



Light Manufacturing
3-Story Building

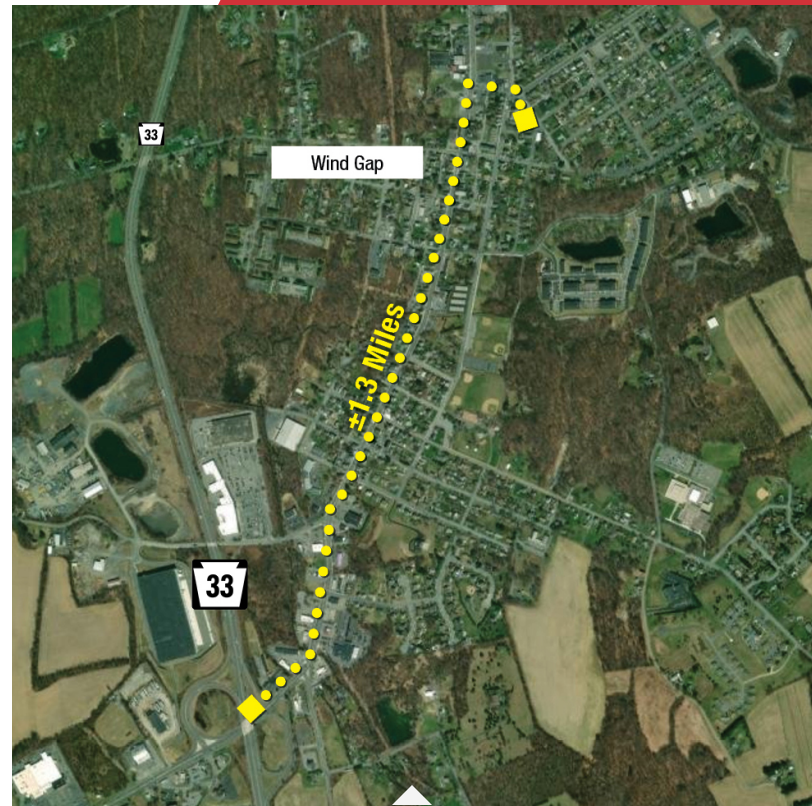
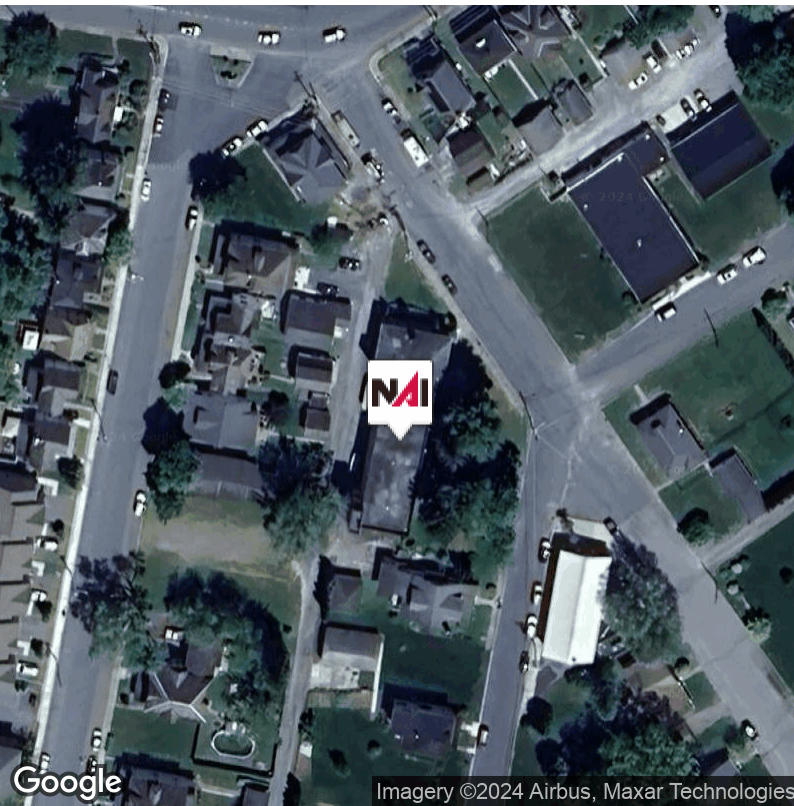


112 Park Ave

Wind Gap, PA 18091

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Lease Rate	\$7.00/SF (NNN)
Available SF	18,336 SF
Building SF	18,336 SF
Lot Size	0.7 Acres

A versatile industrial building ideal for light manufacturing. The three-story 18,336 SF facility features a freight elevator, drive-in door and is well-suited for single-tenant occupancy.

- R-10 Zoning (Property and use are pre-existing, non-conforming). Currently in light manufacturing use.
- Convenient access to Route 33 Wind Gap Interchange
- Three-story building with freight elevator

Lease Rate \$7.00/SF NNN

Building Information

Tenancy	Single
Number of Floors	3
Year Built	1950
Free Standing	Yes
Sprinklers	Wet
Clear Height	9'7"
Power	3-Phase
Drive-In Door	1 Dimensions: 9'w x 7'h
Drive-up Garage	1

Property Information

Property Type	Industrial
Property Subtype	Light Manufacturing
Zoning	R10
Lot Size	0.7 Acres

Parking

Parking Type	Surface
Number of Parking Spaces	20

Utilities & Amenities

Freight Elevator	1
Water & Sewer	Public





	Time	Miles
Lehigh Valley International Airport	30 min	21 miles
Newark International Airport	75 min	82 miles
Newark Freight Terminal	80 min	84 miles
Port of Philadelphia	90 min	87 miles
Philadelphia Airport	90 min	89 miles

Location Advantages

- Convenient to Routes 33 & 512. Route 33 provides easy access to Routes 78 & 80.
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 90 minutes from Philadelphia, 90 minutes 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, property management, building services, and project management.

For More Information

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