



600 Brighton St

Fountain Hill, Pennsylvania 18015

Property Highlights

- Features the potential for a rail spur activation with Norfolk Southern
- Outdoor Storage & Trailer Parking Opportunities
- Suitable for manufacturing, distribution, or warehouse operations.

Property Overview

64,902 SF Warehouse space with seven (7) dock doors, column spacing 30'x50', ceiling height 20', includes a 5,000 SF heated truck repair shop with five (5) drive-in doors. Zoned Heavy Industrial.

Offering Summary

Lease Rate:	Negotiable
Building Size:	228,510 SF
Available SF:	64,902 SF
Lot Size:	14.5 Acres

For More Information

Michael Adams, SIOR

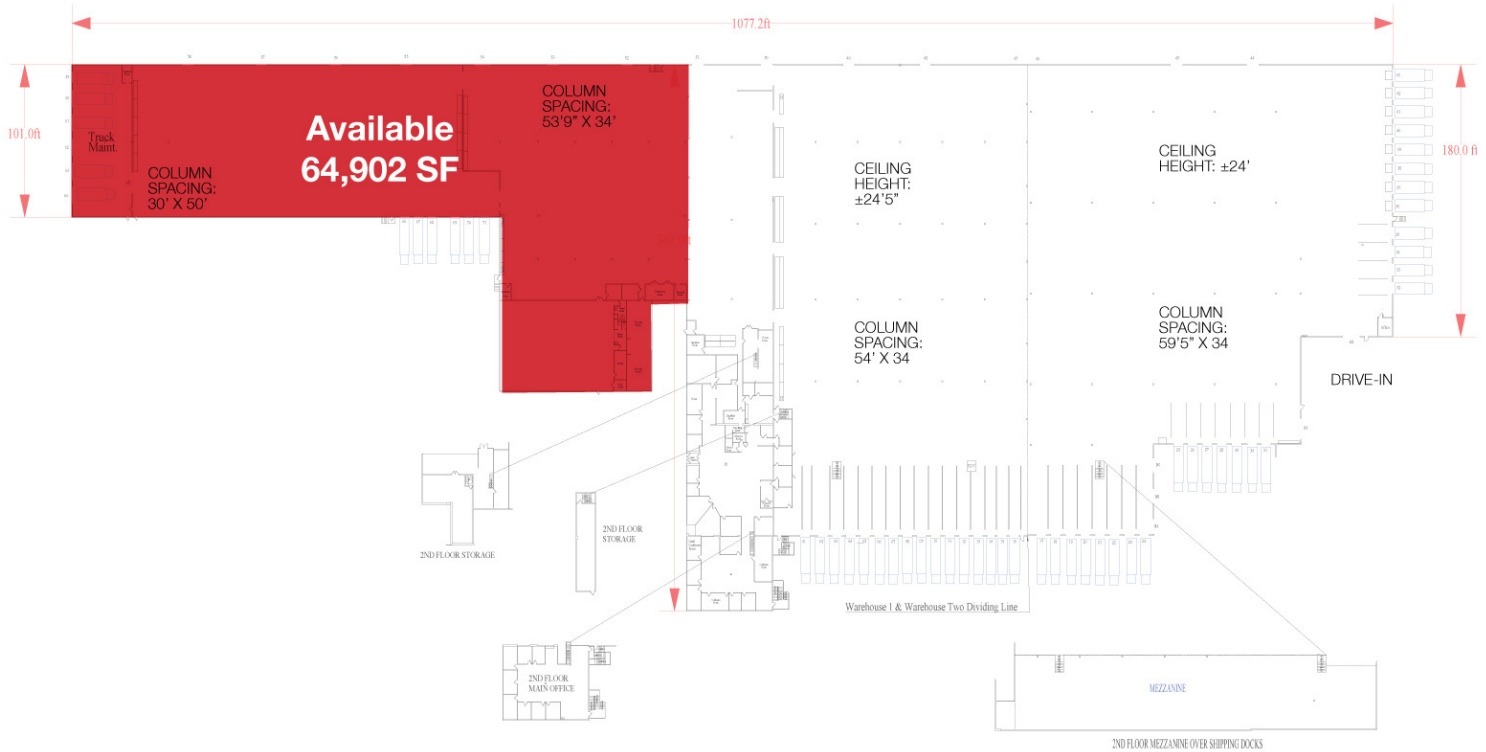
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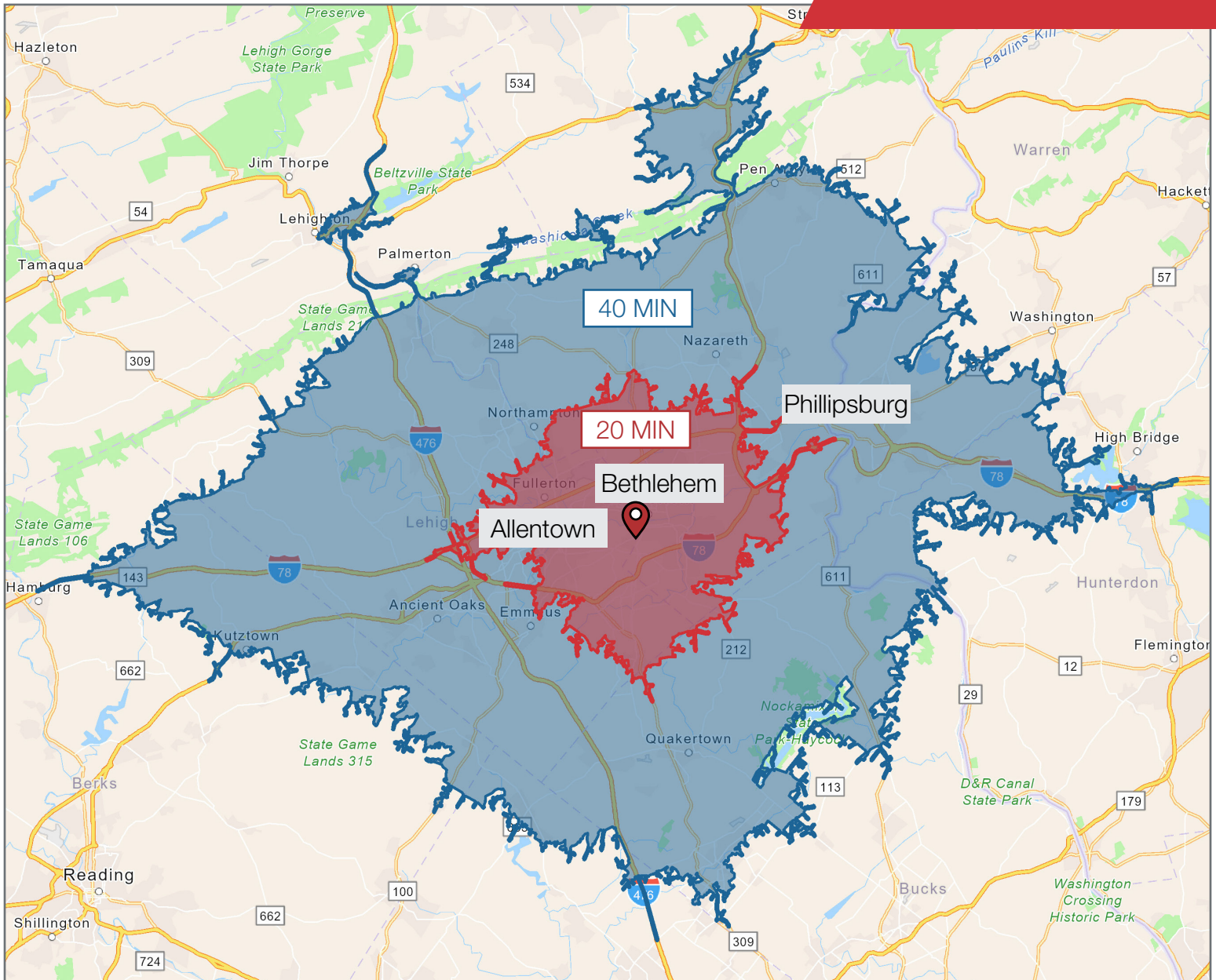
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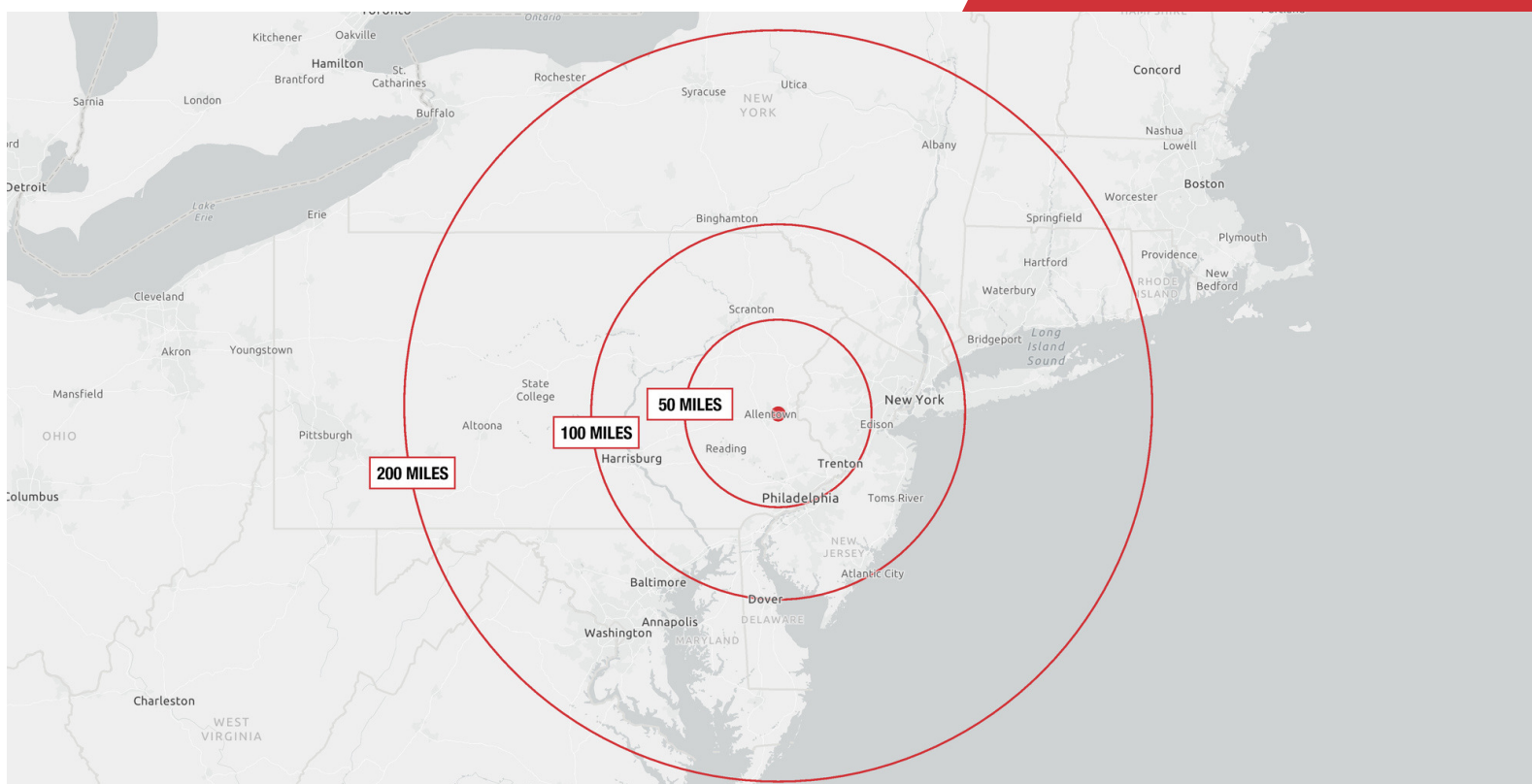




KEY FACTS	20 MIN DRIVE TIME	40 MIN DRIVE TIME
Total Population	341,268	860,371
Total Businesses	12,103	29,750
Total Employees	175,044	401,849
Median Age	39.1	42.1

700+

Manufacturers with
Lehigh Valley Facilities



Column 1

Time

Miles

Philadelphia, PA	+/- 1.5 hrs	58 miles
New York City, NY	+/- 1.5 hrs	85 miles
Baltimore, MD	+/- 3 hrs	144 miles
Washington, DC	+/- 3.5 hrs	182 miles
Boston, MA	+/- 5.5 hrs	322 miles

Location Advantages

- Ideally located directly off Route 378, providing excellent logistical connectivity to Routes 22, 309 & 78
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

About NAI Summit

NAI Summit is the greater Lehigh Valley's largest, locally owned, full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

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