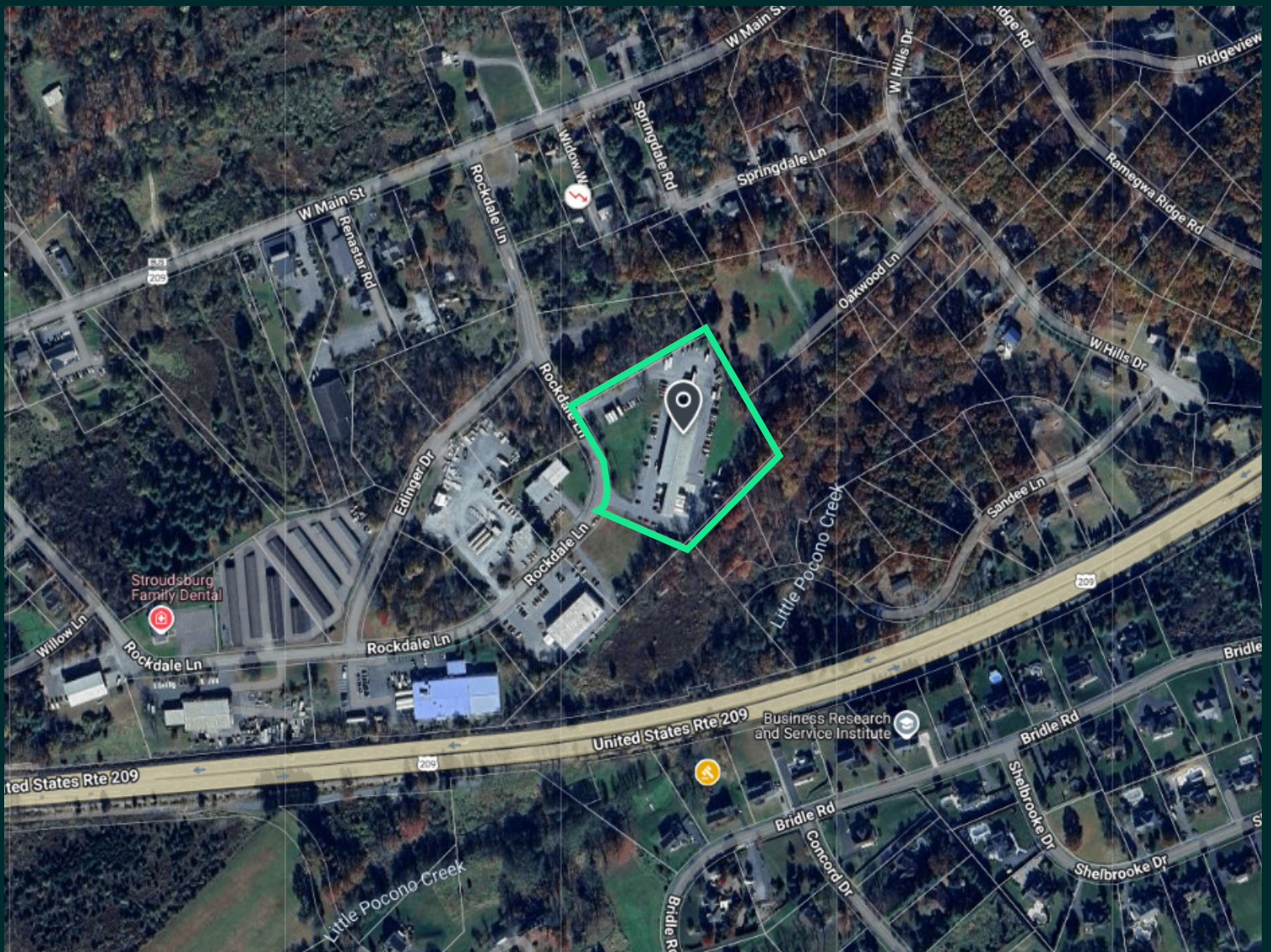


# 1504 Rockdale Lane

17,602 SF on 4.27 Acres

1504 Rockdale Lane  
Stroudsburg, PA 18360



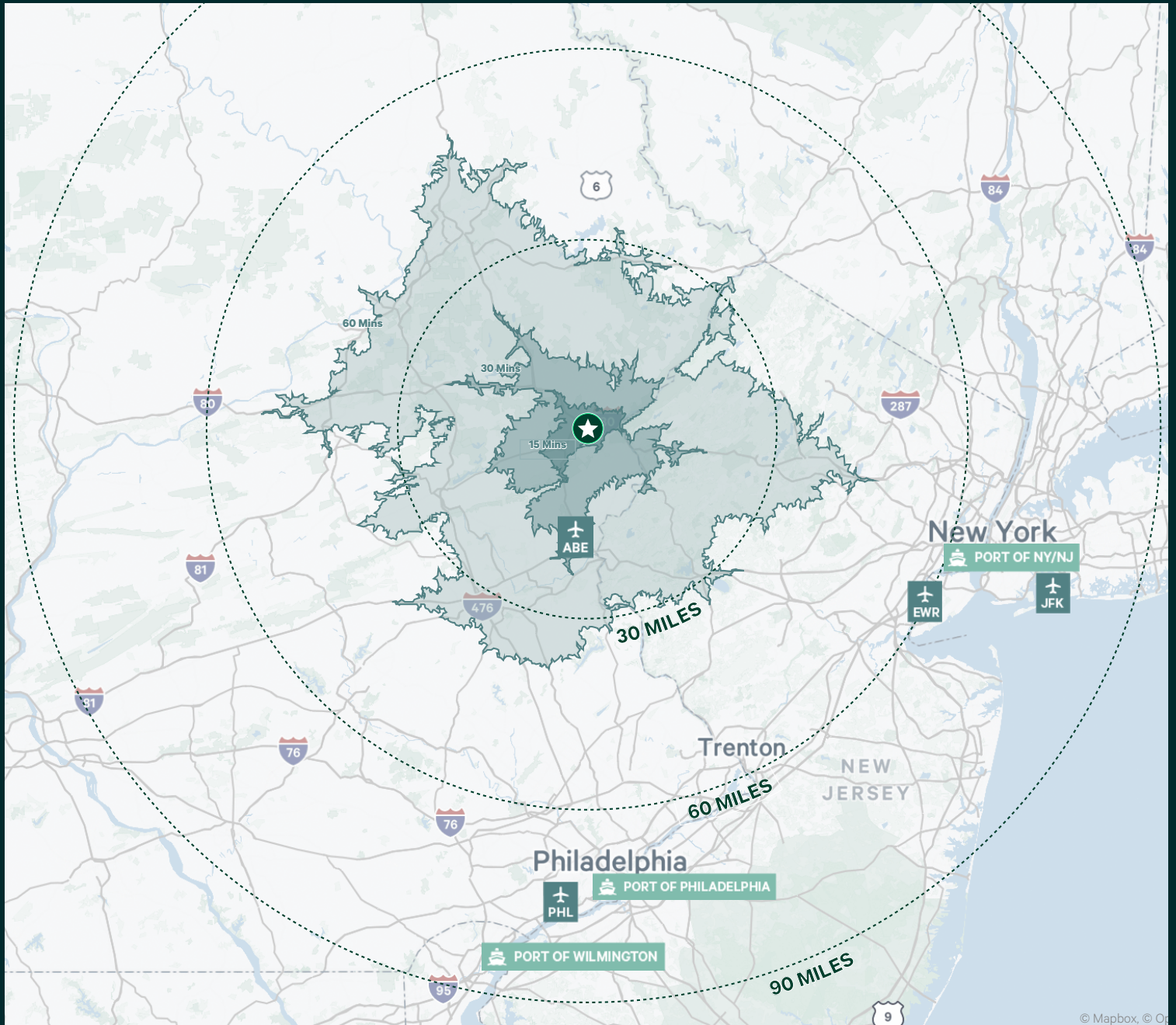


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| Property Details     |   |                        |   |
|----------------------|---|------------------------|---|
| Land - Acres         | 4.27 acres  | Docks                  | 7 docks (connected to conveyor belt that runs the width of the building in the center warehouse) + 25-30 small bay docks (5' x 5') on west side of building |
| Rentable Square Feet | 17,602 SF <ul style="list-style-type: none"><li>• Mez space above rear facing office utilized as storage space</li><li>• Mez space above front facing office with lockers and bathrooms</li></ul> | Clear Height           | +/- 18'   |
| Use                  | Distribution / Truck Terminal   | Parking                | Ample parking on both ends of the building  |
| Zoning               | S1 - Misc. Commercial Services  | Location               | 30 minutes north of Easton (Rt. 33) corridor  |
| Drive-Ins            | Cross dock, 14 total drive-ins  | Neighboring User Types | Manufacturing, Distribution, Auto, Pharma/manufacturing   |







| Demographics       | DRIVE TIMES |            |            |
|--------------------|-------------|------------|------------|
|                    | 15 Minute   | 30 Minutes | 60 Minutes |
| Household Spending | \$90,982    | \$96,488   | \$105,953  |
| Population         | 49,373      | 267,742    | 2,097,613  |
| Workforce          | 25,476      | 142,390    | 1,118,069  |



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For Sale



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