

FOR SALE

6671 SILVER CREST ROAD, BATH, PA

Land



4.83 Acres
Proposed 48,000 S.F.
Public Water & Sewer
U.S. Route 22 within 6
minutes

PROPERTY CHARACTERISTICS

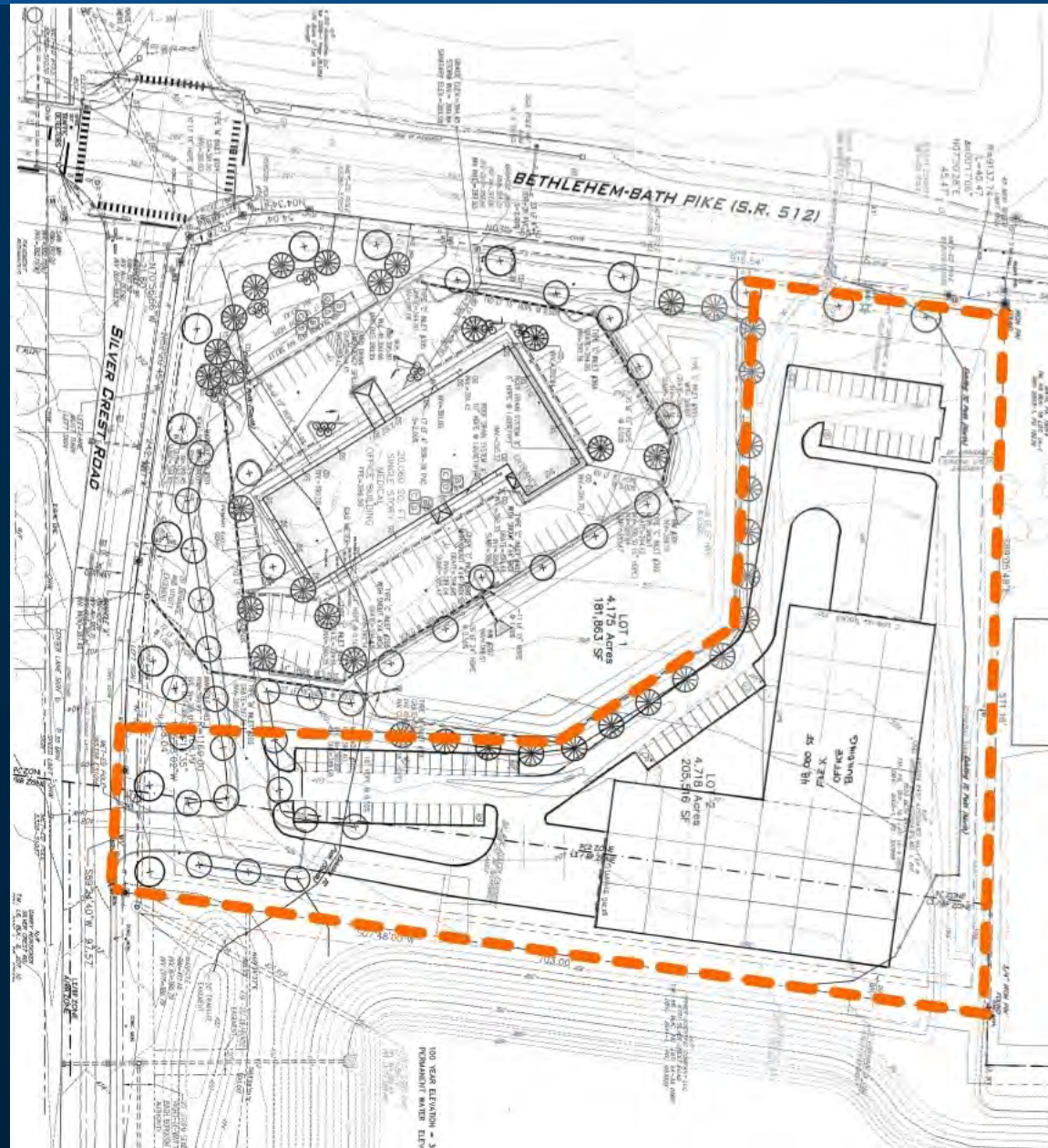
BUILDING SIZE 48,000 S.F.—PROPOSED/CONCEPT NO APPROVALS TO BUILD

