



# 3262 SCHOENECK ROAD

MACUNGIE, PA

## 13.4 ACRES FOR SALE

**INDUSTRIAL & MANUFACTURING**



# 3262 SCHOENECK ROAD

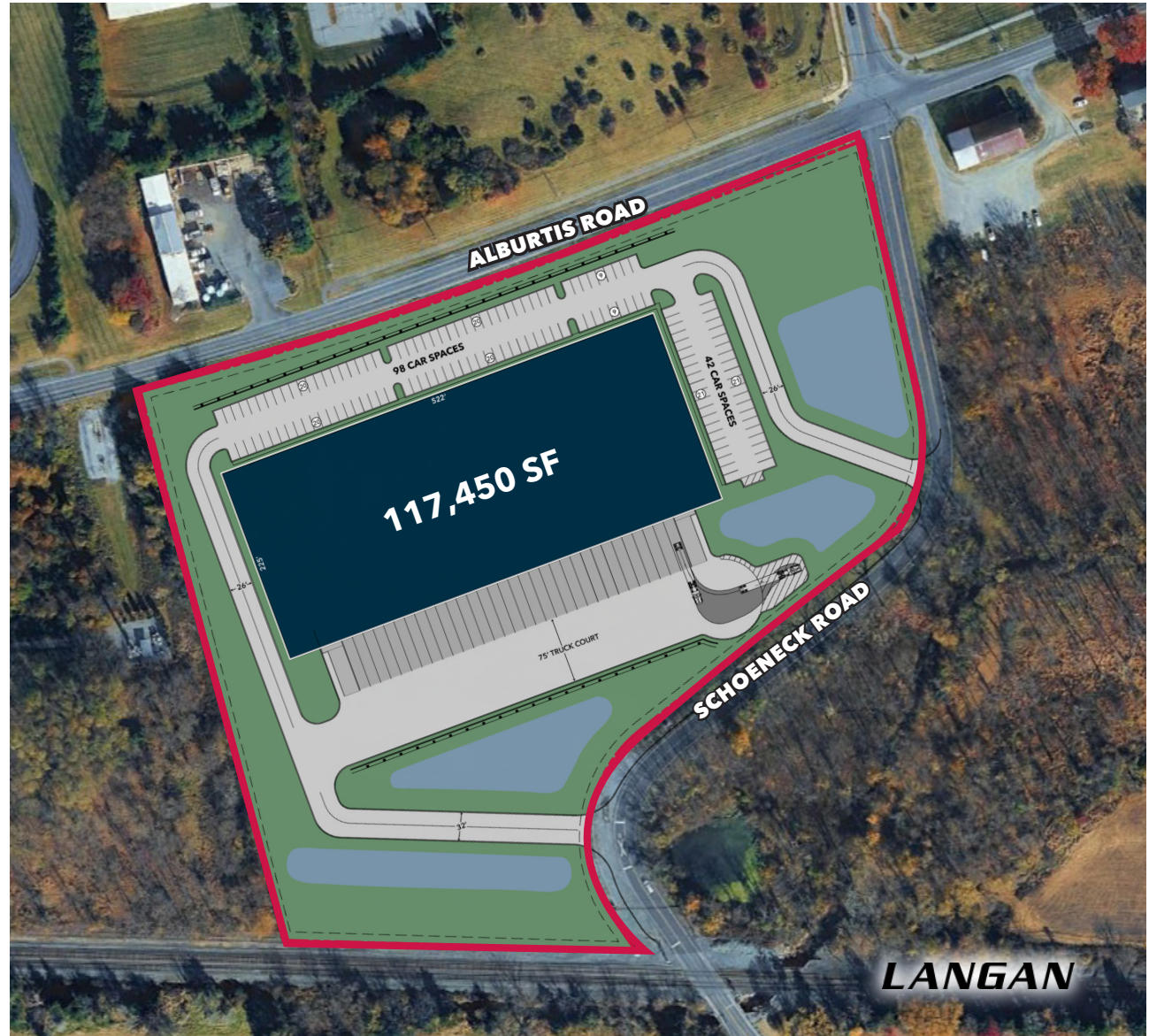
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## CONCEPTUAL PLAN

|                      |  |
|----------------------|--|
| TOTAL BUILDING SIZE: | 117,450 SF                             |
| CLEAR HEIGHT:        | Up to 50'<br>Building Height Permitted |
| DOCK DOORS:          | Proposed 26                            |
| DRIVE-IN DOORS:      | Two (2)                                |
| CAR PARKING:         | 140 spaces                             |



## ZONED I-INDUSTRIAL PERMITS:

- Manufacturing
- Data Center
- Self Storage
- Recycling & Solid Waste Facilities
- Vehicle Repair
- General Construction Operations
- Medical Marijuana Growing / Processing
- Recreational Uses

NOTE: Conceptual plan for illustrative purposes only. Site can be designed to suit. Conceptual Plan By Langan Engineering.

