

AVAILABLE

600 HELD DRIVE
NORTHAMPTON, PA

30,750 SF - CRANE SERVED 10 TON
EXPANDABLE TO 50,750 SF

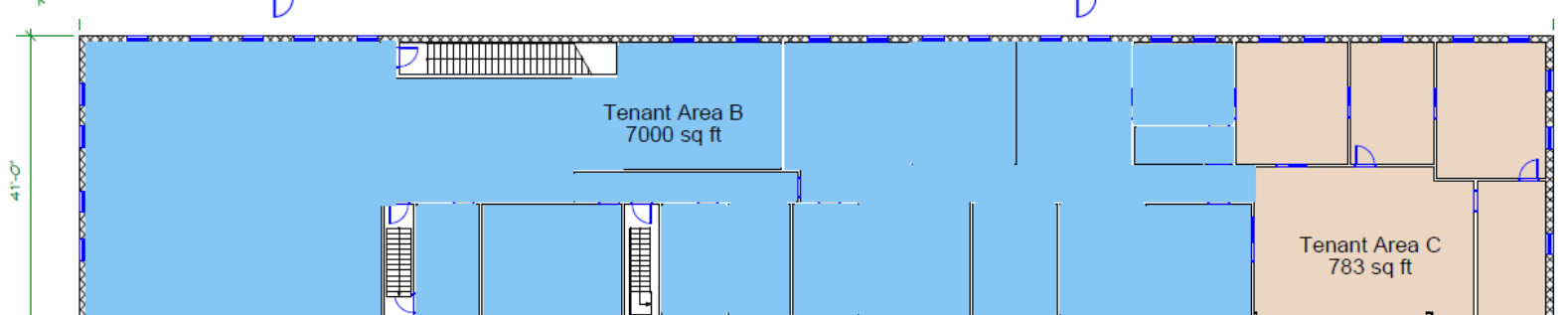
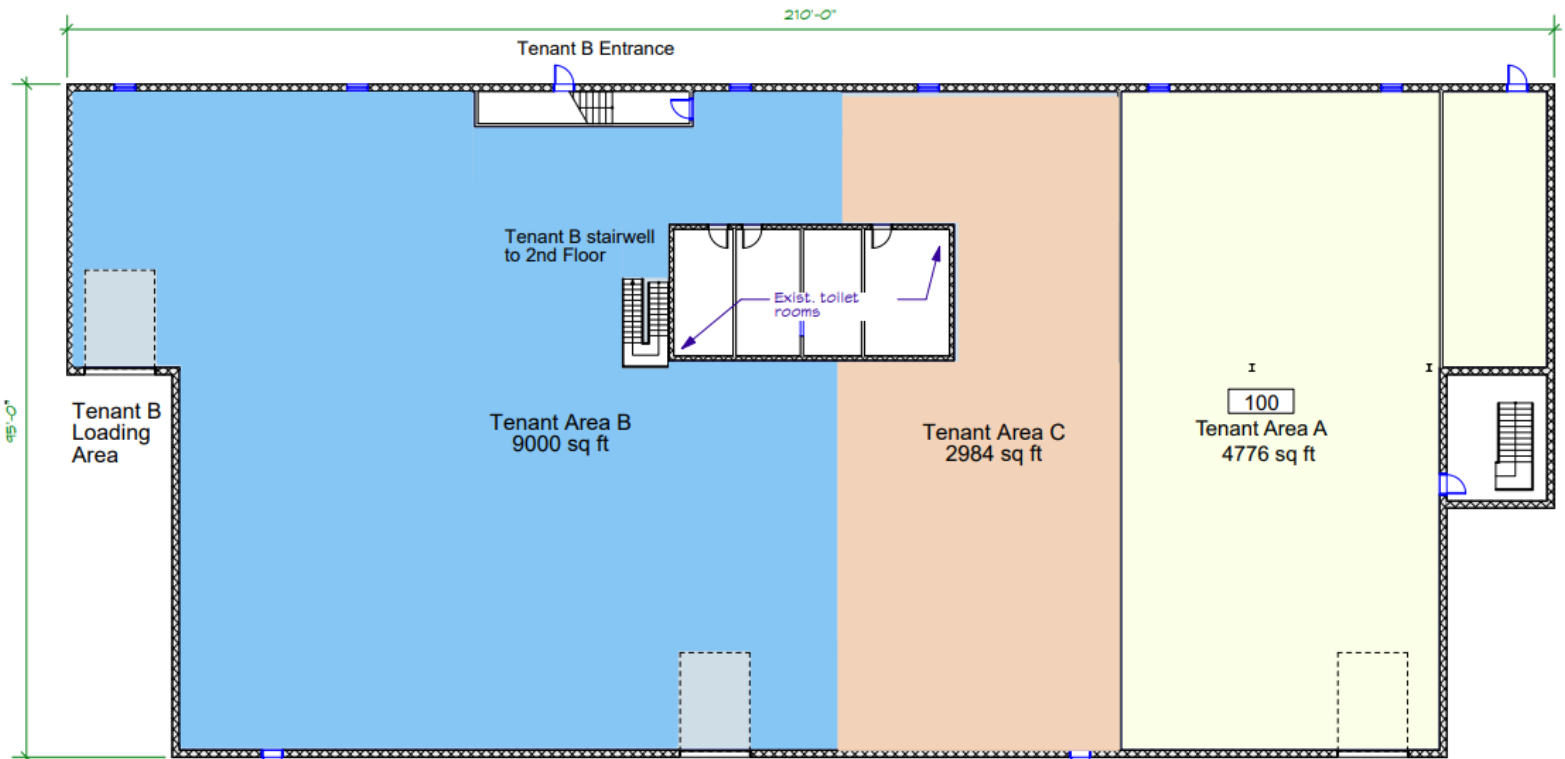


