



Edgewood Avenue & Bushkill Drive

Easton, Northampton County, PA

Property Features

- Four (4) office, flex, and light industrial buildings with $\pm 94,000$ SF space for lease on 8.9 acres
- Exclusive occupancy opportunity
- Well-maintained and ready for office or light industrial
- 12' ceilings, open floor plans, and sprinklers throughout
- One (1) loading dock with direct access to freight elevator
- One (1) passenger elevator that services two adjacent buildings
- Parking on-site
- Easy access to Routes 33, 22, and 611
- **Lease Rate: \$6.00/SF NNN**



For more information:

Matt Sprung

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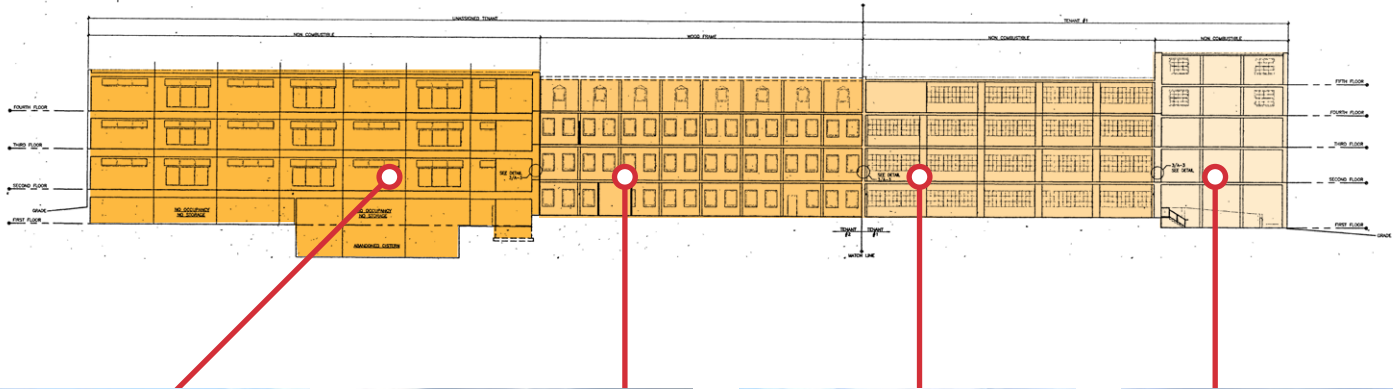
NAI Summit

1620 Pond Rd, Suite 150

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WELL-MAINTAINED OPEN FLOOR PLANS



