



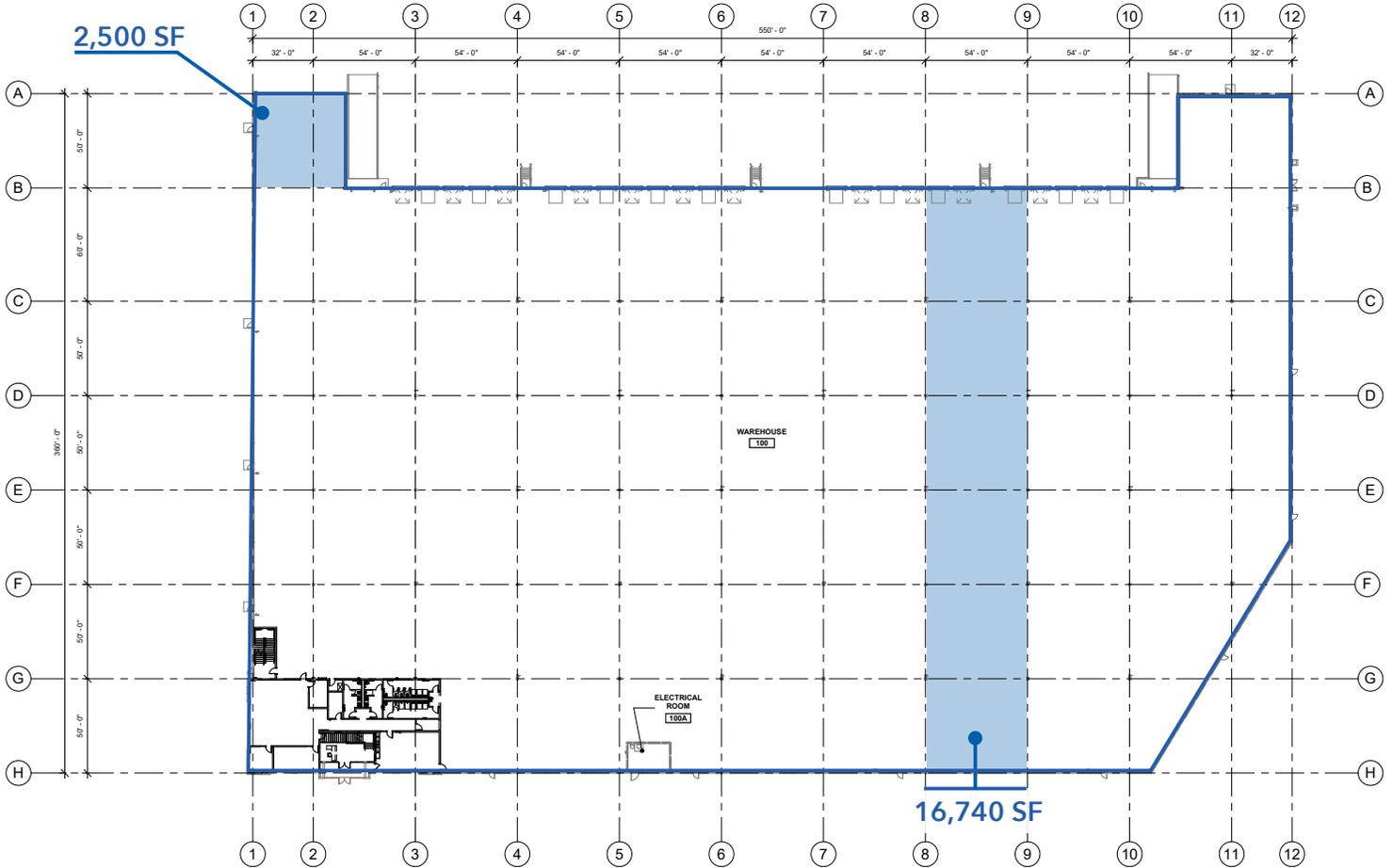
**174,444 SF + TOTAL**

## PROPERTY DESCRIPTION

- 8,095 SF +/- Office (1st & 2nd Floor)
- 76.92 Acre +/- Site
- 36' Clear Height
- Single Loaded
- Standard Bay: 54' wide x 50' deep
- Speed Bay: 54' wide x 60' deep
- 150 Auto Parking & 35 Trailer Parking
- 2 Drive In Doors
- 24 Manually Operated Vertical Lift doors (9 x 10) with 3 Tracks, Vision Lites, and 50,000 Cycle Springs
- 12 Mechanical Dock Levelers (7' x 8') with 40,000# Capacity, Dock Bumpers, Standard Dock Seal, and Z-Guards



