



24,500 S.F.
TEMPERATURE
CONTROLLED
ENVIRONMENT



3.75 ACRES
WAREHOUSE
EXPANDABLE
+10,000 SQ FT

UP TO 1 ACRE
OUTSIDE STORAGE



UTILITIES
WATER, SEWER & GAS
PUBLIC

3-PHASE / 1200 AMPS
208 VOLTS



AVAILABLE FOR LEASE

5275

**W COPLAY RD
WHITEHALL, PA**

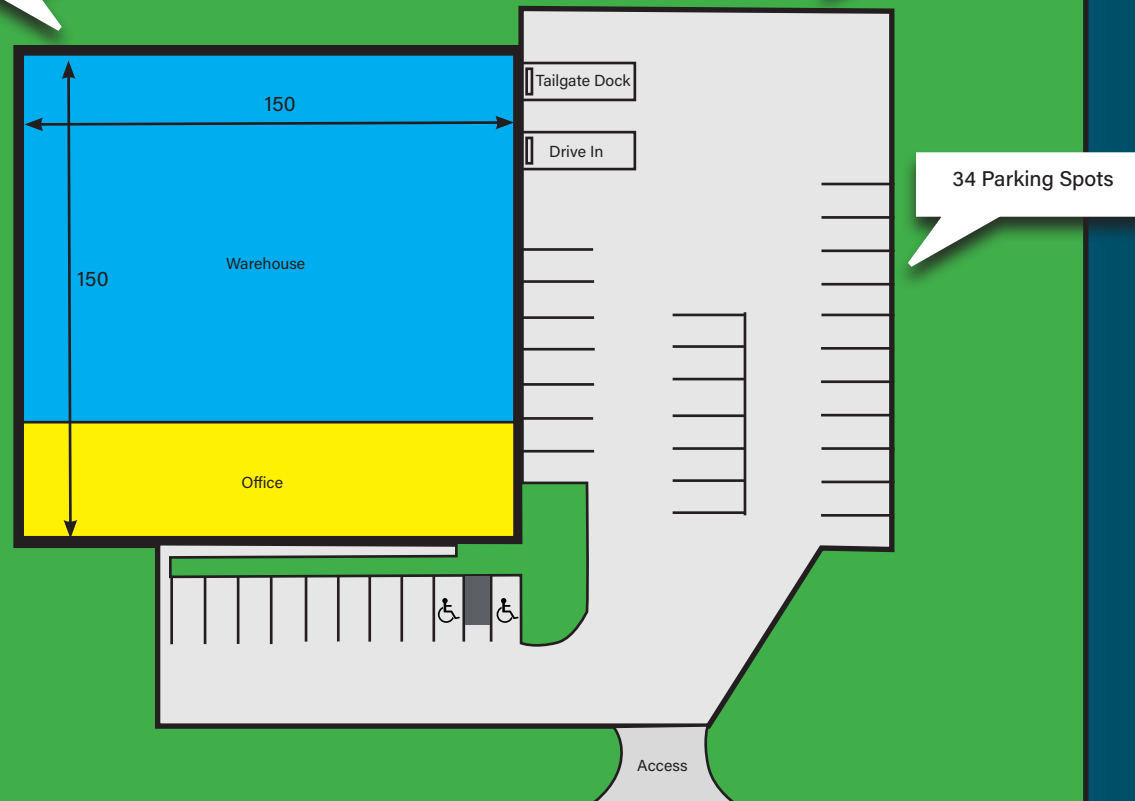




5275 W COPLAY RD WHITEHALL, PA

Expandable
Warehouse

Expandable Outside
Storage



W Coplay Road



ZONING DISTRICT
INDUSTRIAL
OS-2



LABOR FORCE
LEHIGH VALLEY
360,000
WITHIN 1 HOUR COMMUTE
1.8 MILLION

**Nearly 37,000 people are
employed in manufacturing**

**More than 700 manufacturers
collectively produce an output
of \$9 billion annually**

**Lehigh Valley's diverse man-
ufacturing economy, among
the Top 15% of manufacturing
regions in the U.S. based on
Gross Domestic Product
(GDP).**

PROPERTY INFORMATION

SQUARE FEET	24,500 SQ FT - TEMPERATURE CONTROLLED WAREHOUSE	
LOT SIZE	3.75 ACRES - WAREHOUSE EXPANDABLE +10,000 SQ FT	
LOADING	1 TAILGATE DOCK & 1 GROUND LEVEL DRIVE IN DOOR	
POWER	3-PHASE / 1,200 AMPS / 208 VOLTS	
UTILITIES	WATER	NORTHAMPTON BOROUGH AUTHORITY
	SEWER	WHITEHALL / COLPLAY SEWER AUTHORITY
	GAS	UGI
FIRE PROTECTION	WET SPRINKLER SYSTEM	