INDUSTRIAL WAREHOUSE

TOTAL	30,750 SF - EXPANDABLE TO 50,750 SF
OFFICE / MEZZANINE	10,750 SF
AVAILABLE	16,000 SF (9,000 S.F. WAREHOUSE & 7,000 SF MEZZANINE SPACE)
YEAR BUILT	1989
LOT SIZE	2.7 ACRES
LOADING	1 - TAILGATE LOADING DOCKS 2 - GROUND LEVEL DRIVE IN DOOR
UTILITIES	PUBLIC - WATER SEWER NATURAL GAS
FIRE PROTECTION	WET SPRINKLER SYSTEM
POWER	3-PHASE 800 AMPS 480 VOLTS
HEIGHT	26' - CRANE AREA & 16' - UNDER THE MEZZANINE
CRANE	2 - 10 TON
ACCESS	6 MILES TO US-22 11 MILES TO I-476 & I-78
MUNICIPALITY	NORTHAMPTON BOROUGH LEHIGH COUNTY
TAXES	\$32,247.00 - YEAR 2023

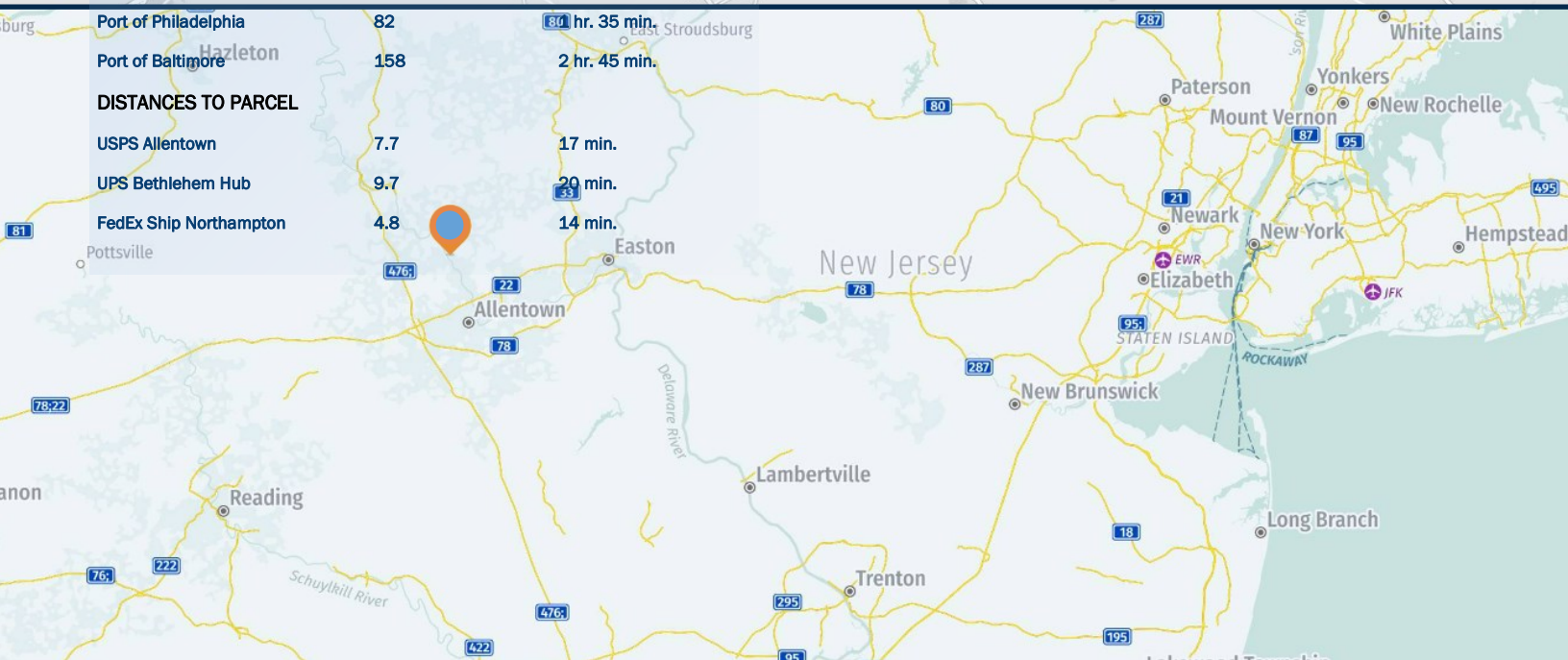
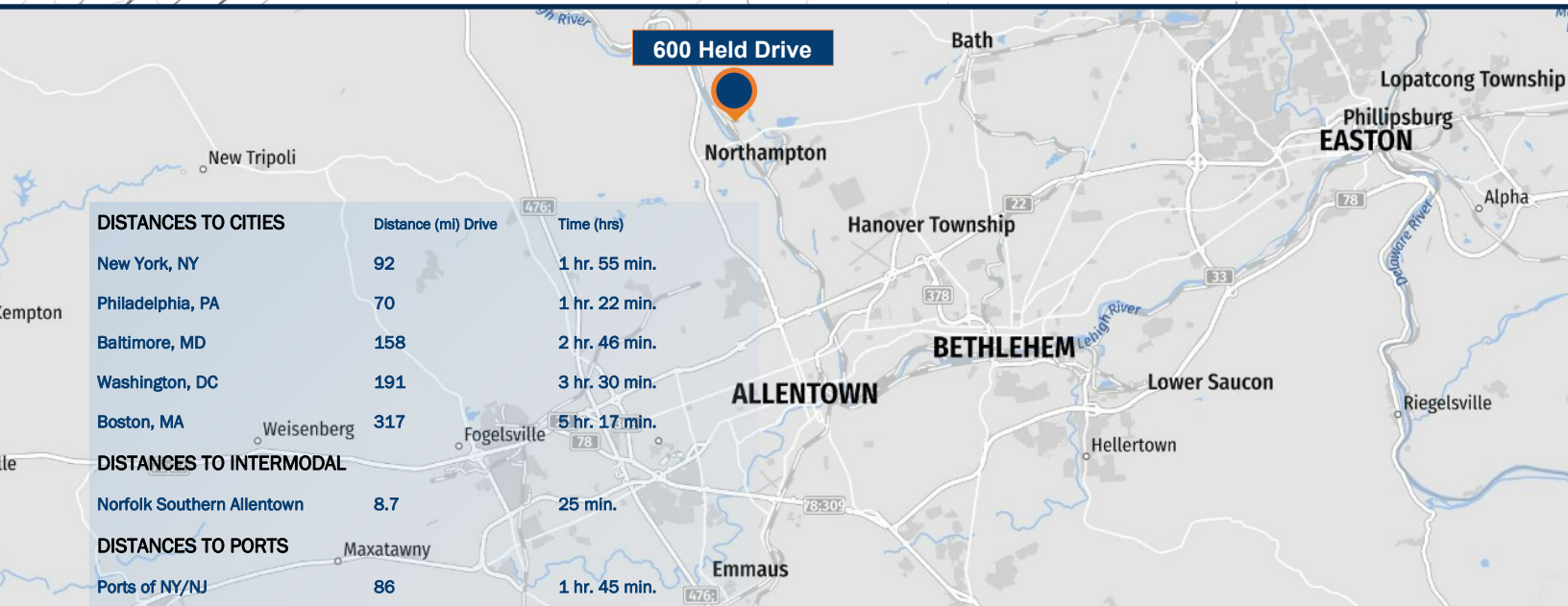
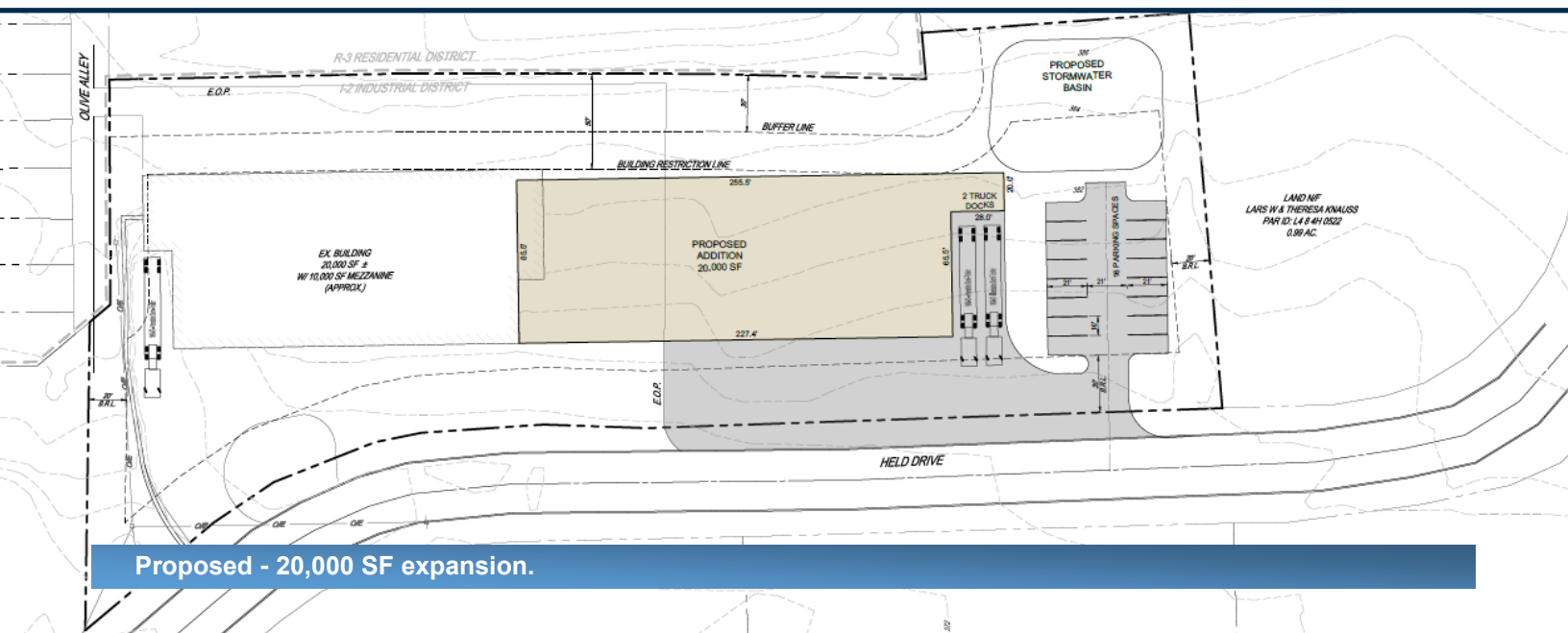