## FLOOR PLAN



Another Quality Development by:



### Zoning - NEB North End Business:

Permitted Uses Include\*

- Processing
- Manufacturing
- Distribution Centers
- Packaging
- Research & Development
- Warehouses

\*<https://ecode360.com/29829374?highlight=north%20end&searchId=31095167489438319#29829374>

Join current **CARSON33** tenants:



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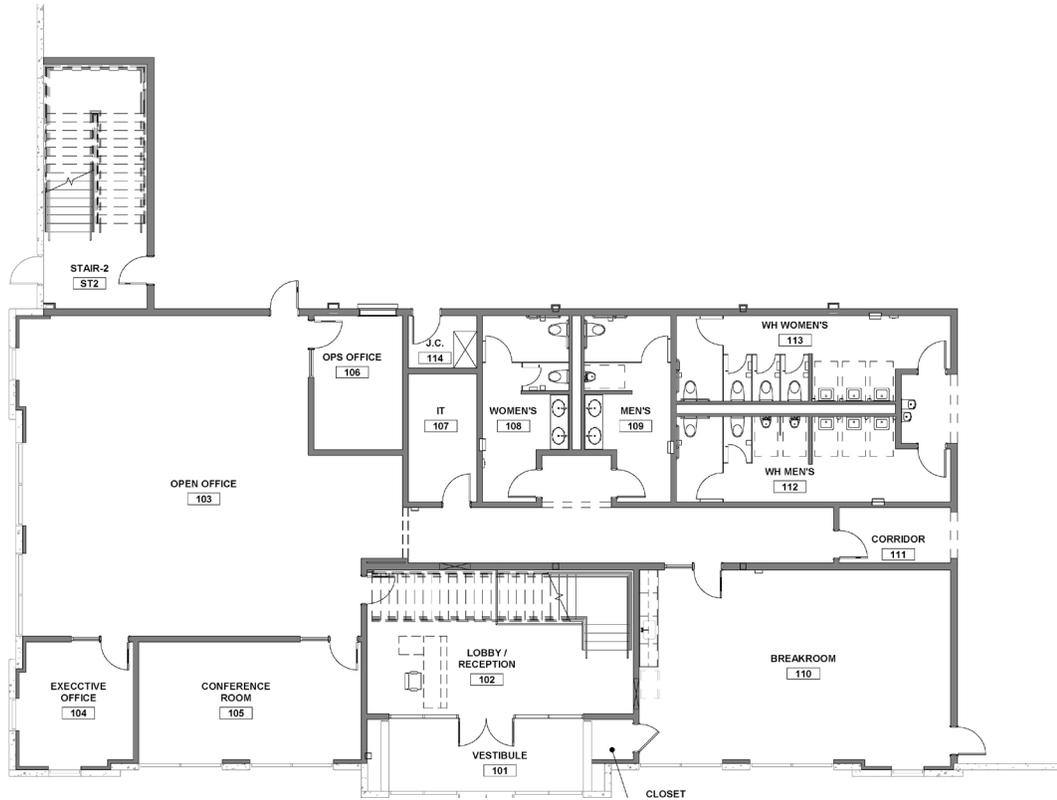
VISIT US  
[carson33lehighvalley.com](http://carson33lehighvalley.com)

