



BUSHKILL INDUSTRIAL PARK

Lease, Sale or BTS | 85 Miles to Port Newark | 50' Height | 3 Buildings | Proven Market | FTZ



Bushkill Industrial Park – 454 Male Road

Parcel	Square Footage	Acreage	Proposed Bldg. Dimensions	Height Limitation	FF	Car	Trailer	Docks
Lot 1	32,400	7.9	180' x 180'	50'	723'	68	-	11
Lot 2	216,000	13.3	600' x 360'	50'	735'	154	39	32
Lot 3	180,250	14.3	515' x 350'	50'	730'	124	24	30
	428,650	35.48						

For More Info, Contact:
 Eric Fishkin – Greystone Capital
 (O) 610.332.3300 | (C) 301.302.6648 | efishkin@greystonecap.net

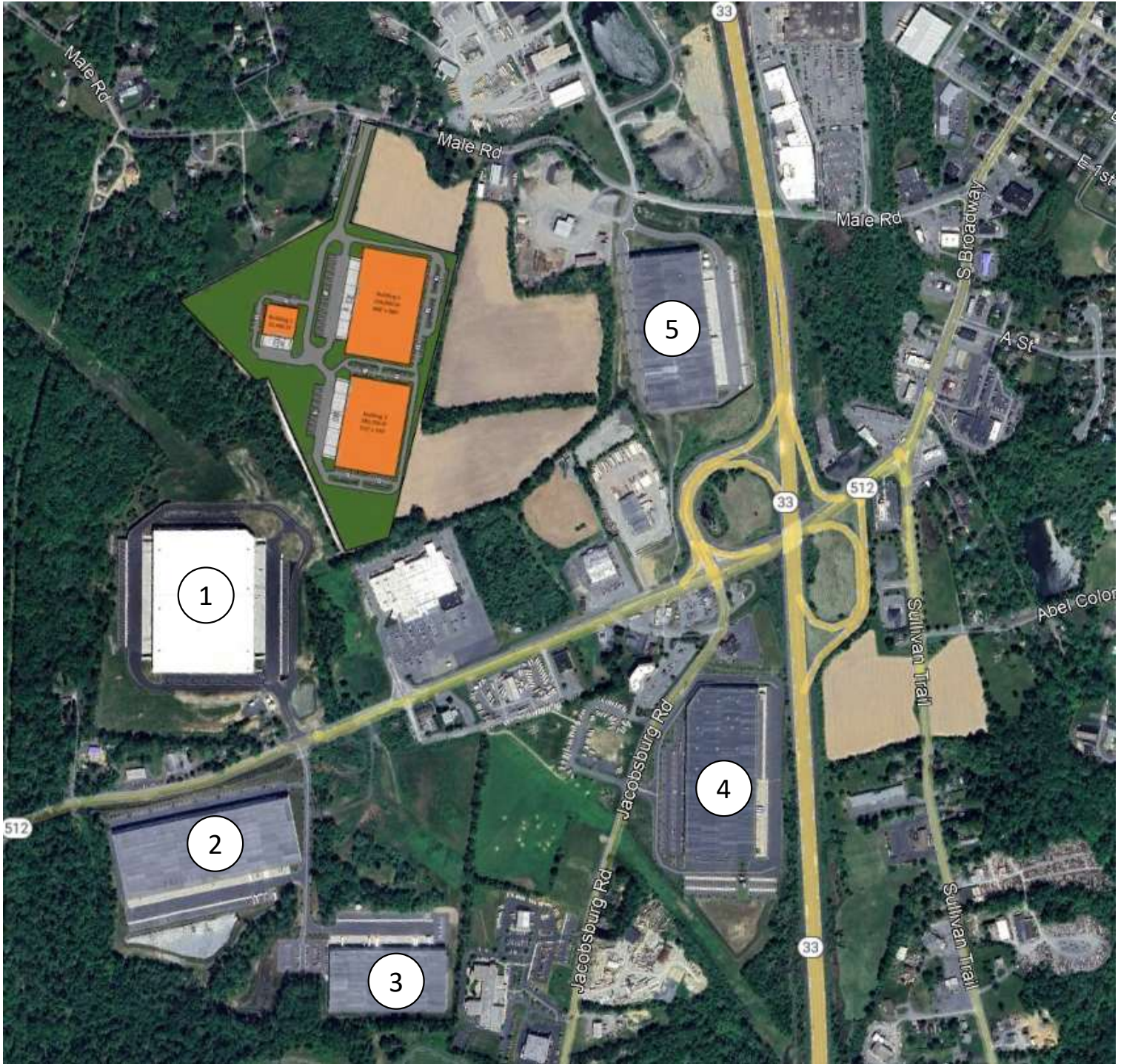




For More Info, Contact:
Eric Fishkin – Greystone Capital
(O) 610.332.3300 | (C) 301.302.6648 | efishkin@greystonecap.net



