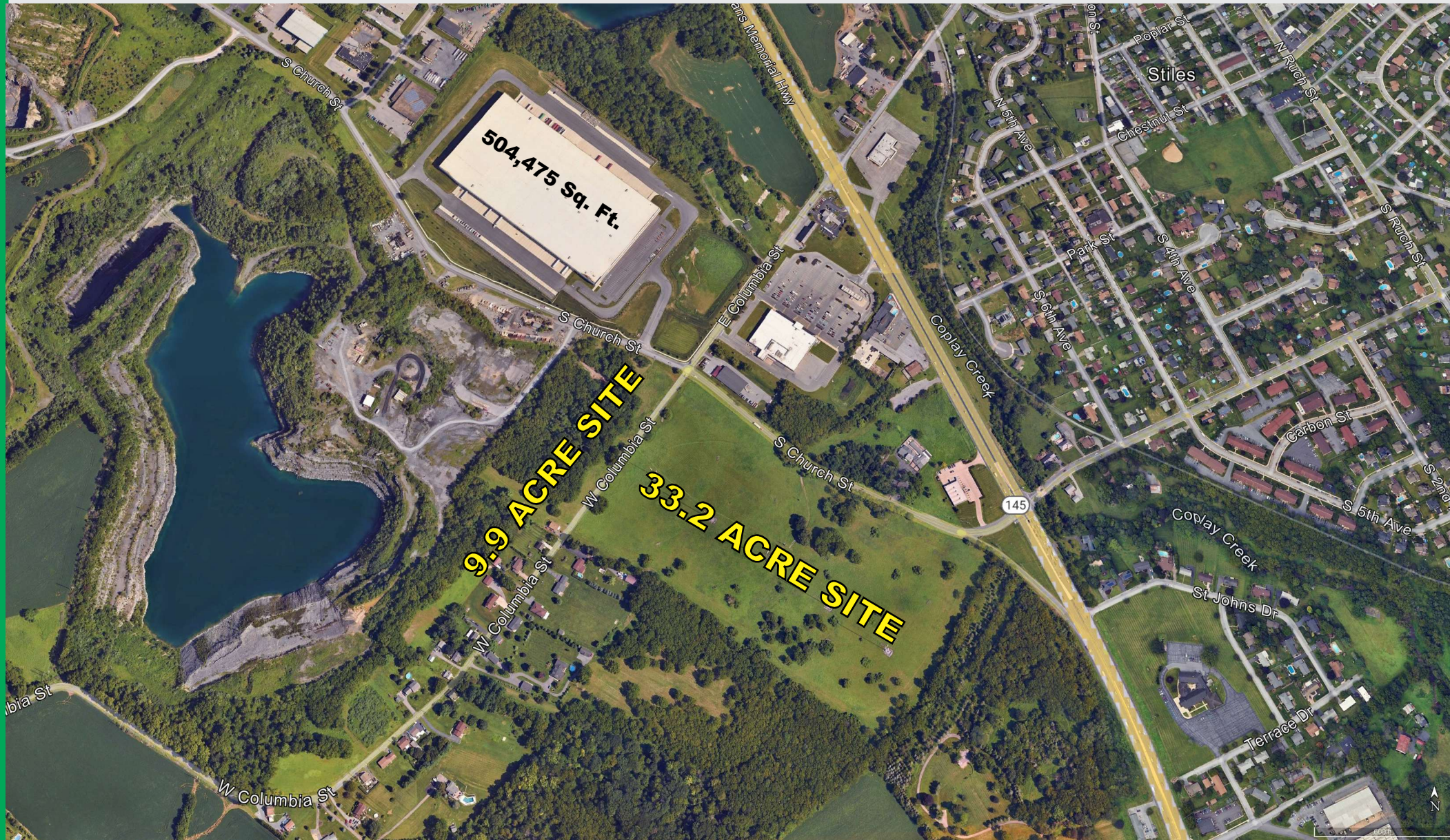


# 43.1 ACRES ON TWO SITES



**SALE PRICE UPON REQUEST**

Stefan N. Cihylik, CCIM Hanna Frederick Commercial  
3500 Winchster Road, Allentown, PA 18104 610-398-0411  
Direct Dial C-610-212-6535 Fax 610-336-8377 [stevenc@ptd.net](mailto:stevenc@ptd.net)