ACCESS

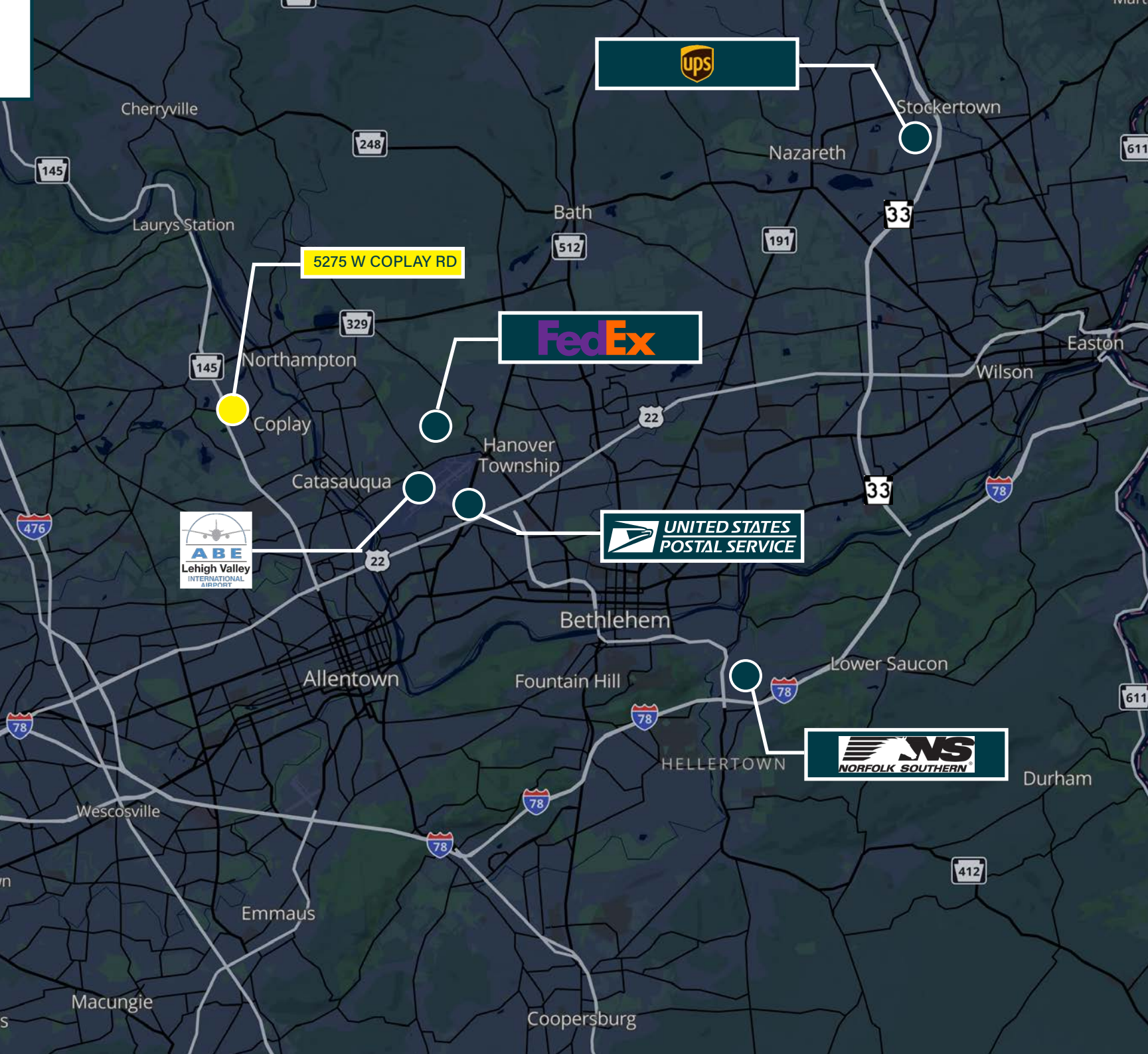
PA RT-145 - 0.9 MILES

US-22 - 3.9 MILES

I-476 - 8.7 MILES

I-78 - 10 MILES





NEARBY SHIPPING HUBS

FEDEX - 3.5 MILES

1000 Willowbrook Rd, Northampton, PA 18067

USPS - 7 MILES

1000 Postal Rd, Allentown, PA 18109

UPS - 19 MILES

1620 Van Buren Rd, Easton, PA 18045

AIRPORTS

LVIA - 6.6 MILES

3311 Airport Rd, Allentown, PA 18109

NEWARK - 80 MILES

Newark, NJ 07114

PHILADELPHIA - 74 MILES

8500 Essington Ave, Philadelphia, PA 19153

RAIL & INTERMODAL

