

FOR SALE

1 DANFORTH DR, EASTON, PA



32,100 S.F.
Public Water, Sewer, Gas
800 Amps / 480 Volts
Solar Power 179.5 kW
24' Clear Height

1 DANFORTH DR



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1 DANFORTH DR

Property Overview

5.1 acres positioned at the entrance to the Palmer Industrial Park at the corners of Danforth Road and Tatamy Road.

- Palmer Township Approval for 24 hour-per-day operation

Building Overview

32,100 square feet

Manufacturing / Warehousing: 28,000 square feet with 24-foot ceilings.

- Male / Female Locker rooms and break room with dedicated employee security entrance.
- Two (2) truck door with leveling plate. Outside compactor pad which can be converted to a third (3) truck door.
- Super-Flat, laser leveled, polished concrete floor.

Office: 4,100 square feet with 9-foot ceilings.

- 2 executive offices with private bath and shower
- 1 Managers Office
- 7 private offices
- 3 open office spaces
- Conference room
- Reception area and receptionist station.
- File / IT equipment room
- Lounge with kitchen

Future Expansion: 20,000 square foot building addition approved at time of the original board approval. Site work to accommodate the expansion was completed with original construction.

Building Construction

- Constructed: 1996
- Split block and metal with upgraded insulation to all metal sections.
- Howard Kulp Architects
- Norward Construction
- Construction Plans available



Electrical Service:

- 800 amps / 480VAC
- 225 KVA and 75 KVA transformers supply 277 / 208 /120 VAC

Solar Power Electrical Generation (roof mounted)

179.5 KW capacity. (Solar generated power is converted via internal inverters into power suitable for return to the utility grid. A “two-way” metering system records the net power used by the facility or returned to the power grid. During periods of high usage power is taken from the utility grid. During periods of lower power consumption, the solar generated power is returned to the grid.) Generated power can be used or sold.

HVAC

Manufacturing / Warehouse:

- Energy efficient infrared natural gas radiant heating.
- Three (3) roof top exhaust fans for summer ventilation.

Office

- Two (2) roof top heating (natural gas) / air conditioning (electric) units. Sized for 1,000 square foot office expansion

Fire Suppression System

ESFR fire suppression system (Early Suppression, Fast Response) with 100 horsepower high volume water pump. This top of the line system is used for the protection of high piled storage. Storage arrangements may include palletized, solid pile, shelf, bin box, or rack storage of materials. In-rack sprinkler heads are not required with an ESFR system.

This system is also the preferred fire suppression for facilities storing flammable materials.

Future Expansion: The ESFR system is sized to accommodate the approved 20,000 square foot addition.

Parking

- Office: 14 parking spaces
- Manufacturing / Warehouse: 20 spaces (expandable)

Building Energy Conservation Upgrades

- Carlisle 20-year rubber membrane roof installed prior to Solar array installation. (2010)
- Warehouse roof insulation increased an additional 1.5 inches with roof replacement. Total insulation is 3.0 inches.
- Solar Power (179.5 kW) generating \$30,000 per year at current utility rates. It can be used or sold.
- All exterior lighting upgraded to long life low energy consumption LED fixtures.
- Manufacturing / Warehouse lighting upgraded to T-5 fixtures with infrared on /off motion sensors.
- Office lighting upgraded to energy efficient T- 8 fixtures.
- Three (3) warehouse roof ventilation fans.

