

AVAILABLE 40,000 S.F.

106 COMMERCE WAY
STOCKERTOWN, PA

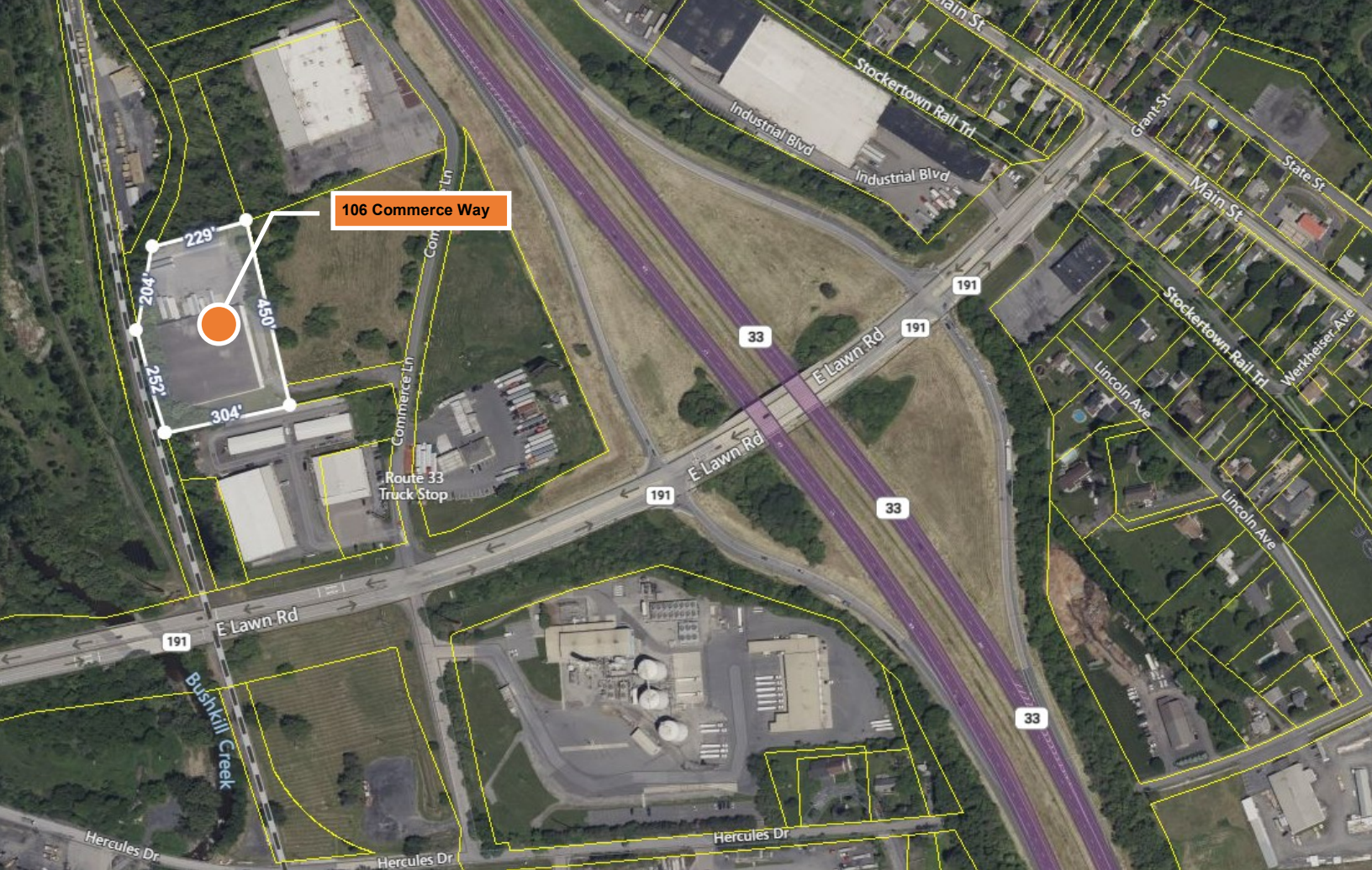


INDUSTRIAL PROPERTY

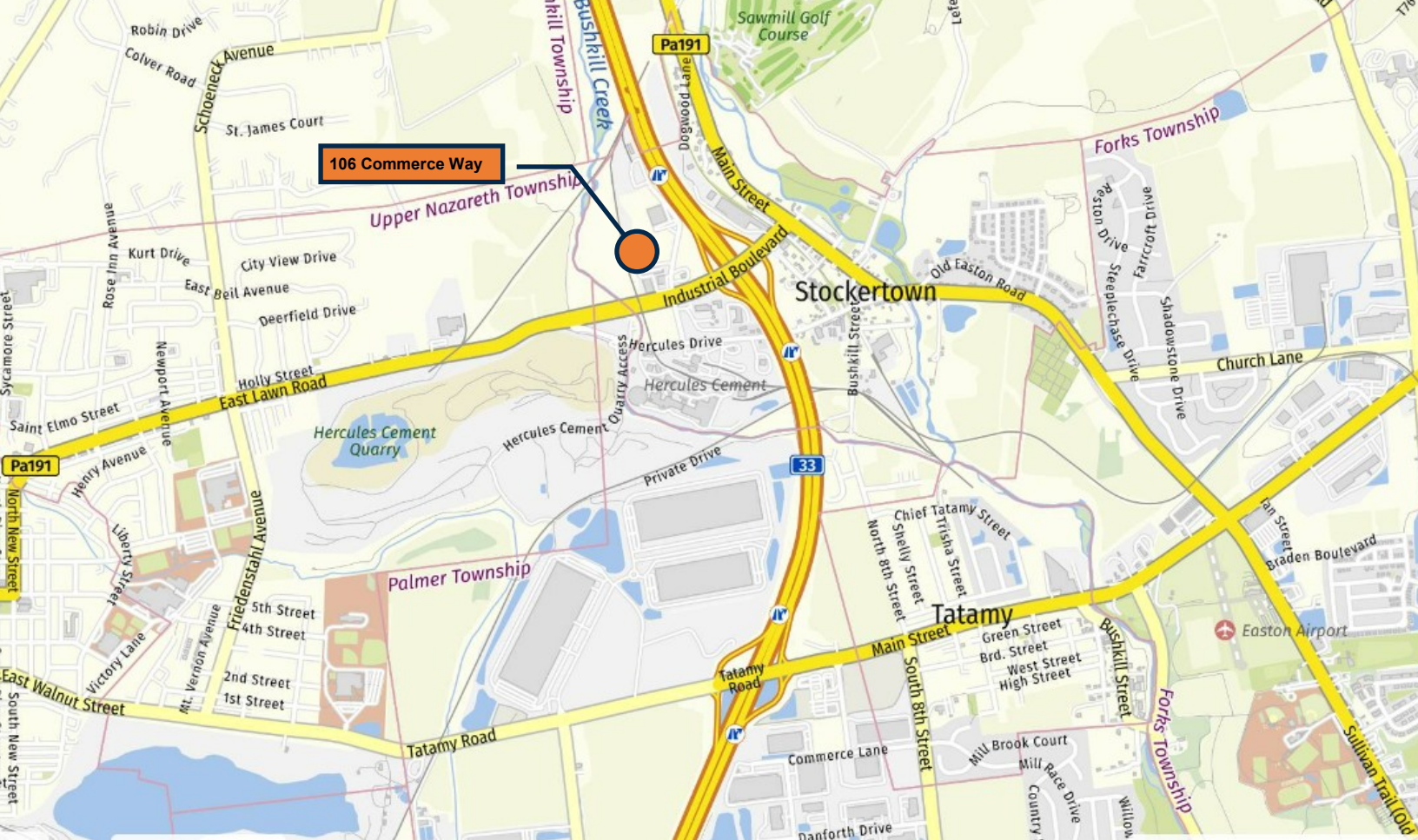
Warehouse

BUILDING SIZE	40,000 S.F.
LAND	2.8 ACRES
HEIGHT	20'
LOADING	6 TAILGATE LOADING DOCKS 1 GROUND LEVEL DRIVE IN DOOR
UTILITIES	PUBLIC WATER SEPTIC SYSTEM PROPANE HEAT
FIRE PROTECTION	WET SPRINKLER SYSTEM
POWER	3-PHASE / 400 AMPS
ACCESS	PA ROUTE 33 I-78 SOUTH - 10 MILES I-80 NORTH - 20 MILES
MUNICIPALITY	STOCKERTOWN BOROUGH NORTHAMPTON COUNTY