Building 10



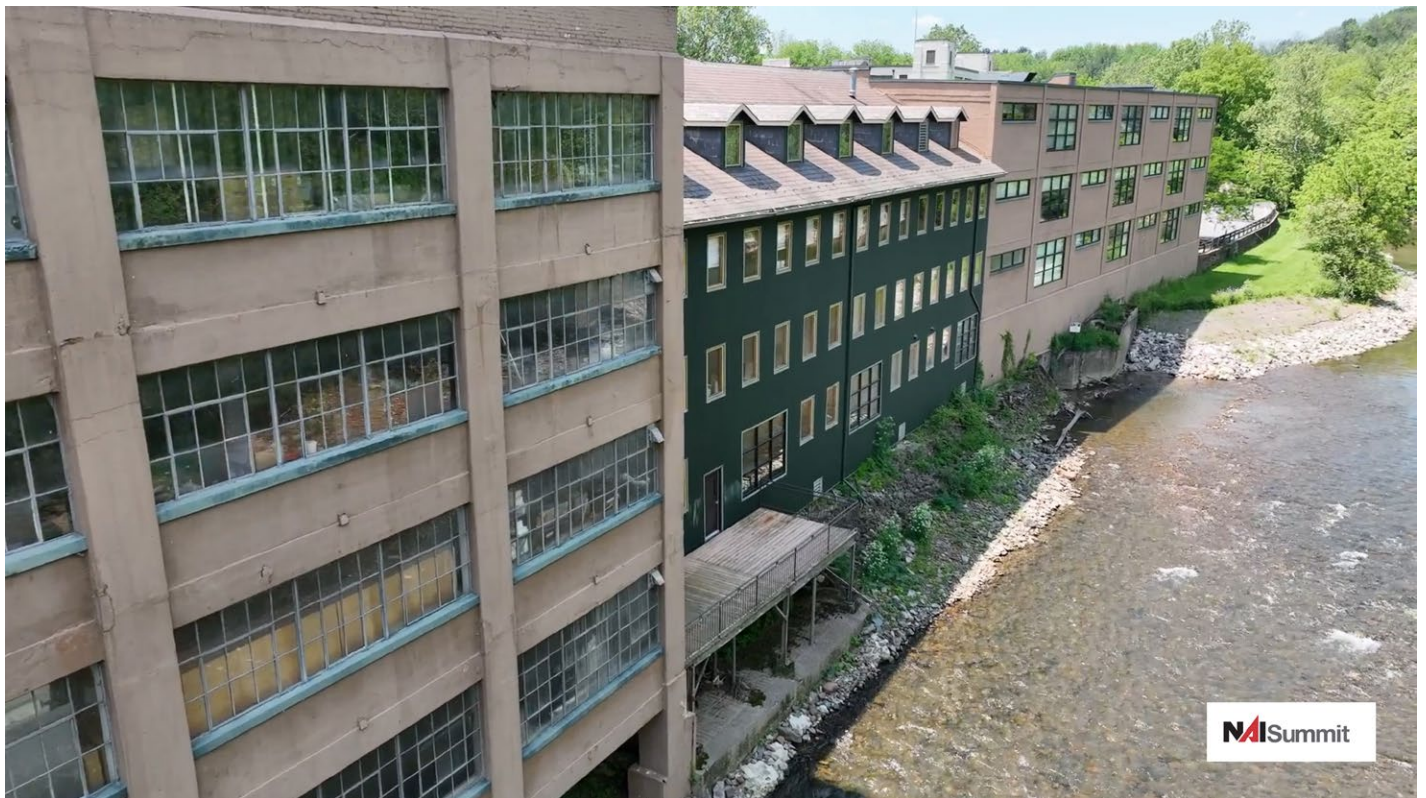
Building 3



Building 2



Building 1A



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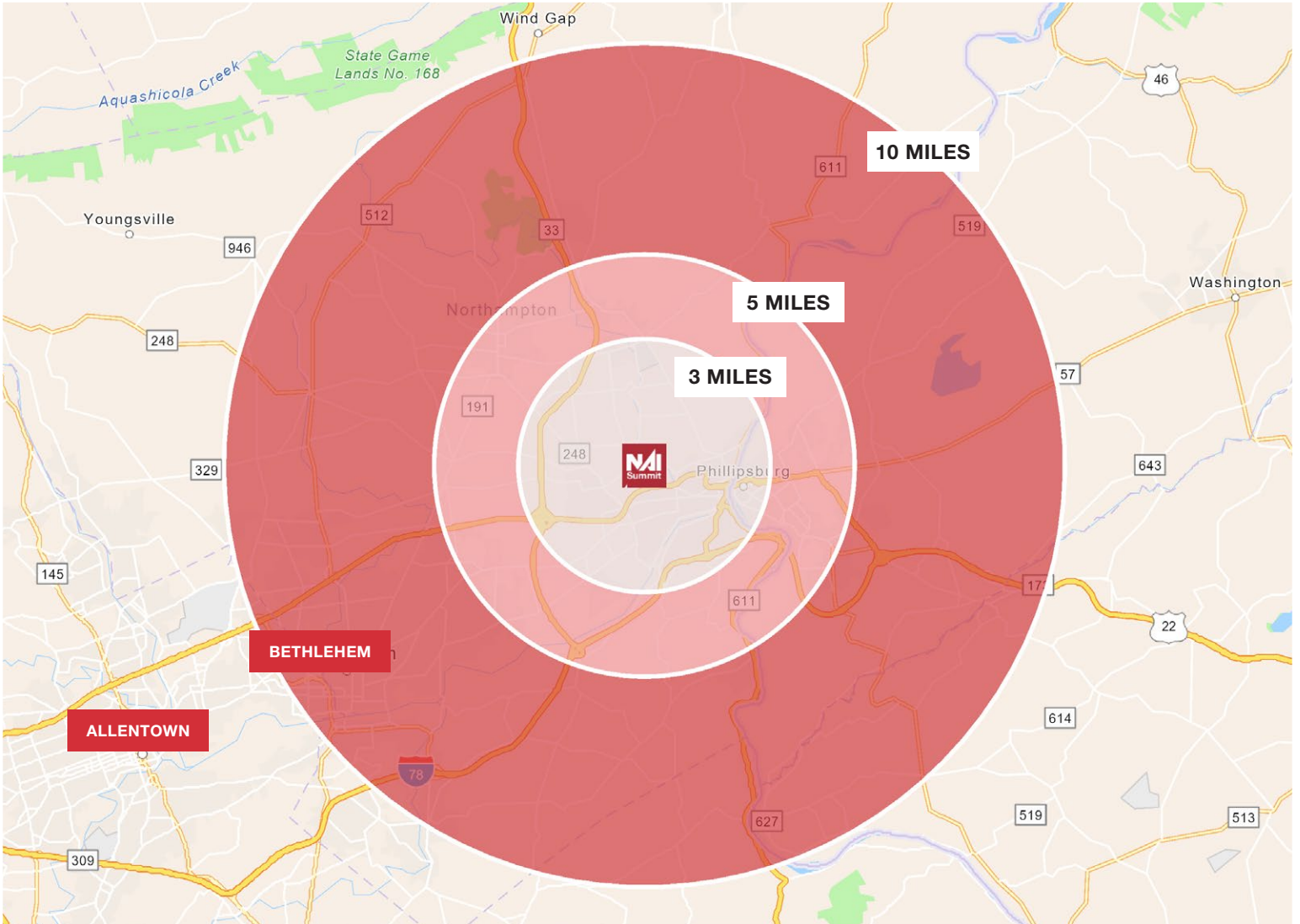
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REGIONAL MAP



AREA DEMOGRAPHICS



Key Facts	0-3 Miles	3-5 Miles	5-10 Miles
Population	84,552	52,453	161,015
Households	32,082	20,888	62,873
Businesses	2,758	1,674	5,341