



121 NESTLE WAY

BREINIGSVILLE, PA

82,167 SF FOR SALE OR LEASE

APPROVED CLASS A WAREHOUSE



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PROPERTY OVERVIEW

TOTAL BUILDING SIZE:	82,167 SF
CLEAR HEIGHT:	UP TO 40'
OFFICE:	Build to suit
DOCK DOORS:	UP TO 17
DRIVE-INS:	2
SPRINKLER SYSTEM:	ESFR
LIGHTING:	LED
GAS & SEWER:	Public
CAR PARKING:	57 spaces
TRUCK PARKING:	6 spaces



KEY HIGHLIGHTS

- Core Lehigh Valley location less than 1.25 miles from I-78/Route 100 Interchange
- Major UPS, FedEx & USPS parcel hubs located less than 20 minutes drive
- Zoning permits warehousing, self storage, and manufacturing

121 NESTLE WAY

BREINIGSVILLE, PA

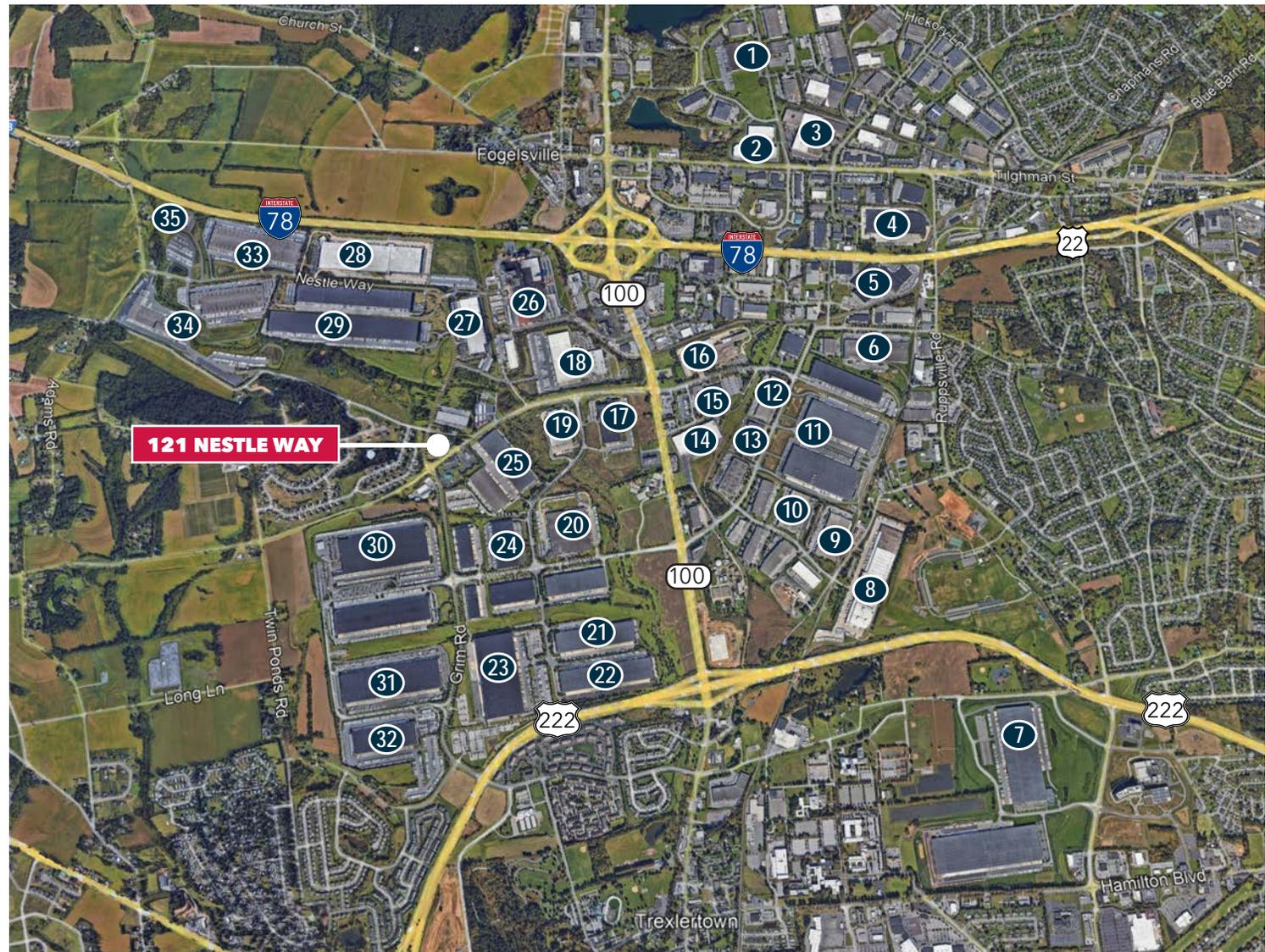
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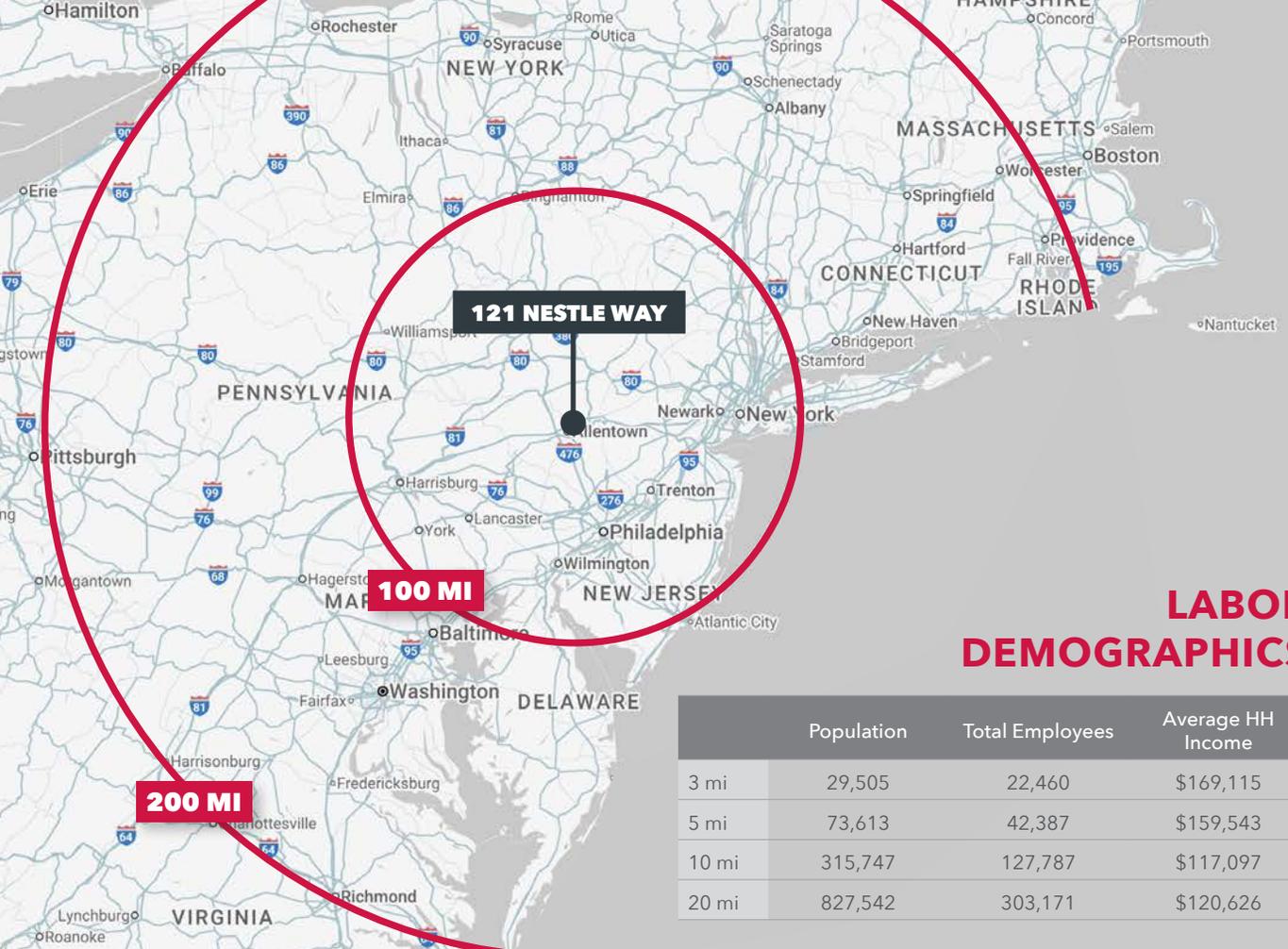
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INDUSTRIAL NEIGHBORS

