



Free-Standing
Industrial
Building



14 McFadden Road

Easton, PA 18045



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Property Overview

Discover a rare opportunity with this free-standing industrial building available for lease, perfectly suited for a wide range of business operations. The property features outdoor storage, flexible expansion potential, and excellent accessibility to major transportation routes, making it ideal for logistics, warehousing, or light manufacturing. With no shared walls and ample yard space, this versatile facility offers both functionality and freedom to grow.

Property Details

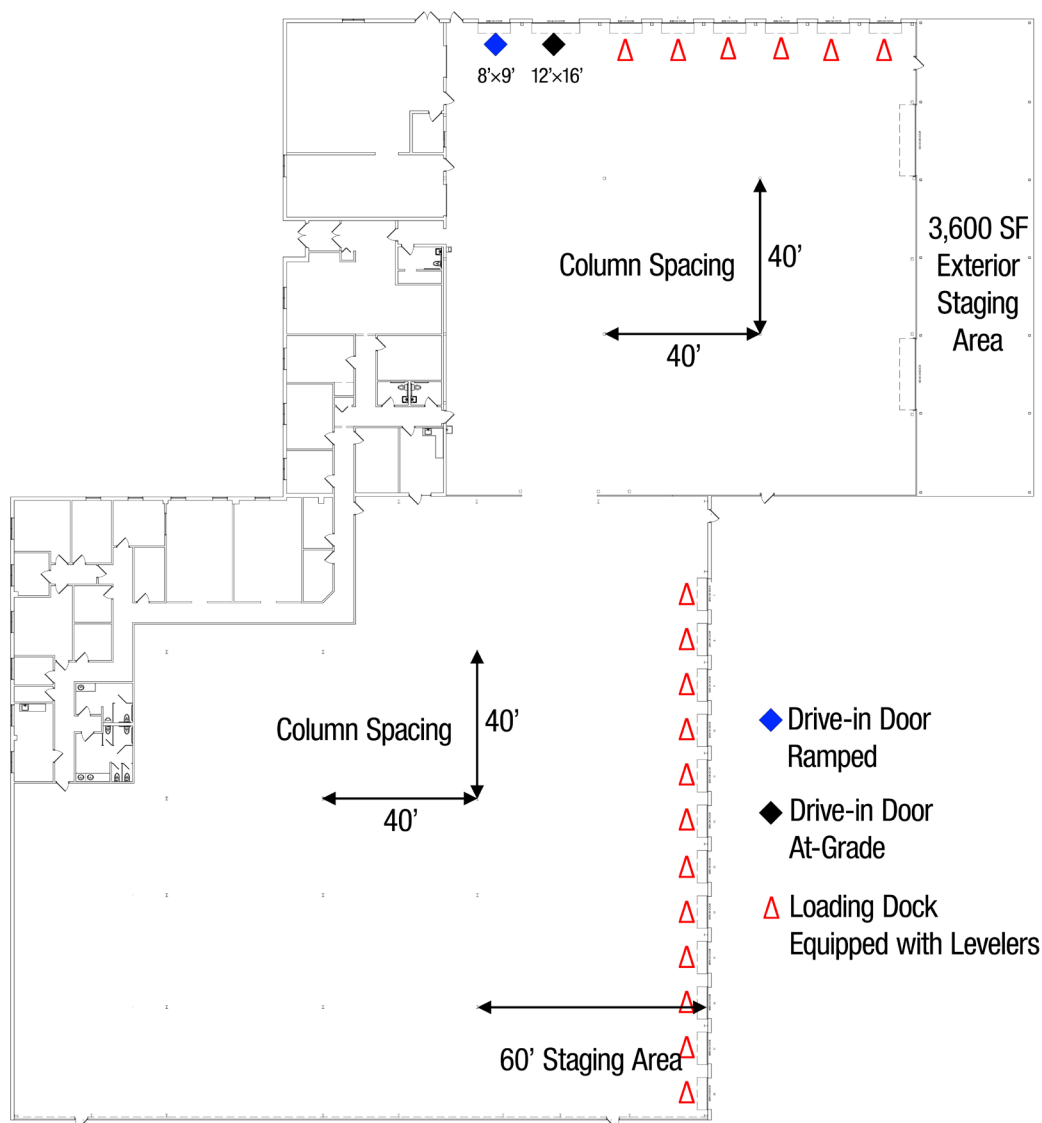
Property Type	Industrial
Property Subtype	Distribution / Light Manufacturing
Building Size	48,000 SF Expandable to 76,800 SF
Lot Size	7.25 Acres
Zoning	Planned Office / Industrial Park
Year Built / Last Renovated	1995 / 2001
Building Class	B

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Building Specifications

Building Size	48,000 SF Expandable up to 76,800 SF	Car Parking Spaces	64
Outside Storage	+/- 1 Acre	Truck Court	135 ft deep rear truck court and 125 ft deep north truck court
Tenancy	Single	Public Transportation	Served by LANTA Bus Line
Column Spacing	40 ft x 40 ft	Electric Service	400 amps 277/480v 3-Phase Power
Clear Ceiling Height	19-20 ft	Gas	Natural
Dock Doors	18 Equipped with levelers	Water/Sewer	Public
Drive-in Doors	2	Lighting	T8 & T5
Trailer Parking Spaces	11		





	Time	Miles
Route 33	3 min	1 mile
Route 22	7 min	4.6 miles
Interstate 78	10 min	8 miles
PA/NJ Border	15 min	6.5 miles
Interstate 476	22 min	20.7 miles

Location Advantages

- Less than 5 miles to two separate Route 33 interchanges.
- Excellent access to Route 22 and Interstate 78.
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 15 min. from PA/NJ border, 60 min. from Philadelphia, 90 min. from New York City, and within a one-day drive of one-third of the U.S. population.

About NAI Summit

NAI Summit is the greater Lehigh Valley's largest, locally owned, full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

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