NORFOLK SOUTHERN

BETHLEHEM - 14 MILES

2400 Commerce Center Blvd, Bethlehem, PA 18015

NORFOLK SOUTHERN

HARRISBURG - 85 MILES

3652 Industrial Rd, Harrisburg, PA 17110

PORTS

PHILADELPHIA - 80 MILES

3460 N Delaware Ave, Philadelphia, PA 19134

NEWARK - NJ / NY - 86 MILES

241 Calcutta St, Newark, NJ 07114

CONTACT INFO

SERGEI IVASIUC

VICE PRESIDENT

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PAUL F WEISS

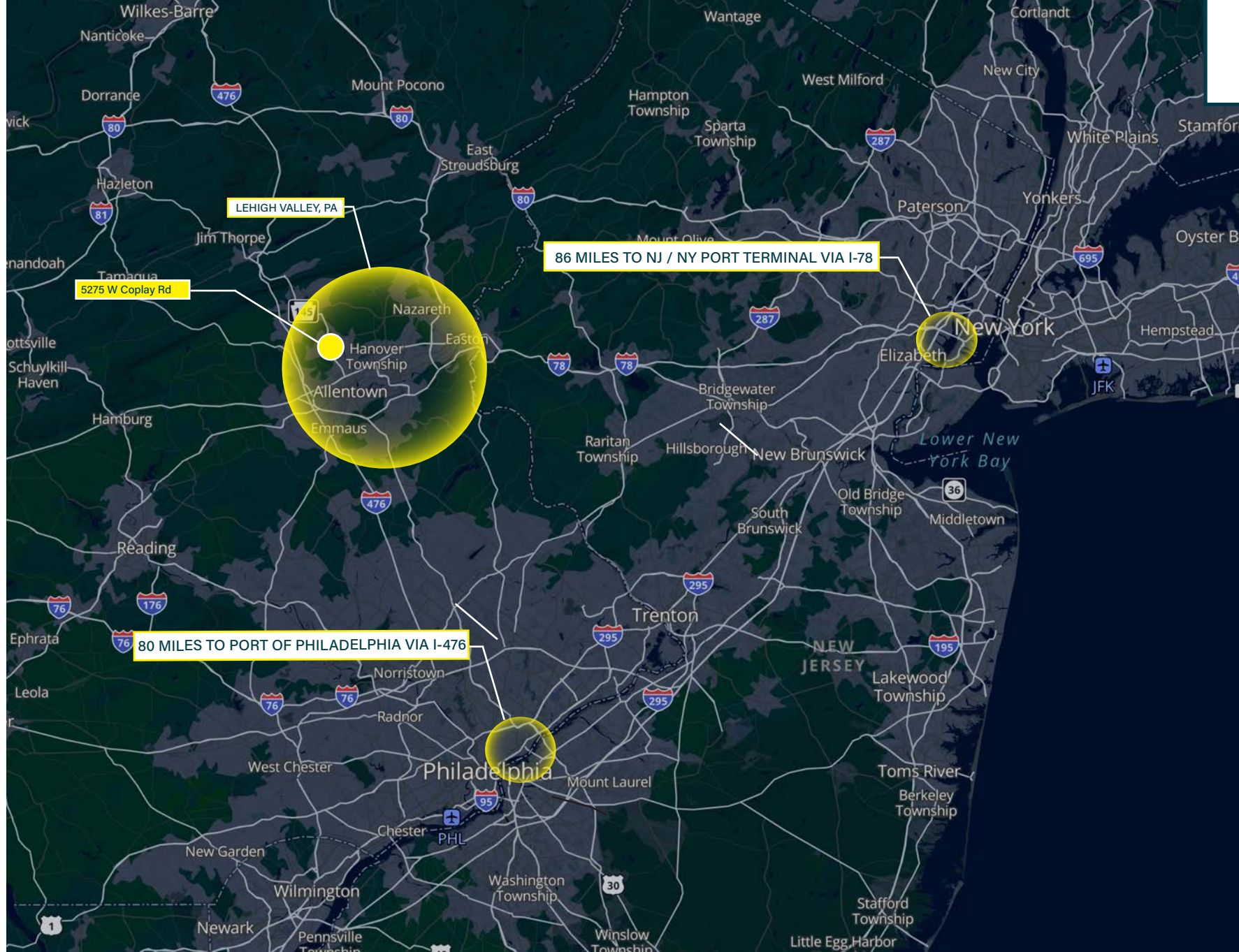
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