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Mezzanine Access for Tenant B

Open to below



ALLENTOWN - BETHLEHEM - EASTON METROPOLITAN STATISTICAL AREA

TOTAL CIVILIAN LABOR FORCE, EMPLOYMENT, UNEMPLOYMENT, AND UNEMPLOYMENT RATE BY PLACE OF RESIDENCE

TIME PERIOD	CIVILIAN LABOR FORCE	EMPLOYMENT	UNEMPLOYMENT	RATE %
LEHIGH COUNTY				
September 2022	200,000	192,900	7,100	3.5
September 2021	194,800	183,300	11,500	5.9
NORTHAMPTON COUNTY				
September 2022	166,400	160,900	5,500	3.3
September 2021	161,400	152,900	8,500	5.3

ALL DATA ARE ON 2021 BENCHM ARK.

SOURCE: Center for Workforce Information & Analysis (CWIA), Pennsylvania Department of Labor & Industry.

A Partial List of Our Past Customers Include

Liberty Property Trust, Prologis, J.G. Petrucci Company, Innovative Control Systems, JVI, United Rental, Inc., All Phase Electric, Inc. (CED), Air-Products & Chemicals, All Weather Insulated Panels Inc, Werner Trucking, Inc., Victaulic Corporation of America, Peirce-Phelps, Inc., Phillips Feed, Inc., Meyer Power Systems, B. Braun, Inc., Northwood Paper Company, American Atelier, Inc., Lehigh Valley Plastics, Innovative Office Products, Bennett Organization, General Mills, Inc., Straight Arrow, Spartan Brands, Foley/Caterpillar, Verizon Wireless, American Architectural Metal Manufacturers Inc, Torc-up, Inc., Aramark Uniform, Virginia Gutter, Eupen, Inc., United States Postal Service, Bell & Howell, St. Luke's Physician Group, Milliken Valve, Penske Truck Leasing, Eastern/GPS, Innovative Office Products, Mack Trucks, Fluortek, Faulkner Cadillac, Allentech, Inc., Terrafina, AFC Industries Berwick, Royal Industries, Flexicon Corporation, Genus Lifesciences Inc, Structural Services, Inc, American Tube Corporation, Bio Spectra, Oak Foods, Lehigh Valley Logistics, BTI Coopermatics Inc,