# 43.1 ACRES INDUSTRIAL LAND ON TWO SITES COLUMBIA & CHURCH STREETS WHITEHALL, PA



# SURVEY 3523 COLUMBIA & 3150 CHURCH STREETS WHITEHALL, PA

## BOUNDARY SURVEY

PREPARED FOR  
**verticalbridge**

961 BROKEN SOUND PARKWAY, BOCA RATON, FL 33487

**SITE: ABE-006**  
**SITE#: US-PA-6007,6019,6020,6021, & 6022**  
**ADDRESS: S. CHURCH STREET**  
**WHITEHALL, PA 18052**  
**LEHIGH COUNTY**

NATIONAL SURVEY SERVICES COORDINATION BY:

**GEO LINE**  
**SURVEYING, INC.**

13430 NW 104th Terrace, Suite A Alachua, FL 32615  
 Office (386) 418-0500 Fax (386) 462-9986  
 WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

**JONATHAN**  
**MURPHY**

Professional Land Surveying

10505 Leafwood Place (910) 280-8189  
 Raleigh, NC 27613 FAX 919-9616  
 E-Mail: jonathan@jonathanmurphy.com JMS-C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:  
PA GRID SOUTH ZONE NAD83
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY REPRESENTS A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITH IN THE DESCRIBED AREA.

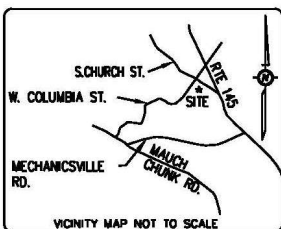
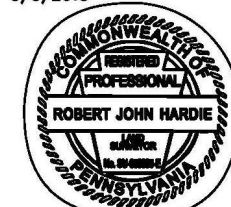
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT, AND ITS SUCCESSORS AND/OR ASSIGNS, AND OLD REPUBLIC NATIONAL TITLE INS. CO

MURPHY GEOMATICS

*[Signature]*

ROBERT HARDIE  
 LAND SURVEYOR - PA  
 DATE: 5/3/2015



PARENT PARCEL INFO (LOT 1):  
 CRB BROADCASTING OF PA., INC.  
 S. CHURCH STREET,  
 WHITEHALL, PA 18052  
 TAX MAP# E08 020 001  
 DEED BOOK 1398, PAGE 0722

SURVEYORS REVIEW OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 01-14096292-01T, EFFECTIVE 01/12/2015 AT 7:00 AM  
 SCHEDULE B SECTION II  
 1-6. STANDARD EXCEPTIONS.  
 7. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE  
 8. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE  
 9. AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE OBJECTS  
 10. EASEMENT IN FAVOR OF THE PENNSYLVANIA POWER AND LIGHT COMPANY AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA, RECORDED 10/08/1985, AS BOOK 500, PAGE 931 OF THE LEHIGH COUNTY RECORDS.  
 AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN ON SURVEY  
 11. EASEMENT IN FAVOR OF THE PENNSYLVANIA POWER AND LIGHT COMPANY AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA, RECORDED 10/08/1985, AS BOOK 500, PAGE 934 OF THE LEHIGH COUNTY RECORDS.  
 AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN ON SURVEY  
 12. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE PRELIMINARY AND FINAL PLAN MAJOR SUBDIVISION OF CRB BROADCASTING OF PENNSYLVANIA, INC., AS RECORDED IN INSTRUMENT NO. 7237530 OF LEHIGH COUNTY RECORDS.