Wind Gap Market



1	Iron Mountain	3	Main Freight	5	Conri Services
2	Iron Mountain / Conri Services	4	CJ Logistics		

For More Info, Contact:
 Eric Fishkin – Greystone Capital
 (O) 610.332.3300 | (C) 301.302.6648 | efishkin@greystonecap.net



Connectivity



Drive Times & Distances

New York City: 91 miles | 85 min
 Philadelphia: 85 Miles | 80 min
 Baltimore: 171 Miles | 2 hours 40 min
 Boston: 292 miles | 4 hours 40 min

Port of NY/NJ: 85 miles | 85 min
 Port of Philadelphia: 85 miles | 90 min
 Port of Baltimore: 175 miles | 2 hours 40 min

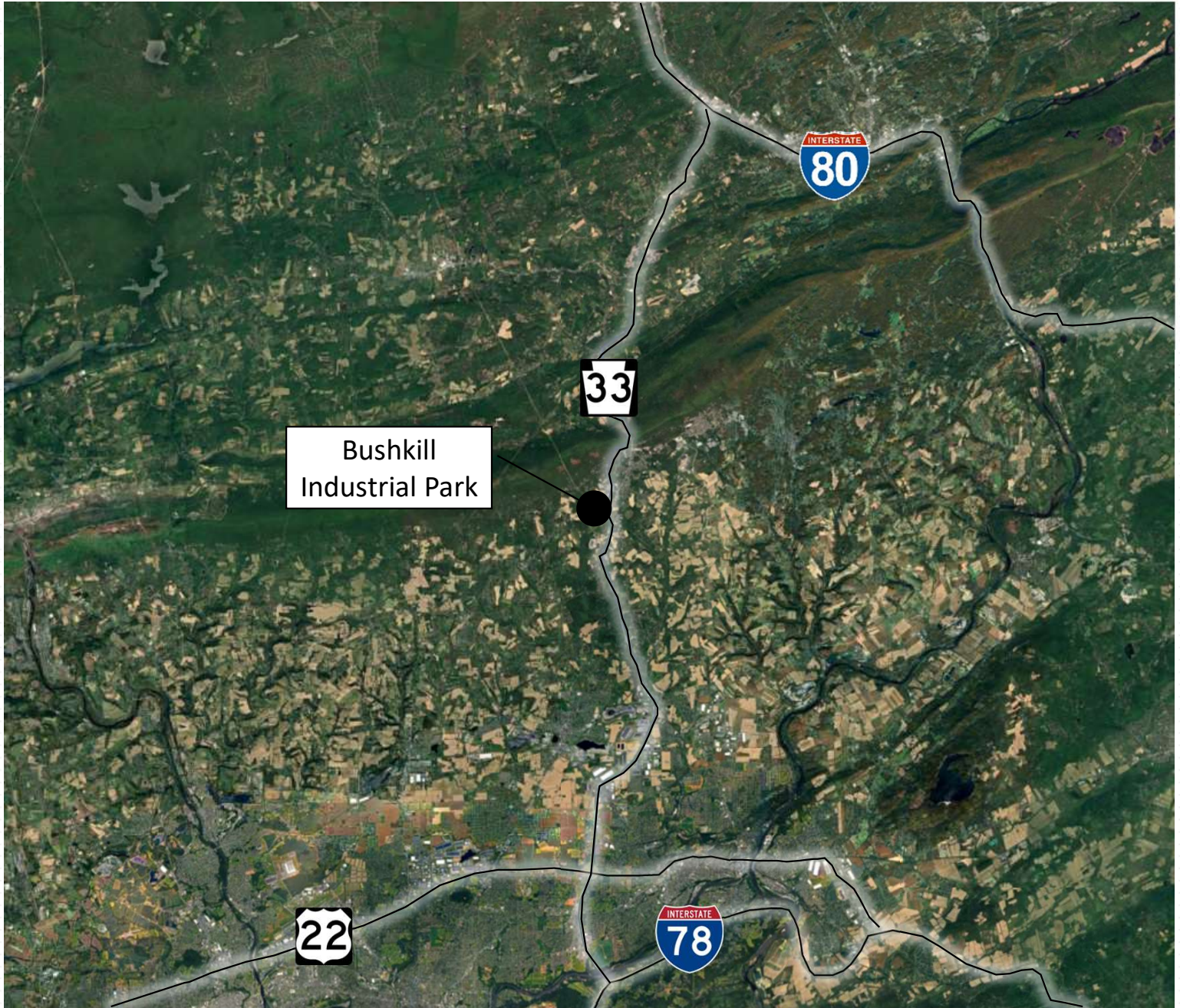
Lehigh Valley Int: 21 miles | 22 min
 Newark Liberty Int: 81 miles | 75 min
 JFK Int: 102 miles | 110 min