## OFFICE FLOOR PLANS

### MAIN FLOOR

1st Floor

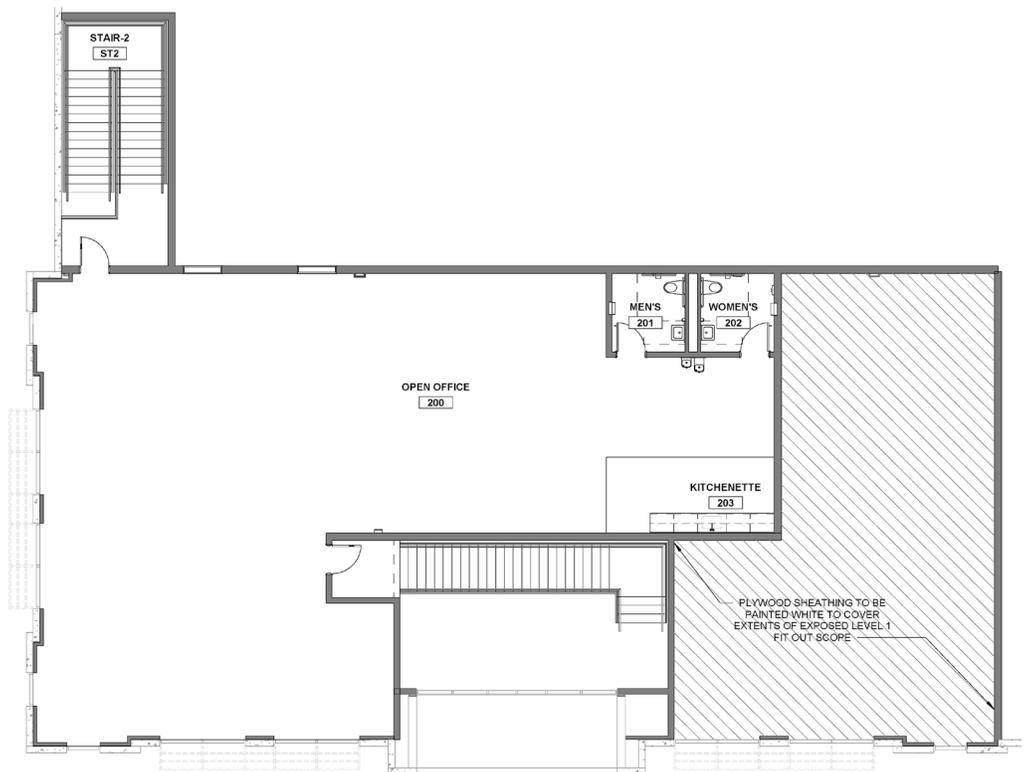
5,100 SF +/-



### MEZZANINE

2nd Floor

2,995 SF +/-

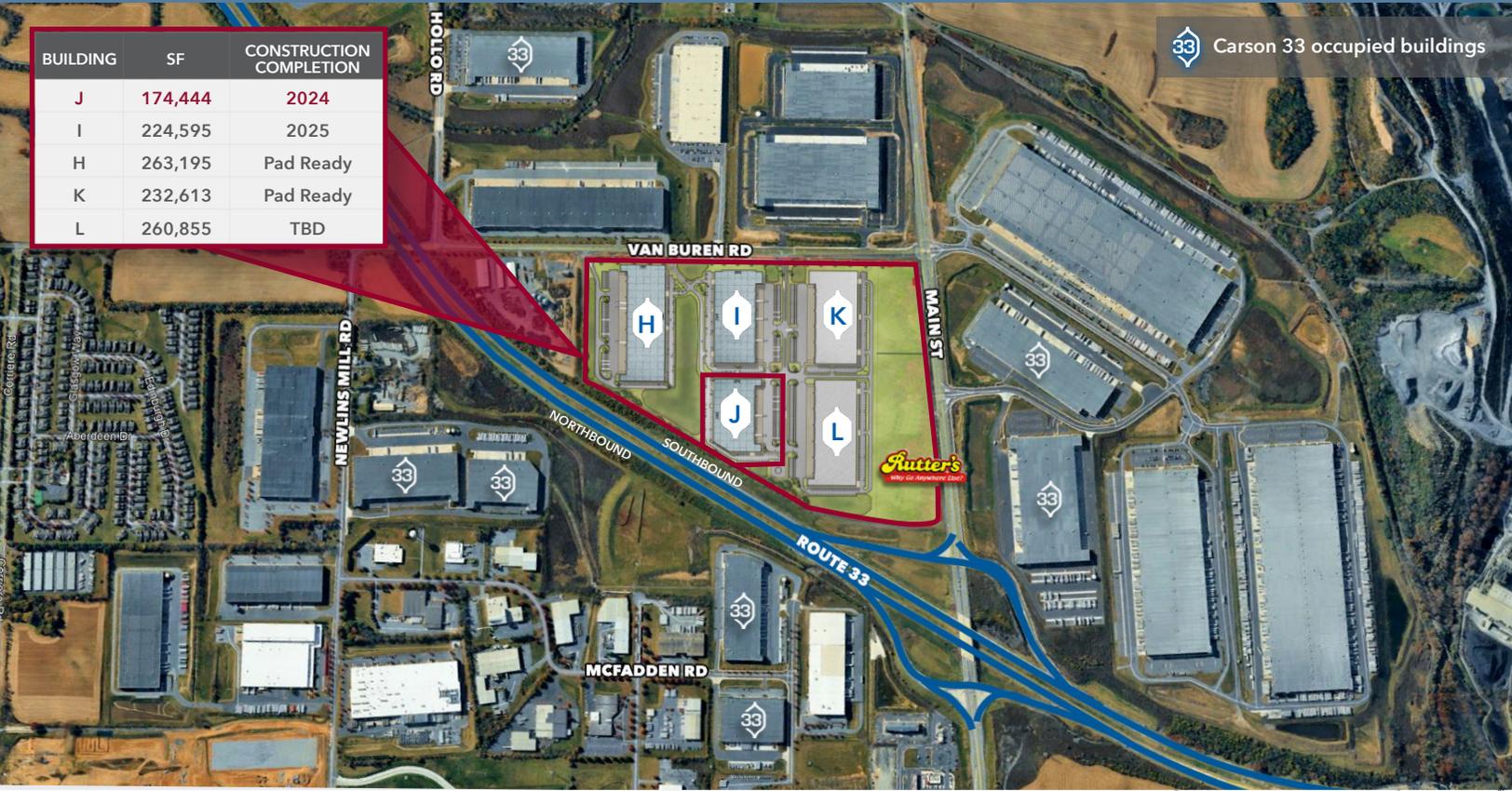


# BUILDING J

# 1575 VAN BUREN ROAD PALMER TOWNSHIP, PA



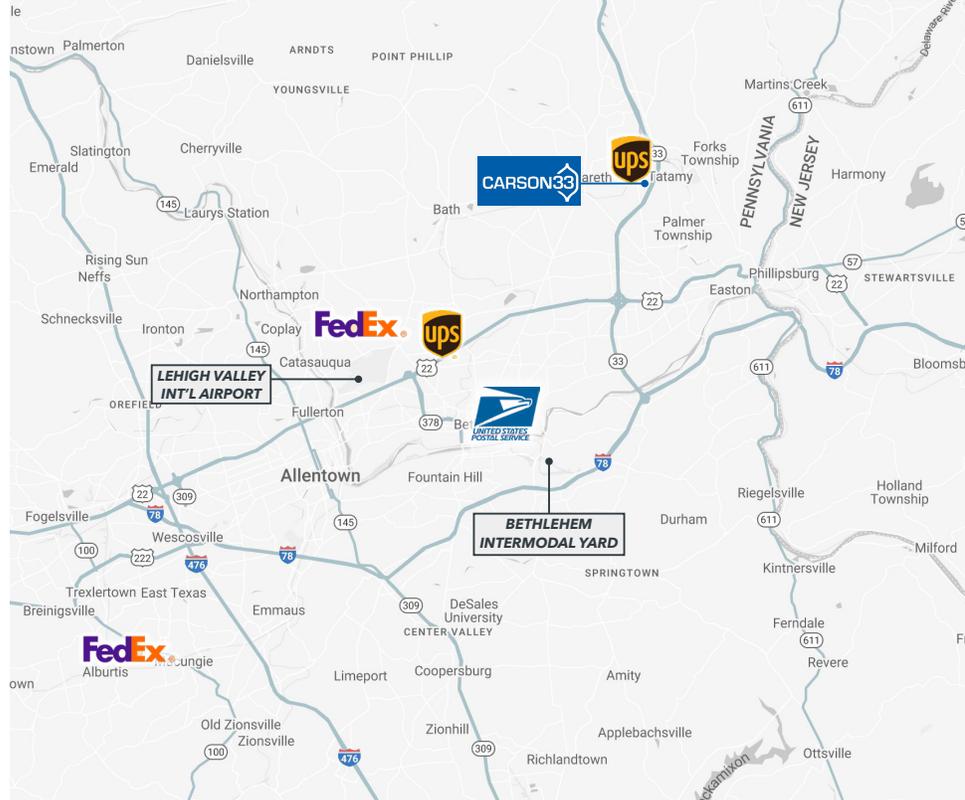
BUILDING	SF	CONSTRUCTION COMPLETION
J	174,444	2024
I	224,595	2025
H	263,195	Pad Ready
K	232,613	Pad Ready
L	260,855	TBD



## Superior Access & Labor Demographics

PARCEL FACILITIES	MILES	MINUTES
UPS - Easton	0.5	3
UPS - Bethlehem	10	16
USPS - Bethlehem	13	18
FedEx - Northampton	14	20
FedEx - Macungie	30	33

	POPULATION	WORKFORCE (+18)
20 Minutes	280,164	223,848
20 Miles	657,187	520,362



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