LOT SIZE 4.83 ACRES

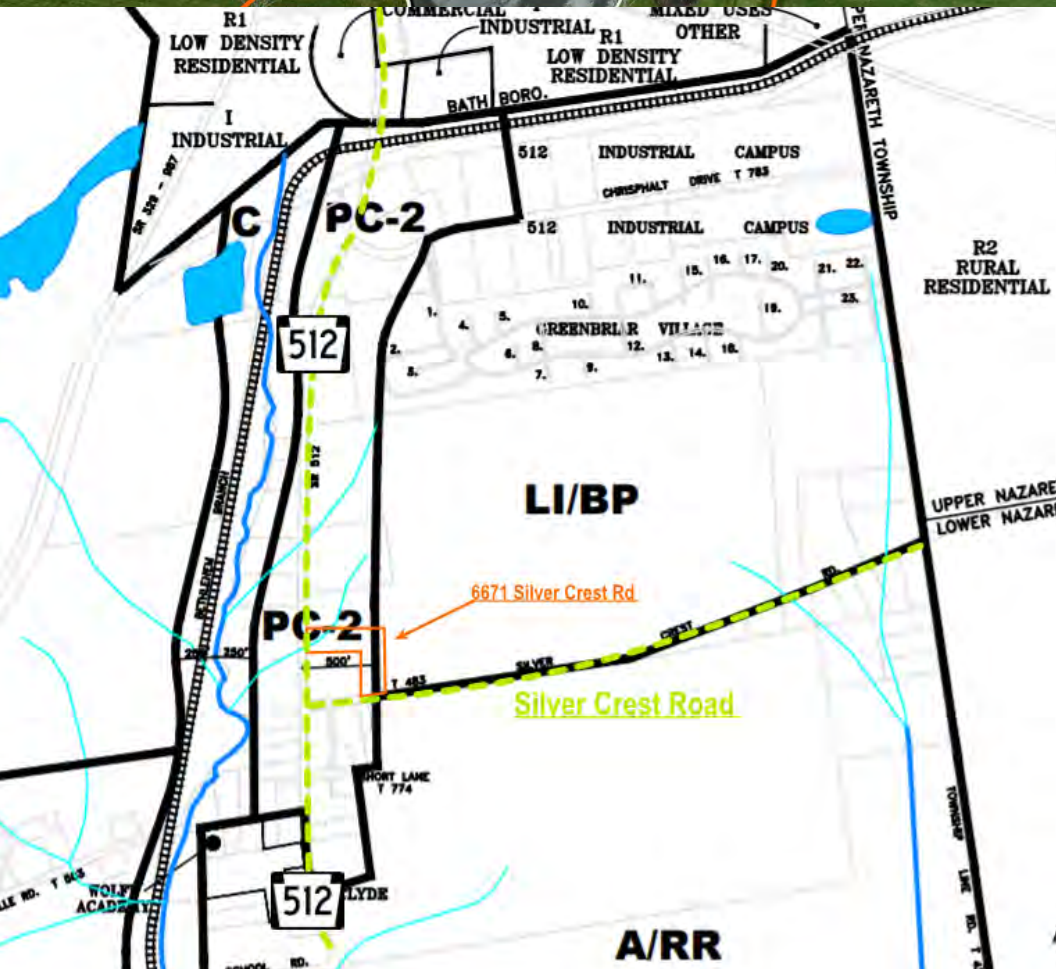
UTILITIES PUBLIC WATER, PUBLIC SEWER, UTILITY NATURAL GAS, 3-PHASE ELECTRIC

ACCESS SILVER CREST RD LOCATED WITHIN 4 MILES OF U.S. ROUTE 22

The drawing shows a test fit of a 48,000 square foot facility. The layout of the building could be modified since it is a conceptual drawing.