Port Newark Container Terminal Drive Times

<u>Park</u>	<u>Location</u>	<u>Distance from Port Newark</u>
International Trade Center	Budd Lake, NJ	45
Bridge 78	Phillipsburg, NJ	60.5
River Pointe Commerce Park	Mount Bethel, PA	67.7
Hanoverville Road	Bethlehem, PA	73.1
LVIP VII	Bethlehem, PA	73.2
Chrin Commerce Center	Easton, PA	75.9
Howertown Road	Northampton, PA	79.8
Willowbrook Road	Northampton, PA	81.5
Bushkill Industrial Park	Wind Gap, PA	85
Corporate Center Drive West	Tobyhanna, PA	91.1
Industrial Boulevard	Bethlehem, PA	91.3
West Hills Business Center	Kutztown, PA	93.7
Covington Industrial Park	Gouldsboro, PA	103
Logistics Drive	Shoemakersville, PA	112
Crestwood Industrial Park	Mountain Top, PA	119
Valley View Business Park	Olyphant, PA	122
Hanover Ridge Trade Center	Wilkes-Barre, PA	126
Centerpoint East	Pittston, PA	127
Central Boulevard	Myerstown, PA	129
Humbolt Industrial Park	Hazleton, PA	132
Bordnersville Road	Jonestown, PA	138



Connectivity Cont.



	13 Miles 14 Minutes
	1 Miles 4 Minutes
	16 Miles 16 Minutes
	15 Miles 18 Minutes

Wind Gap, Pennsylvania

Eric Fishkin – Developer's Representative

Greystone Capital

O: (610) 332 3300

C: (301) 302 6648

efishkin@greystonecap.net

Ongoing Industrial Projects



Easton, PA | 500,000 SF Flex | Under Construction



Wind Gap, PA | 430,000 SF | Final Approvals June 25'



Whitehall, PA | 689,000 SF | Final Approvals March 25'



Existing 16,000 SF / 10 Acre Equipment Repair Facility

Whitehall, PA | 151,200 SF | Final Approvals March 25'