

102 COMMERCE WAY STOCKERTOWN, PA

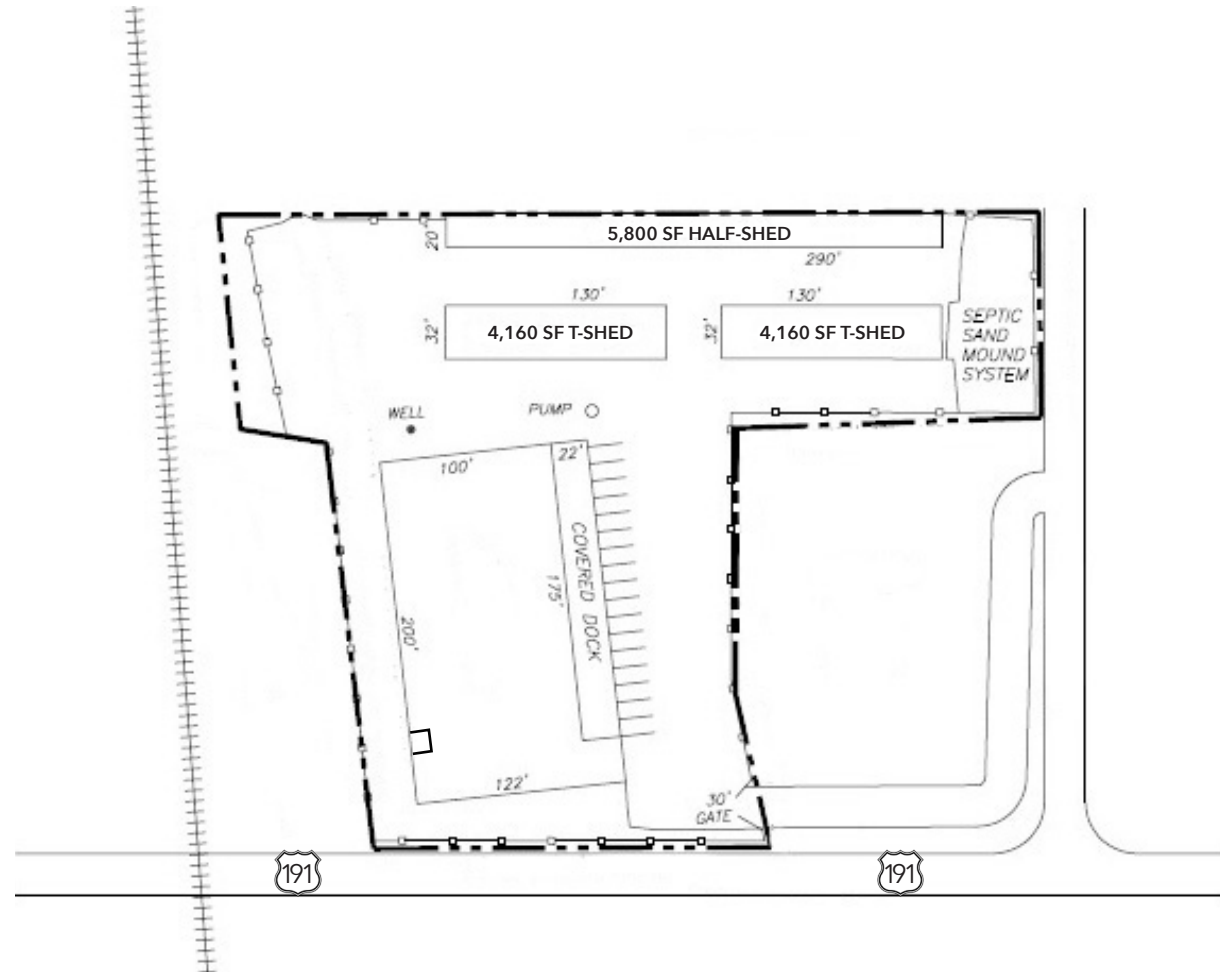


22,300+ SF AVAILABLE FOR SALE
INDUSTRIAL OUTDOOR STORAGE | SECURED LOT | SMALL-BAY

PROPERTY OVERVIEW

SITE PLAN

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



- > 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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STOCKERTOWN, PA

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INDUSTRIAL OUTDOOR STORAGE





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:



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COMMERCIAL REAL ESTATE SERVICES

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