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MUNICIPALITY

EAST ALLEN TOWNSHIP

NORTHAMPTON COUNTY

ZONING

PC-2—PLANNED COMICIAL DISTRICT

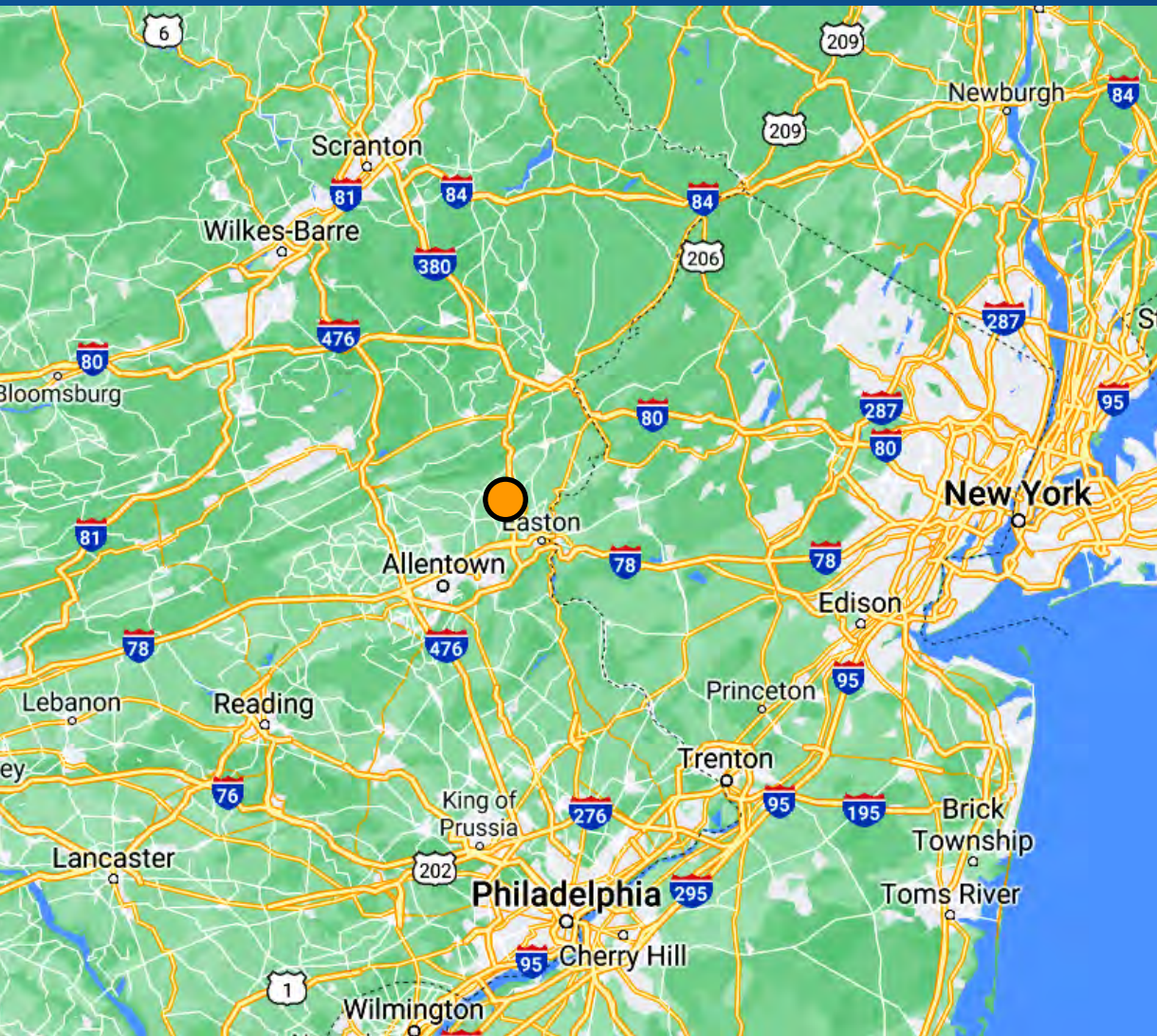
LI/BP— LIGHT INDUSTRIAL BUSINESS PARK

Approximately 25% of the 4.8 acre lot is located in LI/BP zoning District, and approximately 75% of the lot is in PC-2 zoning district.

PC-2—Uses Permitted By Right—General agriculture, not including animal husbandry, auto/boat/recreational vehicle sales, auto gas station, auto service station, bakery, bank/savings and loan, bulk/photo processing, bus station/terminal, Business machine sales/service, forestry, greenhouse/nursery, indoor recreation, membership club, mixed uses in an existing building, office, personal services, printing, professional office/services, research/engineering/testing laboratories, restaurant, retail store, tavern, taxi terminal/station, antennas mounted on an existing public utility transmission tower, building or other structure, including existing communication towers, and communication equipment buildings, nightclub, funeral home

LI/BP—Uses Permitted By Right- General agriculture, not including animal husbandry or greenhouses, light assembly of premanufactured components, bakery, bank/Savings and loan, bulk photo processing, Business machine sales/service, ceramic products industry, commercial/industrial machinery sales/service, construction company, forestry, fuel oil company, furniture manufacturing, lumber yard, metal processing/fabrication, millwork and other wood products, plastic and rubber processing and fabrication (if no odors), medical clinic, motor freight terminal, office, printing, professional office/services, research, engineering or testing laboratories, sawmill/planning mill, scientific/electronic instruments, textile/garment industry, wholesale trade, funeral home, commercial outdoor recreation

6671 Silver Crest Rd



PF WEISS REALTY, LLC
2904 Old Nazareth Road
Easton, PA 18045
+1 610 349 6257
Licensed Real Estate Broker

PAUL F WEISS
President
+1 610 349 6257
pfweiss@pfweissrealty.com
Licensed: PA