

# 102 COMMERCE WAY STOCKERTOWN, PA



**22,300+ SF AVAILABLE FOR SALE  
INDUSTRIAL OUTDOOR STORAGE | SECURED LOT | SMALL-BAY**

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# 102 COMMERCE WAY

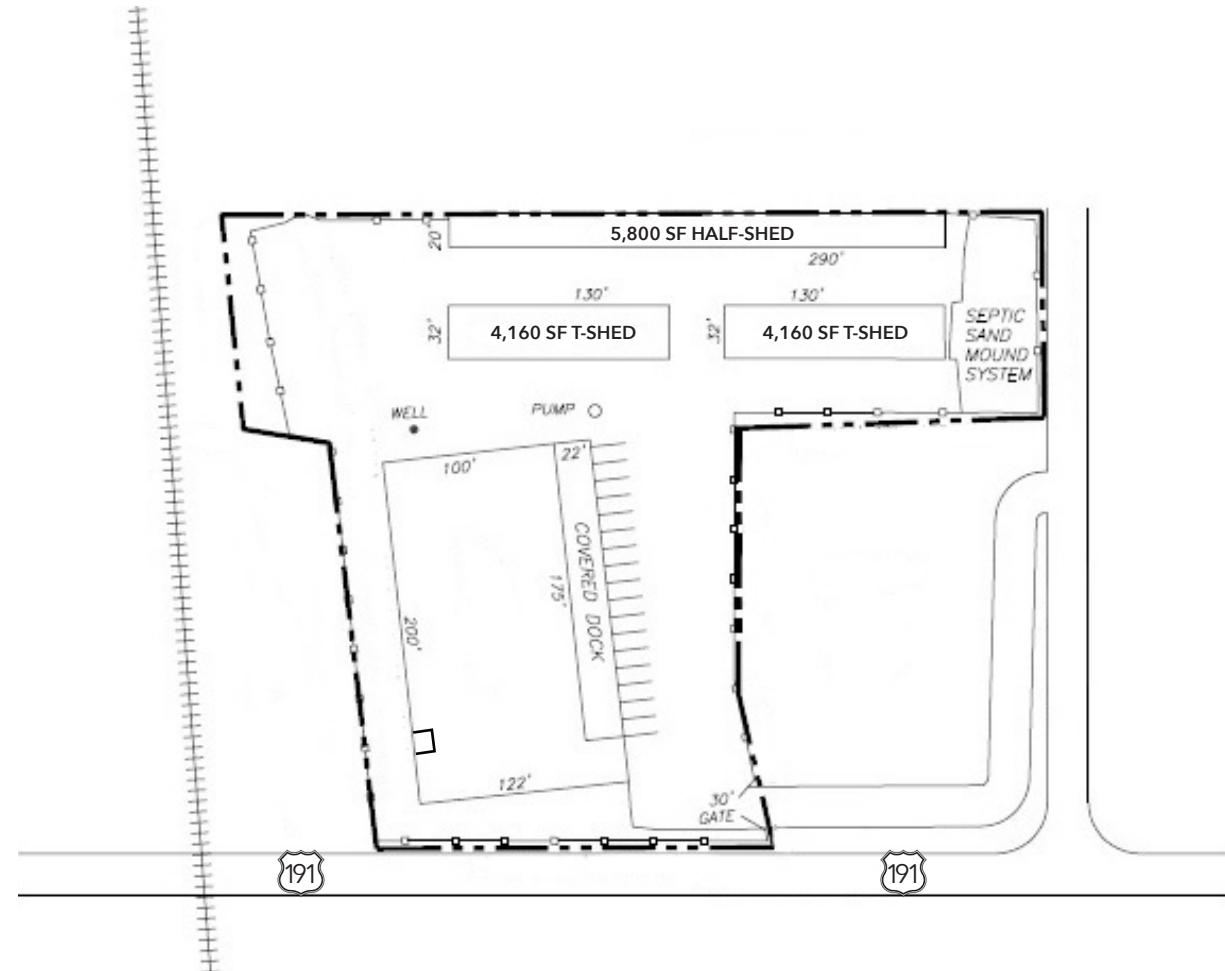
STOCKERTOWN, PA

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## PROPERTY OVERVIEW

BUILDING SIZE	22,300± SF
ACRES	2.63
ZONING	Office-Industrial
CAR PARKING	30+ Spaces
GRADE DOORS	2 - 14'
CLEAR HEIGHT	12' - 20'
DOCK DOORS	1
DRIVE-INS	2
POWER	400 amps / 3-phase
RAIL	Potential Spur Connection
GAS	Propane / Waste oil
SEWER/WATER	Septic / Well with city water connection available

## SITE PLAN

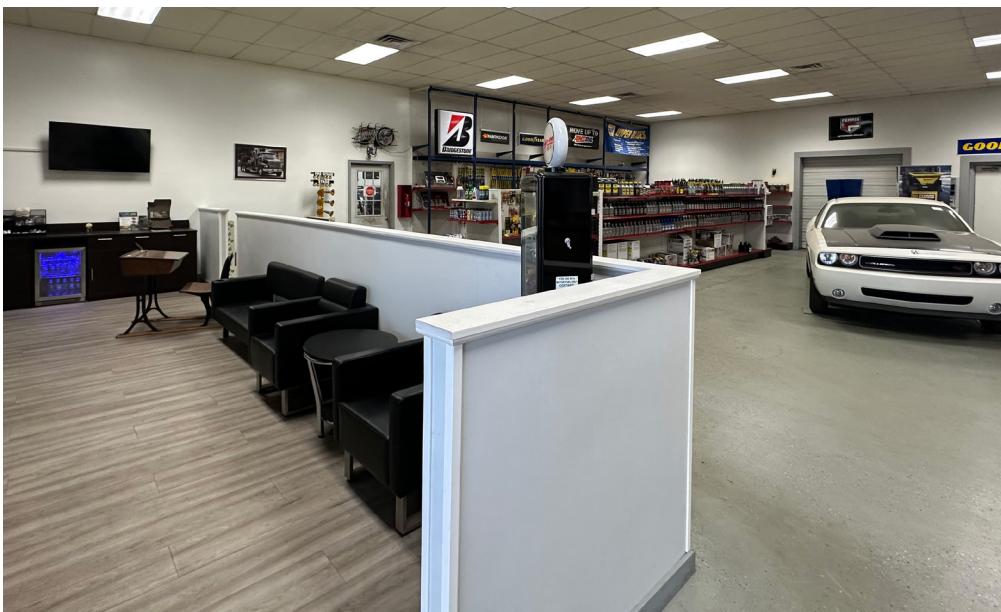


- > Secured- IOS with a 22,300 SF warehouse and covered outdoor storage is ideal for contractors, fleet operators, service companies, and specialty distributors that value yard space.
- > Finished showroom and office space

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**ROUTE 33**  
Immediate Access

**Route 191**  
0.4 miles (2 minutes)

**Amazon**  
2.4 miles (7 minutes)

**UPS Hub**  
2.8 miles (8 minutes)

**Exceptional Regional Access:**

Immediate proximity to PA 33 and PA 191 provides fast north-south connectivity to I-78, I-80, US 22, and the broader Lehigh Valley logistics network.

**Corporate Neighbors:**

**amazon**



**CENTRAL garden  
DISTRIBUTION**



**ROMARK**  
Logistics

**GRAINGER**

**Fanatics**

**flexport.**

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