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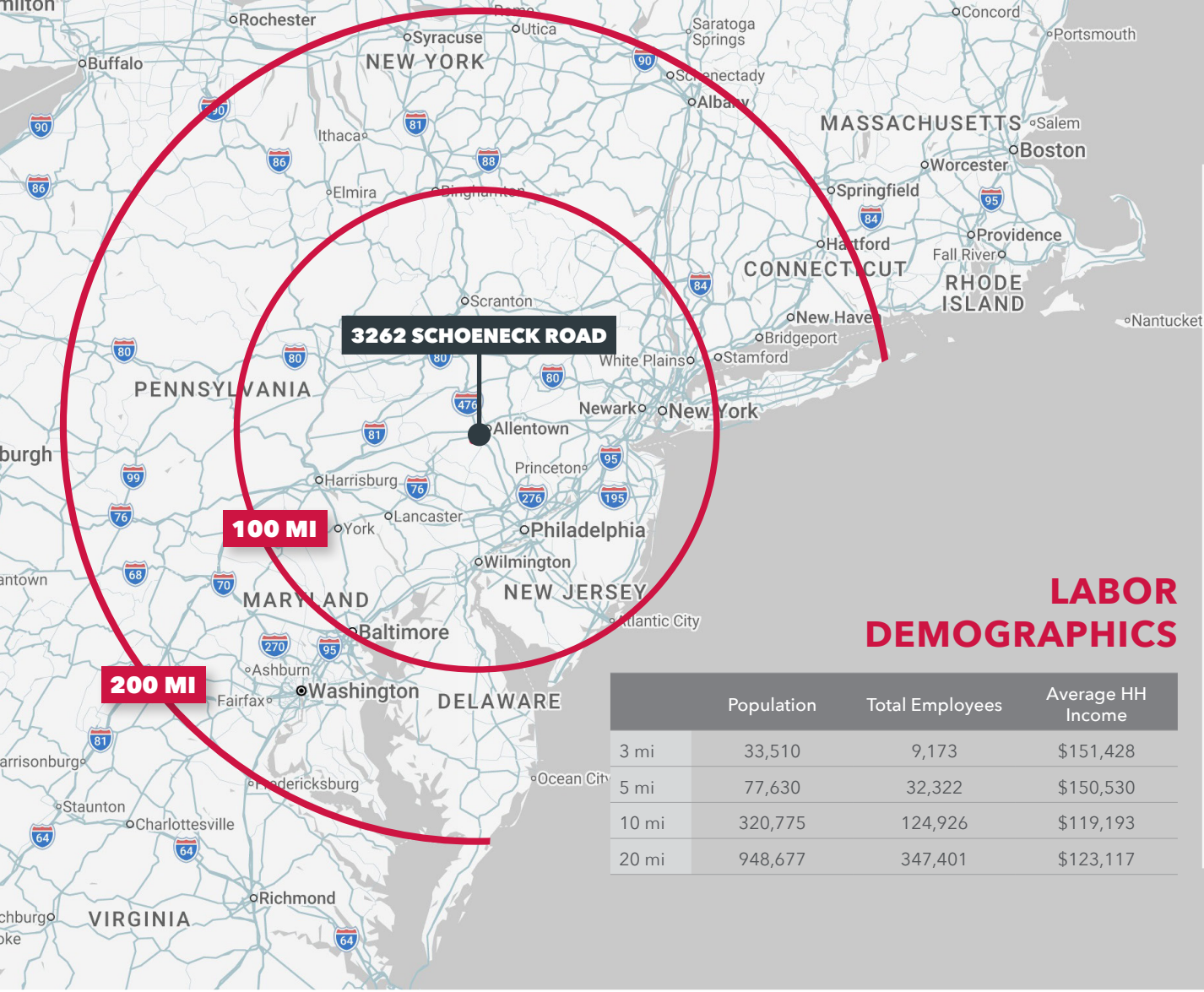
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## INDUSTRIAL NEIGHBORS

1. J.P. Express
2. Cooper Tire & Johnstone Supply
3. Millwood & BMS
4. Pratt
5. Sharp
6. Silgan
7. Tagg Logistics
8. UPS
9. Pratt
10. Mack Trucks
11. Mack Trucks - Lehigh Valley Operations
12. Uline
13. Sunopta Foods
14. Knoll Distribution Center
15. Ryder Logistics
16. Celestica
17. East Penn Manufacturing
18. Westport Axle & Boston Beer Co.





**3262 SCHOENECK ROAD**

**100 MI**

**200 MI**

## LABOR DEMOGRAPHICS

|       | Population | Total Employees | Average HH Income |
|-------|------------|-----------------|-------------------|
| 3 mi  | 33,510     | 9,173           | \$151,428         |
| 5 mi  | 77,630     | 32,322          | \$150,530         |
| 10 mi | 320,775    | 124,926         | \$119,193         |
| 20 mi | 948,677    | 347,401         | \$123,117         |

## DRIVE TIMES

| CITY             | MILES | MINUTES |
|------------------|-------|---------|
| Allentown, PA    | 10    | 27      |
| Philadelphia, PA | 56    | 74      |
| Wilkes-Barre, PA | 66    | 75      |
| Wilmington, DE   | 66    | 105     |
| Harrisburg, PA   | 78    | 83      |
| New York, NY     | 101   | 114     |

| PARCEL FACILITIES       | MILES | MINUTES |
|-------------------------|-------|---------|
| FedEx - Breinigsville   | 5     | 11      |
| FedEx Hub - Northampton | 21    | 36      |
| USPS - Bethlehem        | 25    | 35      |
| UPS Hub - Easton        | 28    | 39      |
| UPS - Bethlehem         | 30    | 42      |

| INTERMODEL                 | MILES | MINUTES |
|----------------------------|-------|---------|
| Norfolk Southern Bethlehem | 22    | 31      |

| PORTS                | MILES | MINUTES |
|----------------------|-------|---------|
| Port of Philadelphia | 60    | 83      |
| Ports of NY/NJ       | 98    | 106     |
| Port of Baltimore    | 131   | 147     |

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