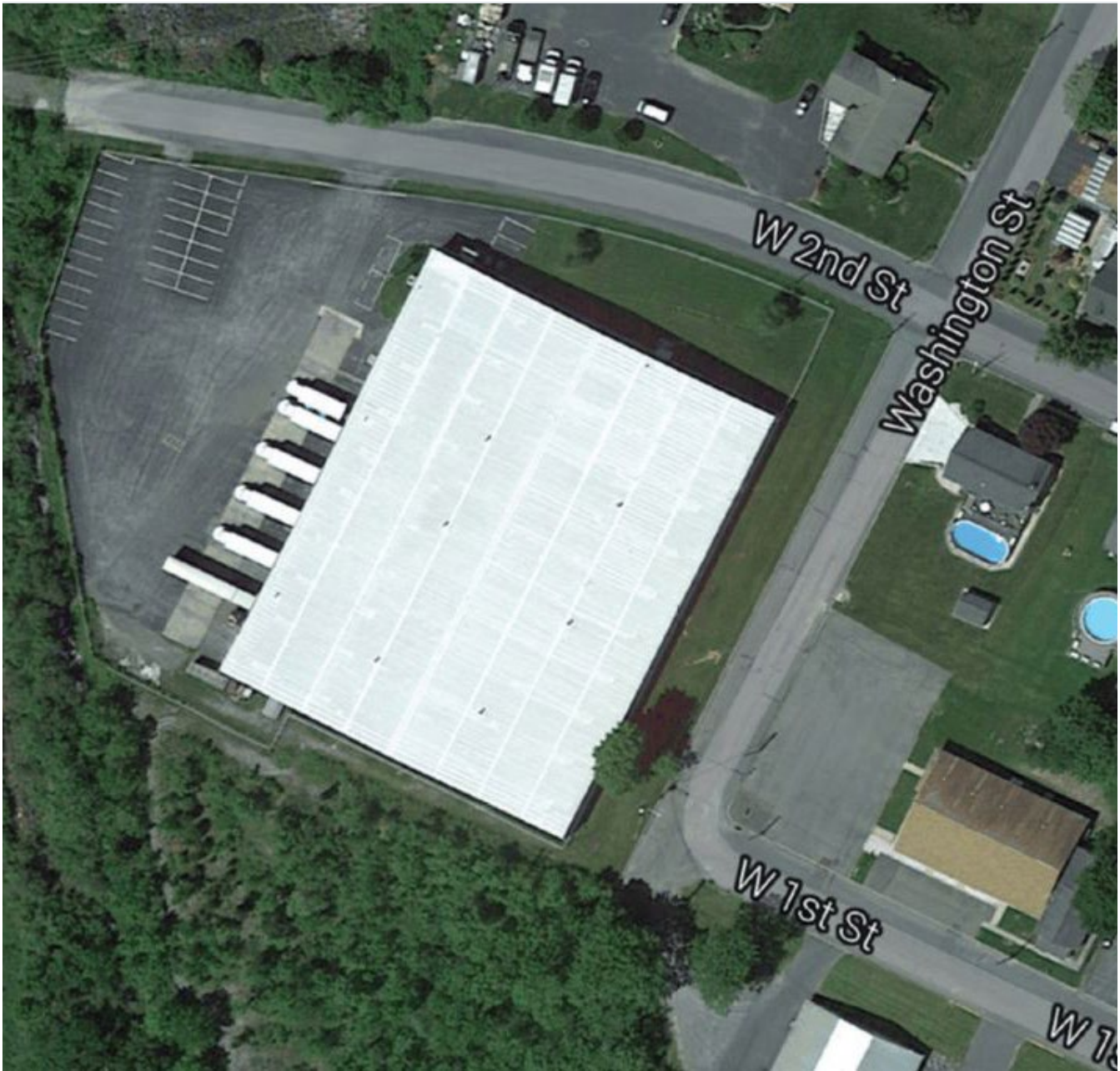
NAI Summit

1620 Pond Rd, Suite 150
Allentown PA 18104

610.264.0200 | naisummit.com

50,000 SF BUILDING **FENCED PROPERTY**

Aerial Building Photo



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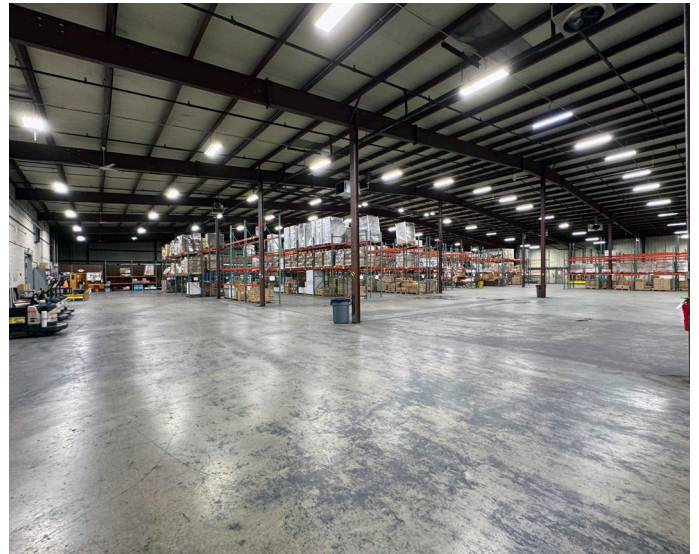
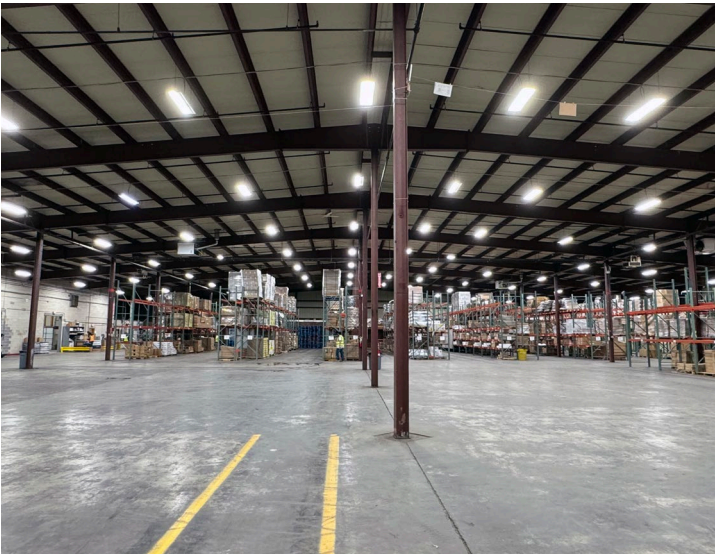
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61 W 2ND STREET WIND GAP, PA



Area Overview

Located less than a mile from Route 33 providing easy access to Routes 512, 22, 209, and I-78

Area amenities include Wind Gap Plaza shopping mall with a gym, banking, retailers, restaurants, and pharmacies

AREA DEMOGRAPHICS

Key Facts	1 Mile	3 Miles	5 Miles
Population	3,551	10,434	27,745
Median Age	44.7	44.7	45.6
Average HH Income	\$83,676	\$94,662	\$102,588
Total Businesses	168	365	742
Total Employees	1,355	2,783	7,462

TRAFFIC COUNTS

Street	Distance	Cross-Street	Year	Count
Broadway	0.16	6th St	2021	15,042
Route 512	0.45	S Broadway	2017	8,205