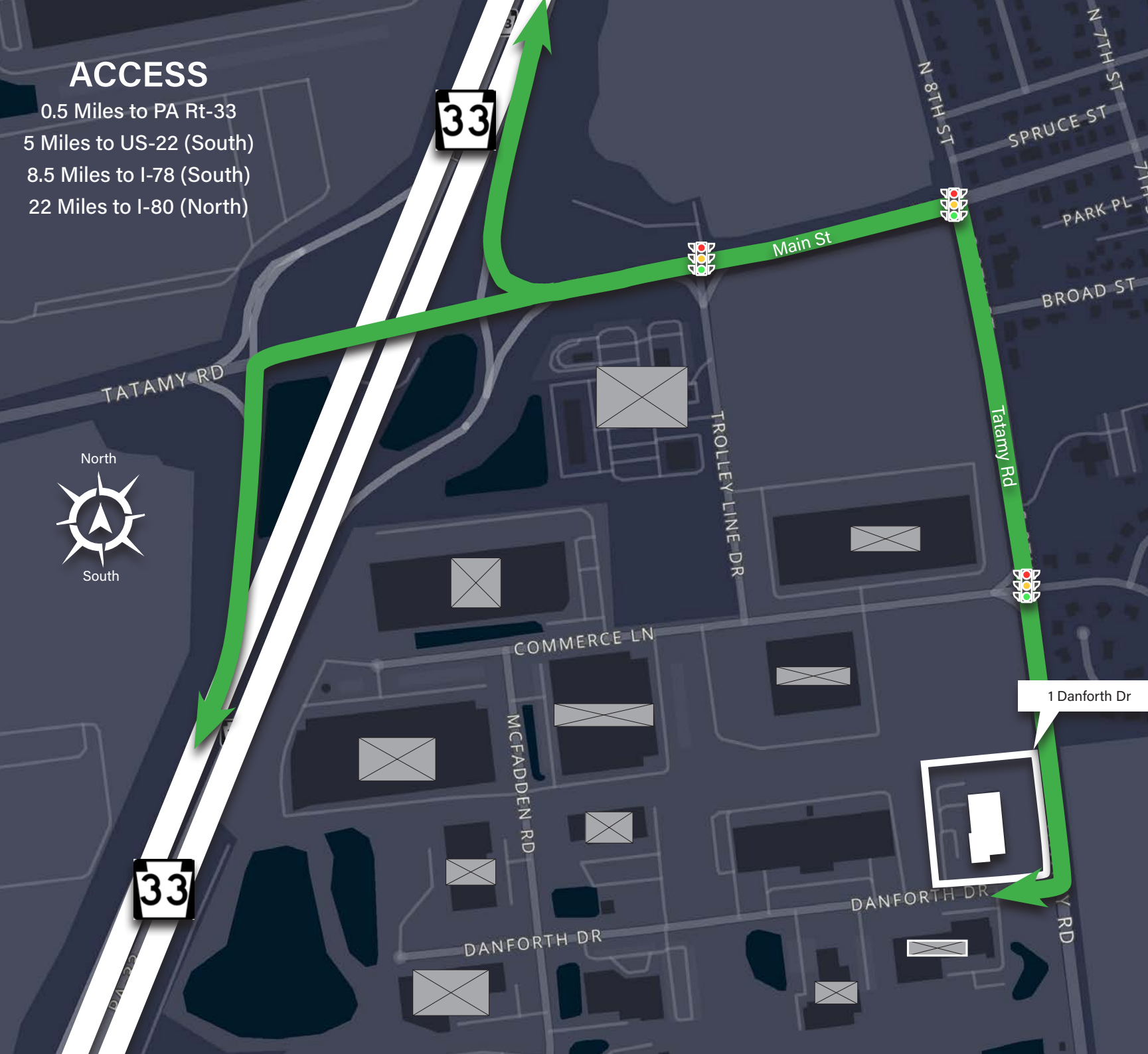
ACCESS

0.5 Miles to PA Rt-33

5 Miles to US-22 (South)

8.5 Miles to I-78 (South)

22 Miles to I-80 (North)



NEARBY SHIPPING HUBS

FEDEX - 9 MILES

126 N Commerce Way, Bethlehem, PA 18017

USPS - 9 MILES

17 S Commerce Way, Bethlehem, PA 18017

UPS - 2 MILES

1620 Van Buren Rd, Easton, PA 18045

AIRPORTS

LVIA - 15 MILES

3311 Airport Rd, Allentown, PA 18109

NEWARK - 65 MILES

Newark, NJ 07114

PHILADELPHIA - 87 MILES

8500 Essington Ave, Philadelphia, PA 19153

RAIL & INTERMODAL

NORFOLK SOUTHERN

BETHLEHEM - 18 MILES

2400 Commerce Center Blvd, Bethlehem, PA

18015

NORFOLK SOUTHERN

HARRISBURG - 98 MILES

3652 Industrial Rd, Harrisburg, PA 17110

PORTS

PHILADELPHIA - 70 MILES

3460 N Delaware Ave, Philadelphia, PA 19134

NEWARK - NJ / NY - 69 MILES

241 Calcutta St, Newark, NJ 07114



**Excellent Highway Access Within
0.5 Miles of PA Rt-33 / Chrin Interchange**

Potential 20,000 Sq Ft Expansion

**ESFR Sprinkler System Sized to
Support 50,000 Sq Ft**

**Carlisle 20-Year Rubber Roof
With 3.0 Inch Upgraded Insulation**

**Solar Power 179.5 kW Generating
\$30,000 Per Year at Current Utility Rates
It Can Be Used Or Sold**

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