

1400 Uhler Road

EASTON, PENNSYLVANIA

26.5 Acres

For Sale | \$1,650,000



Strategic Development Opportunity in the Lehigh Valley

Offering ± 26.5 acres, with a ± 4.5 -acre frontage parcel available separately, this EC-zoned development site offers exceptional flexibility for commercial, office, warehouse, R&D, and light industrial uses. Located just minutes from Routes 33, 22, and I-78, the property provides outstanding access throughout the Lehigh Valley and the greater Northeast.

PROPERTY HIGHLIGHTS

Property Size	± 26.5 Acres
Frontage Parcel	± 4.5 Acres Available Separately
Zoning	EC (Employment Center)
Development Uses	Office, R&D, Warehouse, Light Industrial & Technology
Utilities	All Utilities Available
Access	Routes 33, 22 & I-78
Regional Access	Lehigh Valley, NJ & NYC Markets
Sale Terms	Subject to Approvals
Ownership	Experienced Site Developer

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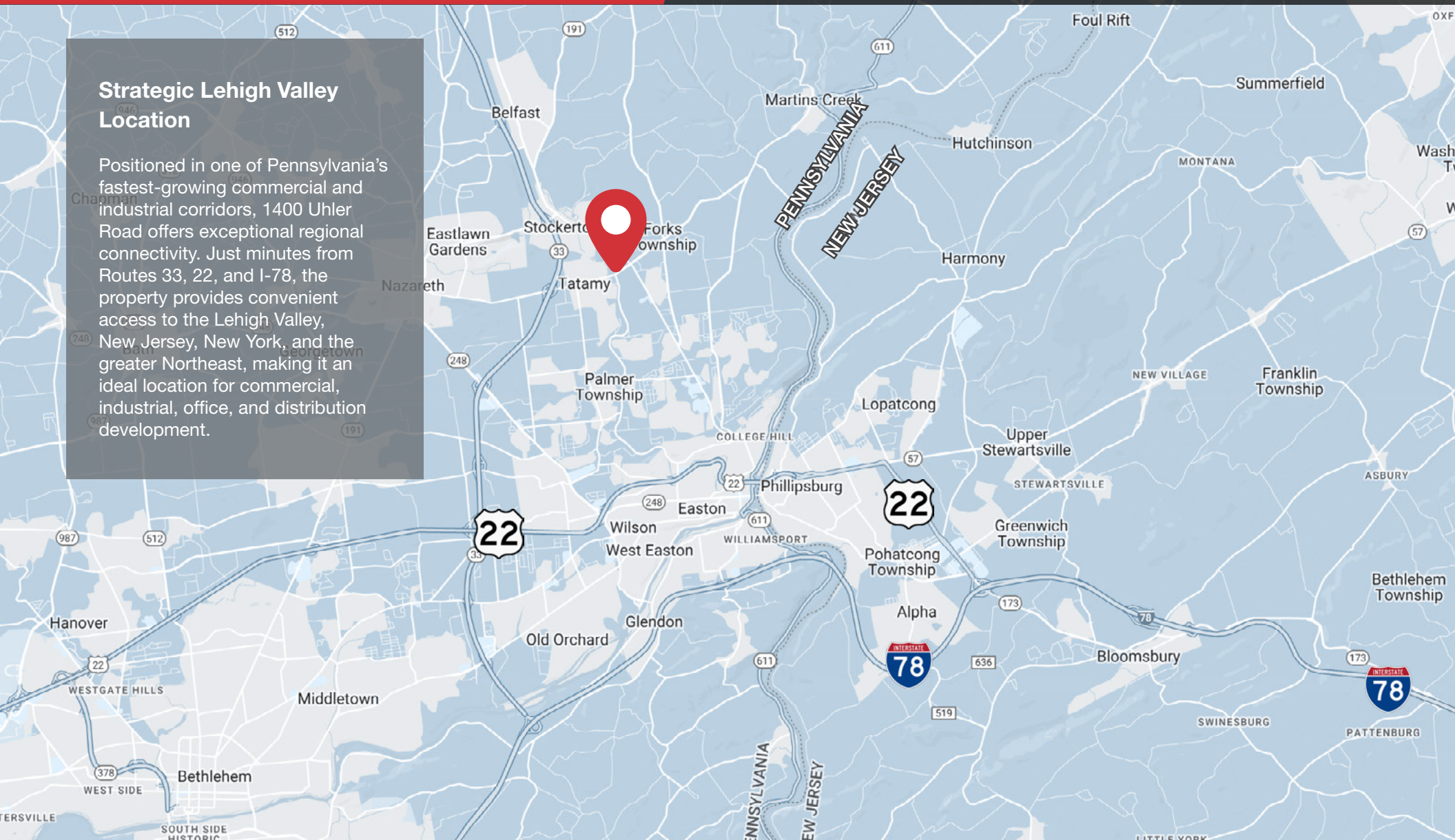
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EASTON, PENNSYLVANIA

REGIONAL
MAP

Strategic Lehigh Valley Location

Positioned in one of Pennsylvania's fastest-growing commercial and industrial corridors, 1400 Uhler Road offers exceptional regional connectivity. Just minutes from Routes 33, 22, and I-78, the property provides convenient access to the Lehigh Valley, New Jersey, New York, and the greater Northeast, making it an ideal location for commercial, industrial, office, and distribution development.



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ZONING MAP & USES

Flexible Zoning for Commercial & Industrial Development

The EC (Employment Center) District is designed to support a broad range of employment-generating uses. With flexible zoning, available infrastructure, and excellent regional connectivity, 1400 Uhler Road is ideally suited for office, warehouse, flex, R&D, technology, and business park development.

Representative Permitted Uses

- Office & Corporate Campus
- Warehouse & Distribution
- Flex & Light Industrial
- Research & Development
- Medical Office
- Professional Services
- Mini Warehouse
- Service Businesses
- Utility Facilities

Additional Uses (Subject to Approval)

- Retail & Shopping Centers
- Restaurants
- Hotels
- Financial Institutions
- Automotive Services
- Academic Research Facilities
- Grocery Stores
- Gas Stations

Zoning Districts

FP	Farm Land Protection	EC	Employment Center
OR	Open Space Residential	EC-1	Employment Center/ Mobile Home
CR	Country Residential	EC-2	Employment Center/ Landfill
SR	Suburban Residential	EC-3	Employment Center/ Apartments
SR-1	Suburban Residential/ Mobile Home	RC	Riverfront Conservation
TC	Town Center	HC	Heritage Corridor
TC-1	Town Center/ Apartments	REM	Recreational/ Educational/ Municipal

For the complete list of permitted and conditional uses, development standards, and zoning regulations, click the button below or scan the QR code.



CLICK HERE FOR
FULL ZONING &
REQUIREMENTS

