



126,00 SQ FT
AVAILABLE
50,475 SQ FT



POWER
3PHASE
480 VOLTS
1200 AMPS



HEIGHT
20' - 32'



ACCESS

2 MILE TO PA RT-33
/ MAIN ST EXIT

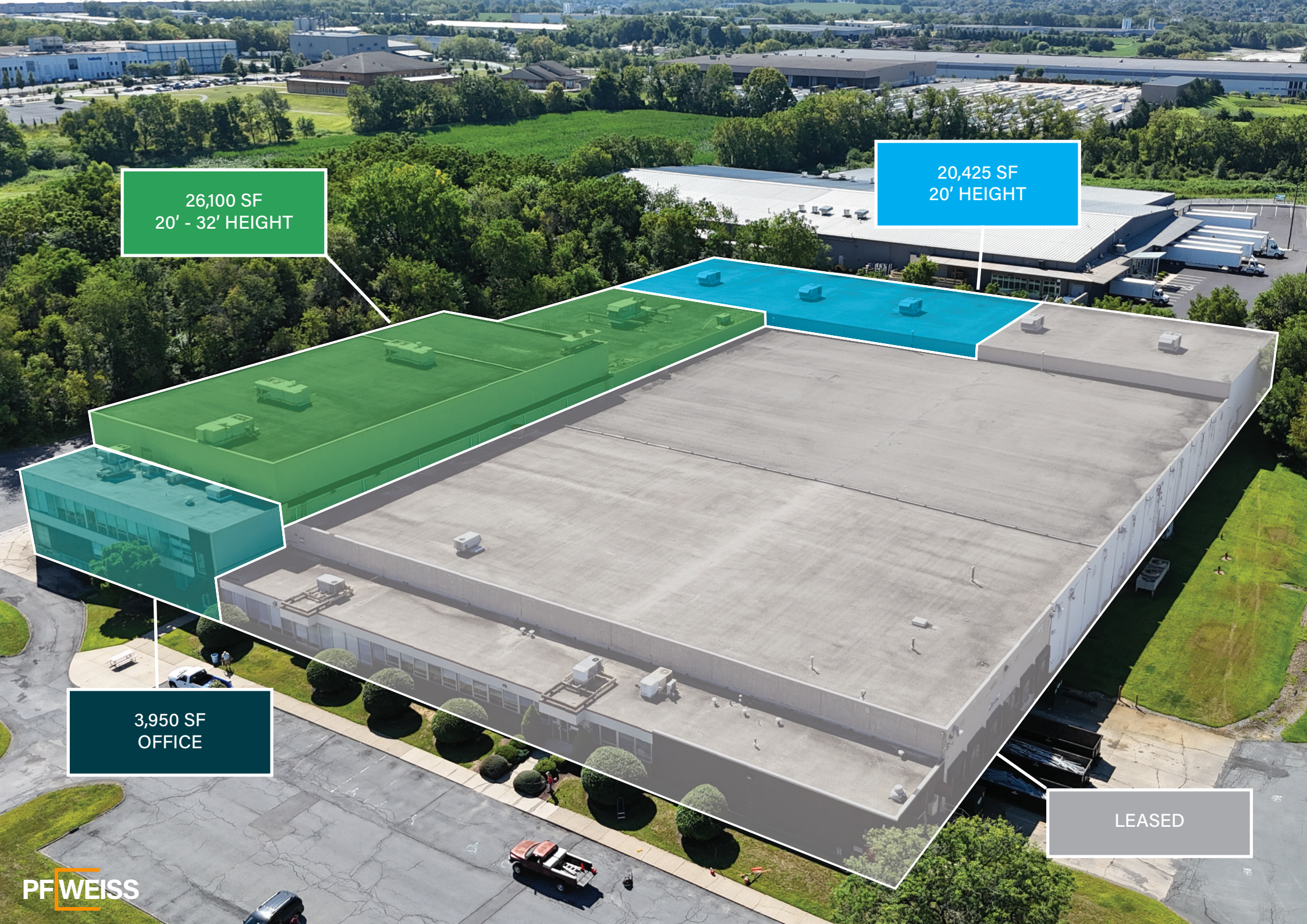
20,425 SF
20' HEIGHT

26,100 SF
20' - 32' HEIGHT

3,950 SF
OFFICE

610

UHLER ROAD
EASTON, PA



26,100 SF
20' - 32' HEIGHT

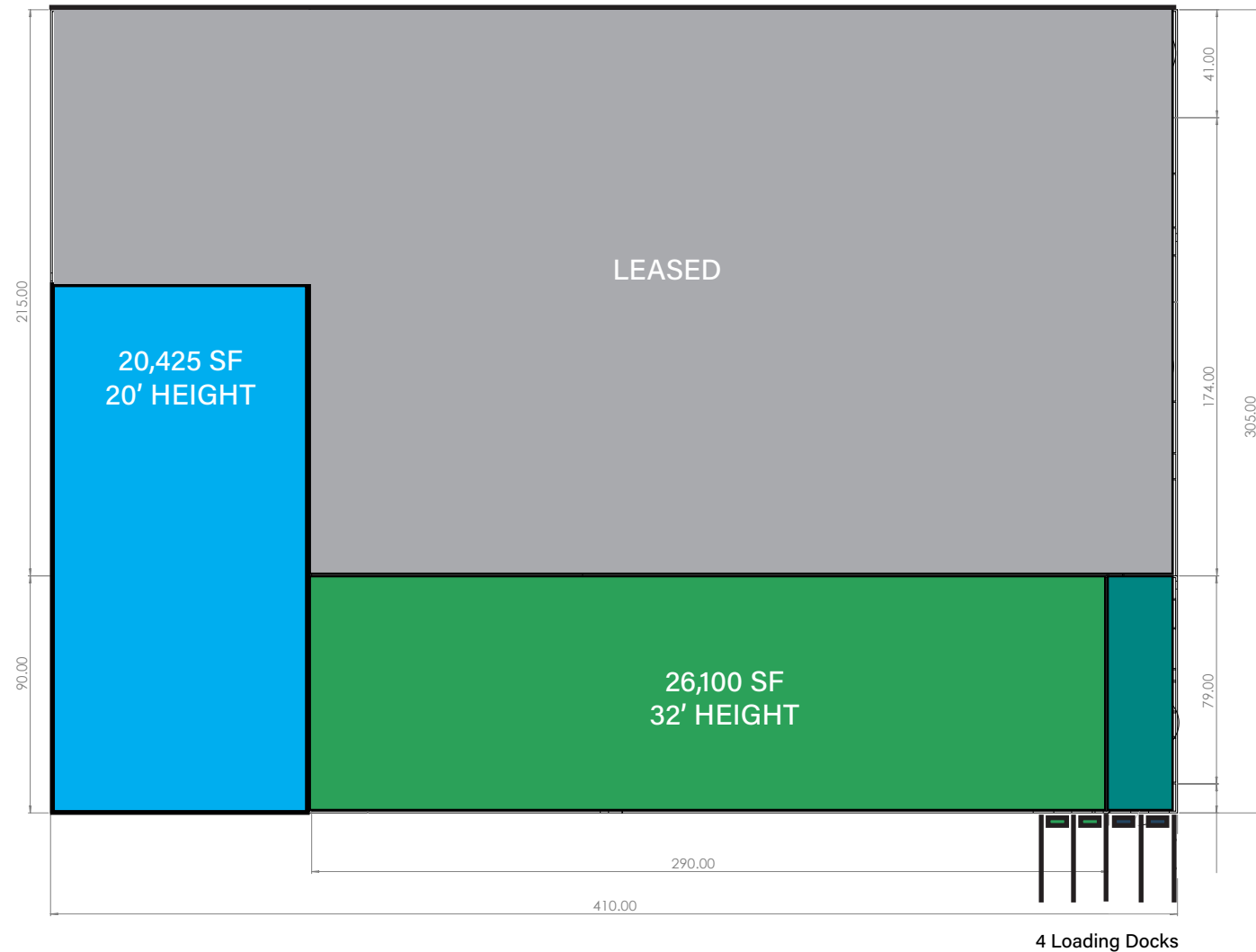
20,425 SF
20' HEIGHT

3,950 SF
OFFICE

LEASED

PROPERTY HIGHLIGHTS

BUILDING SIZE	126,000 S.F.
AVAILABLE	50,475 S.F.
LOT SIZE	13 ACRES
LOADING	4-TAILGATE LOADING DOCKS
UTILITIES	WATER, SEWER, NATURAL GAS
POWER	3-PHASE / 1200 AMPS 480 VOLTS
HEIGHT	20' - 32' HEIGHT
HVAC	ROOF TOP UNITS
ACCESS	2 MILES TO PA RT-33
PARKING	AMPLE
ZONING DISTRICT	EC/EMPLOYMENT CENTER
RAIL	POTENTIALLY RAIL SERVED



- 3,950 SF - Office Space Available
- 20,425SF - Warehouse Space - 20' Ceiling Height - Available
- 26,100 SF - Warehouse Space - 20' - 32' Ceiling Height - Available