There is more than 42M square feet of industrial facilities within a 5 mile radius

1. Americold
2. Geodis
3. Americold
4. Allen Distribution
5. Carpenter
6. Amcor
7. Uline
8. Lineage
9. Behr
10. Amcor Rigid Plastics
11. Keurig DrPepper
12. Sharp Corporation
13. Owens & Minor
14. Niagra Bottling
15. Thermo Fisher Scientific
16. Coca-Cola Lehigh Valley Syrup
17. Ocean Spray
18. Nestle Water
19. Bimbo Bakeries
20. Bridgestone
21. Geodis
22. Amazon
23. Amazon
24. Coca-Cola
25. B. Braun
26. Sam Adams
27. Blue Triton
28. Nestle
29. DSC Logistics
30. Wakefern
31. FedEx
32. Home Depot
33. Home Depot
34. NFI
35. Olympus





DRIVE TIMES

CITY	MILES	MINUTES
Allentown, PA	14	18
Philadelphia, PA	59	66
Wilkes-Barre, PA	61	65
Harrisburg, PA	74	76
Wilmington, DE	76	77
New York, NY	99	104

PARCEL FACILITIES	MILES	MINUTES
FedEx - Breinigsville	4	10
FedEx Hub - Northampton	14	21
UPS - Bethlehem	17	23
USPS - Bethlehem	17	23
UPS Hub - Easton	27	32

INTERMODEL	MILES	MINUTES
Norfolk Southern Bethlehem	20	25

PORTS	MILES	MINUTES
Port of Philadelphia	64	74
Ports of NY/NJ	90	101
Port of Baltimore	135	146

LABOR DEMOGRAPHICS

	Population	Total Employees	Average HH Income
3 mi	29,505	22,460	\$169,115
5 mi	73,613	42,387	\$159,543
10 mi	315,747	127,787	\$117,097
20 mi	827,542	303,171	\$120,626

LEE FITTIPALDI

lfittipaldi@lee-associates.com
610.215.2320

KIM JACOBSEN

kjacobsen@lee-associates.com
610.400.0501

SELWYN SIMPSON

ssimpson@lee-associates.com
610.947.1952

EVAN JACOBSEN

ejacobsen@lee-associates.com
610.982.8706



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Lee & Associates of Eastern Pennsylvania LLC

610 W. Germantown Pike, Suite 160, Plymouth Meeting, PA 19462 USA | (610) 400.0499 | lee-associates.com/easternpa