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106 COMMERCE WAY, STOCKERTOWN PA

INDUSTRIAL WAREHOUSE SPACE

DISTANCES TO CITIES

Drive	Distance (mi)
New York, NY	84
Philadelphia, PA	80
Baltimore, MD	160
Washington, DC	203
Boston, MA	305

DISTANCES TO INTERMODAL

Norfolk Southern Bethlehem	18
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DISTANCES TO PORTS

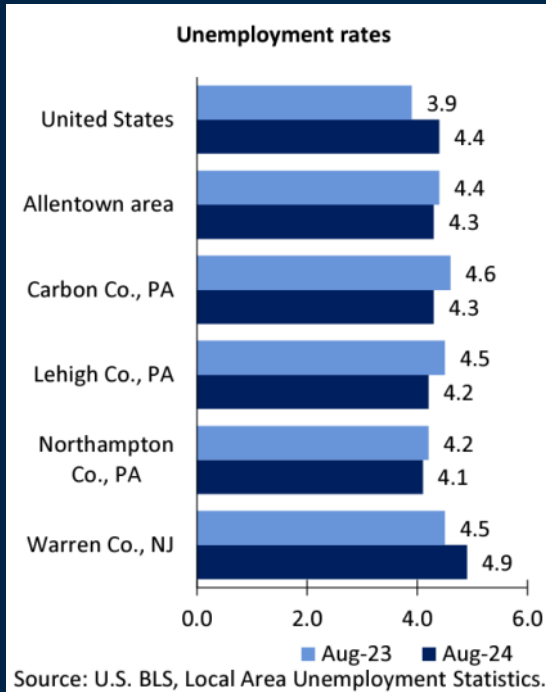
Ports of NY/NJ	87
Port of Philadelphia	83
Port of Baltimore	166

DISTANCES TO PARCEL

USPS Bethlehem	13
UPS Bethlehem Hub	12



LABOR STATISTICS



Allentown area employment (number in thousands)	Aug. 2024	Change from Aug. 2023 to Aug. 2024	
		Number	Percent
Total nonfarm	399.8	11.6	3.0
Mining, logging, and construction	14.4	0.2	1.4
Manufacturing	41.6	0.1	0.2
Trade, transportation, and utilities	91.7	-0.4	-0.4
Information	6.2	0.1	1.6
Financial activities	13.1	0.2	1.6
Professional and business services	51.5	1.7	3.4
Education and health services	89.7	6.3	7.6
Leisure and hospitality	40.8	1.9	4.9
Other services	14.9	0.4	2.8
Government	35.9	1.1	3.2

A Partial List of Our Past Customers Include

Liberty Property Trust, Prologis
 American Atelier, Inc.
 United Rental, Inc.
 All Weather Insulated Panels Inc
 Peirce-Phelps, Inc
 B. Braun, Inc.
 Lehigh Valley Plastics
 General Mills, Inc.
 Foley/Caterpillar
 Torc-up, Inc.
 Eupen, Inc.,
 St. Luke's Physician Group
 Innovative Office Products
 Allan Organ
 AFC Industries
 Genus Lifesciences Inc

J.G. Petrucci Company Inc
 Airlite Plastics
 All Phase Electric, Inc (CED)
 Werner Trucking, Inc
 Phillips Feed, Inc.
 Northwood Paper Company
 Innovative Office Products
 Straight Arrow
 Verizon Wireless,
 Aramark Uniform
 United States Postal Service
 Penske Truck Leasing, Eastern
 Mack Truck
 Allentech, Inc.
 Royal Industries
 Structural Services, Inc,

Innovative Control Systems
 Cera-Met
 Air-Products & Chemicals
 Victaulic Corporation of America
 Meyer Power Systems
 Backstage Library Works
 Bennett Organization
 Spartan Brands
 American Architectural Metal Mfg Inc,
 Air Filtration Inc
 Bell & Howell
 Bio Spectra
 Fluortek
 Terrafina
 Flexicon Corporation
 American Tube Corporation