DEMOGRAPHICS 30 MIN | 1 HOUR DRIVE TIME



**EMPLOYED CIVILIAN
POPULATION 16+
351,180 | 603,980**



**BLUE COLOR
83,065 | 139,865**



**MANUFACTURING
46,700 | 82,870**



**TRANSPORTATION &
WAREHOUSING
24,710 | 36,190**

610 UHLER RD

South

8 Miles to I-78

North

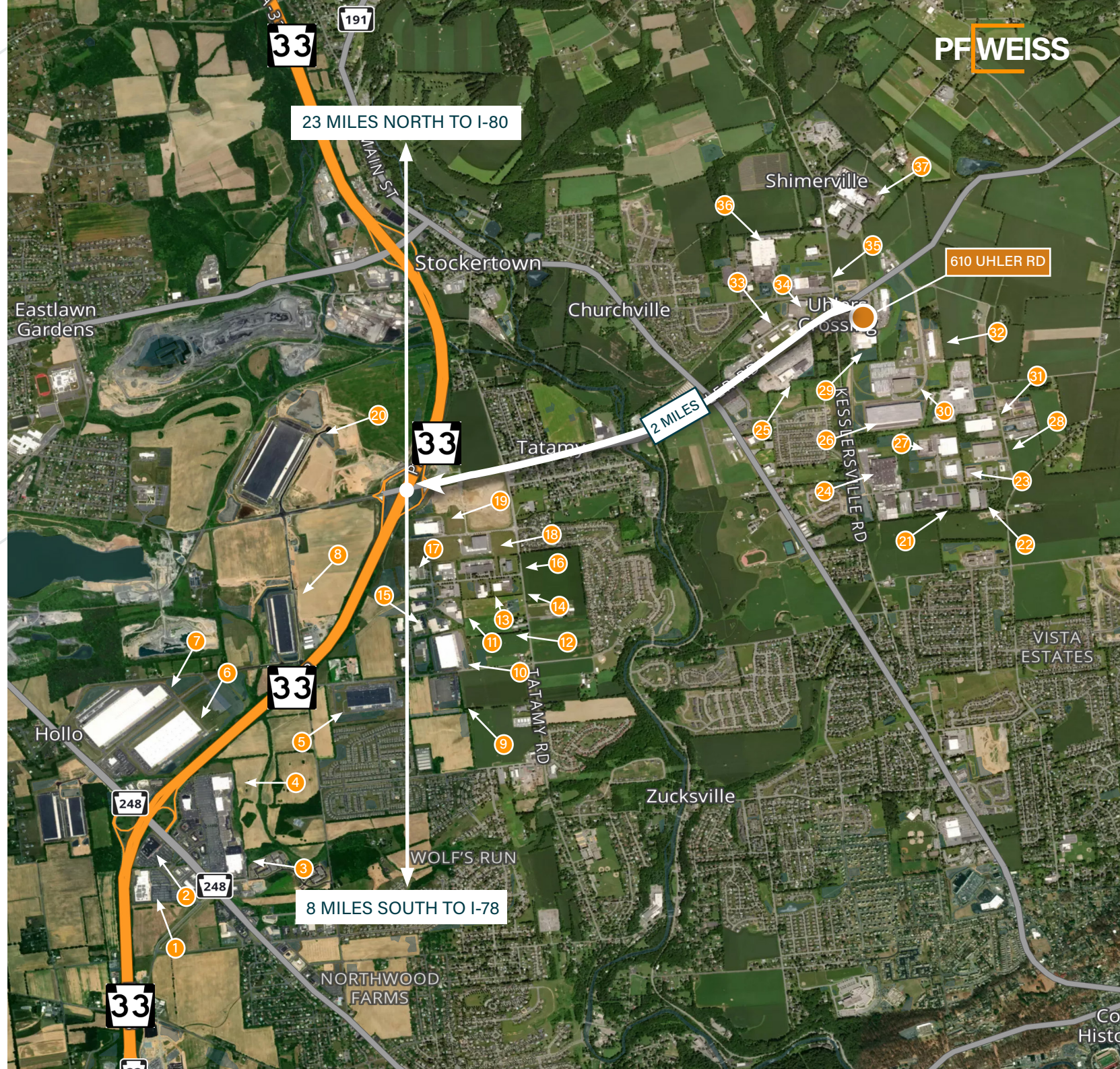
23 Miles to I-80

**2 Miles to PA Rt-33 /
Main Street Exit**

LOCATION OVERVIEW

NEIGHBORING BUSINESSES

1. Target
2. Wegmans
3. Walmart Super Center
4. Kohls
5. Majestic Athletic
6. BMW
7. Walgreens Distribution Center
8. XPO Logistics
9. MCS Industries
10. II-VI Opto Electronic Devices
11. CADCo
12. Werner Enterprises Terminal
13. MW Components
14. Orbel Corporation
15. Nordson Company (Fluortek)
16. PolyGel
17. Mauser
18. Mondelez International
19. Porsche Luxury Cars
20. Amazon
21. Georg Fischer Piping Systems
22. Innovative Office Product (HAT)
23. Famouse Smoke Shop
24. Georgia - Pacific
25. Anchore Concrete / Oldcastle
26. Radial
27. Tioga Pipe
28. Ecopax
29. Cardinal CT
30. Weyerhaeuser Distribution Center
31. A.P. Deauville
32. Bakerly Barn
33. Assa Abloy
34. Straight Arrow Products
35. Follett Products
36. Crayola
37. Victaulic World Headquarters



LEHIGH VALLEY, PA KEY HIGHLIGHTS

