

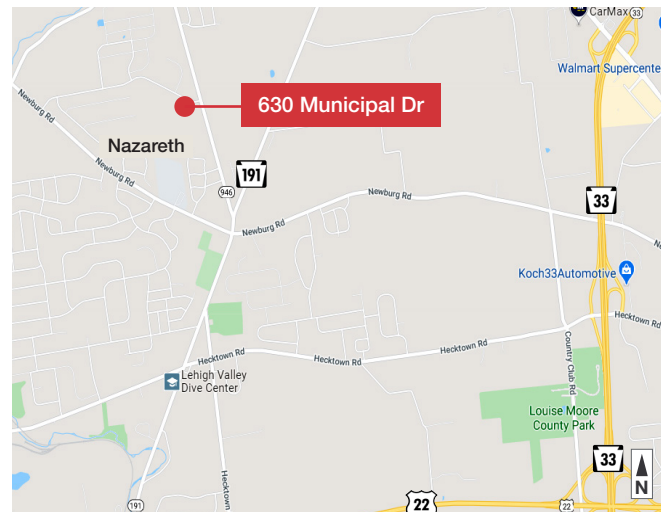


630 Municipal Drive

Nazareth, Northampton County, PA

Property Features

- ±20,000 SF warehouse available 9/1/2023
- Two dock doors and 3 drive-in doors
- 24' clear height, 200 AMP 3-phase electrical service and propane heat
- 146 parking spaces
- Professional Business Park Setting
- Light industrial zoning
- Located off Route 191 with easy access to Routes 22 and 33
- **Lease Rate: \$8.50/SF NNN**



For more information:

Mike Adams

610.871.1701 | madams@naisummit.com

Sarah Finney Miller

610.871.1719 | sfinney@naisummit.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Summit

1620 Pond Rd, Suite 150
Allentown PA 18104

610.264.0200 | naisummit.com

FIRST FLOOR PLAN WAREHOUSE 20,000 SF



EXISTING CONDITIONS FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



For more information:

630 MUNICIPAL DRIVE WAREHOUSE AVAILABLE



Area Overview

Variety of area amenities nearby.

Located right off Route 191 with easy access to Routes 22 & 33.

AREA DEMOGRAPHICS

Key Facts	1 Mile	3 Miles	5 Miles
Population	2,798	22,744	66,920
Median Age	48.1	47.2	46.9
Average HH Income	\$140,067	\$118,949	\$123,871
Total Businesses	50	1,028	2,127
Total Employees	527	22,744	66,920

TRAFFIC COUNTS

Street	Cross Street	Year	Count
Daniels Road	Christian Springs Rd	2019	5,161
Newburg Road	Georgetown Rd	2019	7,335