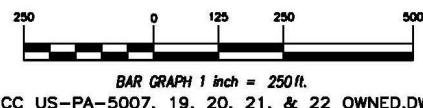
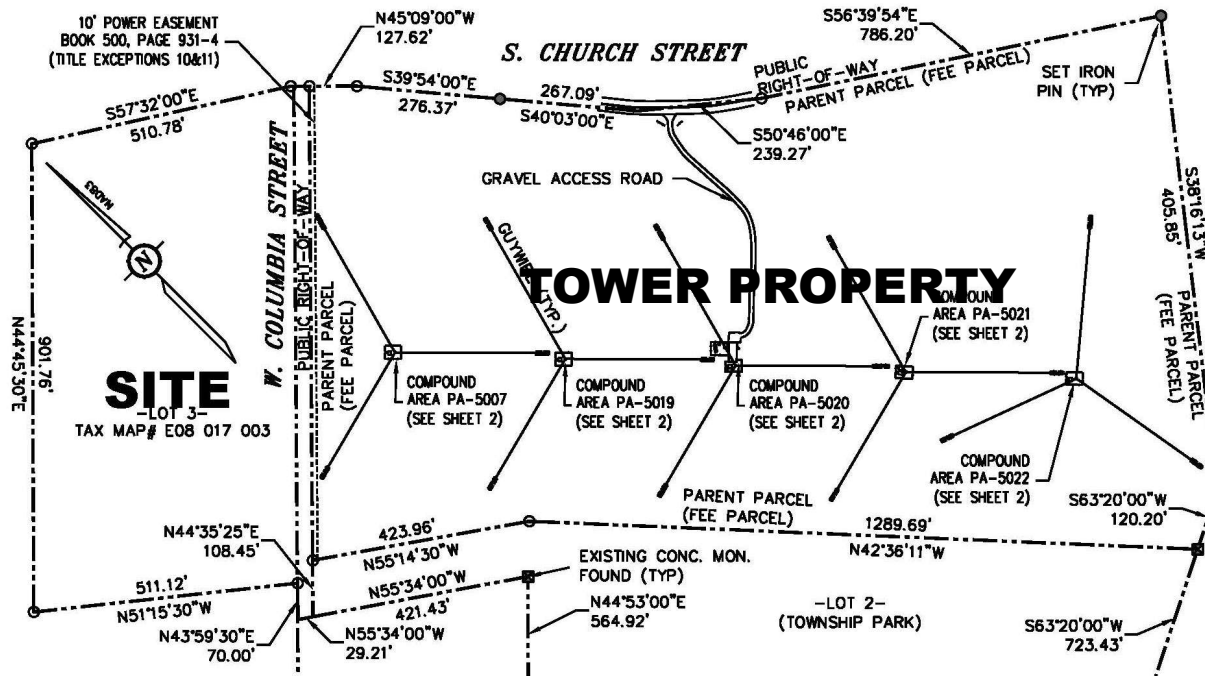
ZONING: N/A

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. PANEL NUMBER: 42077C0142F  
 EFFECTIVE DATE: 07/16/2004

### LEGEND

- : SET 5/8" REBAR.
- : FOUND 1/2" REBAR AS NOTED.
- (---) : RECORD DESCRIPTION DATA.
- P.O.B. : POINT OF BEGINNING.
- P.O.C. : POINT OF COMMENCEMENT.
- : FENCE AS NOTED.
- OH— : OVER HEAD UTILITY LINES.
- ⊙ : WOOD UTILITY POLE.
- ⊞ : ELECTRIC TRANSFORMER.
- ⊞ : TELCO PEDESTAL.
- ⊞ : WATER METER.
- ⊞ : CABLE TELEVISION
- N/A : NOT AVAILABLE

AREA	SQUARE FEET	ACRE
FEE PARCEL	1,447,711	33.24
COMPOUND AREA "A"	794	0.02
COMPOUND AREA "B"	799	0.02
COMPOUND AREA "C"	2,091	0.05
COMPOUND AREA "D"	786	0.02
COMPOUND AREA "E"	764	0.02



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 Fax 610-336-8377 stevenc@ptd.net



## **SUBJECT PROPERTIES**

The subject consists of two parcels 9.9 acres and 33.2 acres for a total of **43.1 acres**. Located in Whitehall Township Pennsylvania in the northern part of the Township.

The Lehigh Valley consists of Allentown-Bethlehem-Easton PA and its immediate surrounds. The subject has very good linkage to the Lehigh Valley marketplace because of its proximity to Route 145, MacArthur Road. MacArthur Road is major local north-south corridor.

1.5 miles south of the site is a major retail node offering every amenity.

The 9.9 acre site is zoned Open Space/Limited Industrial. The 33.2 acres site is zoned R-2 residential.

**It is anticipated that both properties will be re-zoned to industrial.**

This allows all the industrial uses allowed by right in the I or industrial zone. Highest and best use of the subject is warehouse.

There is a demand for industrially zoned ground. The site would support 450,000 to 500,000 square feet of warehouse-flex assuming no physical site issues.

Topography is level on both sites. The properties are not in a flood zone.

## **SALE PRICE**

Sale price offered upon request.