POPULATION
708,640

LABOR FORCE
360,100

LABOR FORCE
WITHIN 1 HOUR DRIVE
1.8 MILLION

AVERAGE
COMMUTE TIME
25 MIN

ECONOMIC OUTPUT
\$55.7 BILLION

MEDIAN HOURLY WAGE
(ALL JOBS)
\$22.50

LEHIGH VALLEY, PA

610 UHLER RD

90 MILES TO NJ / NY PORT TERMINAL VIA I-78

70 MILES TO PORT OF PHILADELPHIA VIA I-476

NJ / NY PORT

New York

PORTS	DISTANCE
PORT OF PHILADELPHIA	70 MILES
PORT OF NJ / NY	90 MILES
PORT OF BALTIMORE	150 MILES
PARCEL & INTERMODAL	
NORFOLK SOUTHERN	10 MILES
USPS	15 MILES
FEDEX GROUND	15 MILES
MAJOR CITIES	
PHILADELPHIA	70 MILES
NEW YORK	90 MILES
BALTIMORE	150 MILES

610

UHLER RD
EASTON, PA

PF WEISS

LEHIGH VALLEY, PA KEY HIGHLIGHT

- The Lehigh Valley is among the top U.S. manufacturing markets, with an economic output of \$9 billion in 2023 and 37,000 manufacturing jobs
- Manufacturing represents 16% of the Lehigh Valley's economic output, a larger percentage of GDP than the U.S. economy at 12%
- Manufacturing sector among top 15% in the nation
- Fastest growing region in Pennsylvania for 18-35 age group
- More than 80 international companies from 23 countries located here
- 88 Food and Beverage companies have a Lehigh Valley presence



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