

AVAILABLE - 55,000 SF - FULLY AIR CONDITIONED

110 COMMERCE WAY
STOCKERTOWN, PA

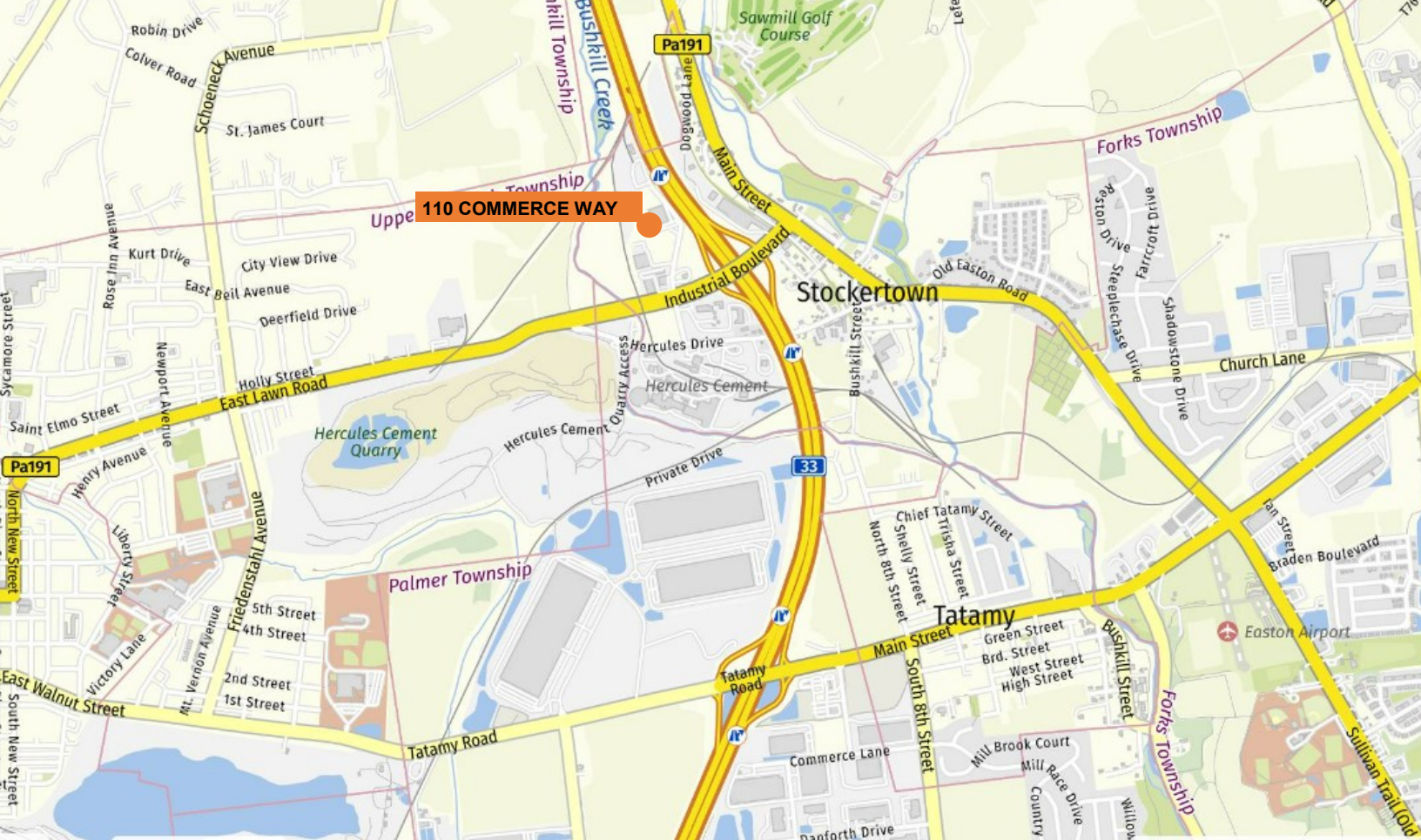


INDUSTRIAL PROPERTY

Warehouse | Manufacturing

BUILDING SIZE	55,000 S.F. - FULLY AIR CONDITIONED
YEAR BUILT	1974
LAND	4.1 ACRES
HEIGHT	18' - 20'
LOADING	4 TAILGATE LOADING DOCKS 1 GROUND LEVEL DRIVE IN DOORS
UTILITIES	PUBLIC WATER SEPTIC SYSTEM OIL & PROPANE HEAT
POWER	3-PHASE / 1200 AMPS / 240 Volts
ACCESS	PA ROUTE 33 I-78 SOUTH - 10 MILES I-80 NORTH - 20 MILES
MUNICIPALITY	STOCKERTOWN BOROUGH NORTHAMPTON COUNTY





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INDUSTRIAL WAREHOUSE SPACE FOR SALE & LEASE

DISTANCES TO CITIES

	Distance (mi) Drive	Time (hrs)
New York, NY	84	1 hr. 35 min.
Philadelphia, PA	80	1 hr. 25 min.
Baltimore, MD	160	2 hr. 50 min.
Washington, DC	203	3 hr. 35 min.
Boston, MA	305	4 hr. 50 min.

DISTANCES TO INTERMODAL

Norfolk Southern Bethlehem	18	22 min.
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DISTANCES TO PORTS

Ports of NY/NJ	87	1 hr. 45 min.
Port of Philadelphia	83	1 hr. 38 min.
Port of Baltimore	166	2 hr. 55 min.

DISTANCES TO PARCEL

USPS Bethlehem	13	22 min.
UPS Bethlehem Hub	12	18 min.
FedEx Ground Breinigsville	28	35 min.



NORTHAMPTON & LEHIGH COUNTIES - LABOR STATISTICS

TIME PERIOD	LABOR FORCE	EMPLOYED	UNEMPLOYED	RATE %
LEHIGH COUNTY 1st Quarter 2023	198,100	180,279	8,100	4.1
NORTHAMPTON COUNTY 1st Quarter 2023	164,400	157,900	6,500	3.9

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

<https://www.workstats.dli.pa.gov/Documents/County%20Profiles/Northampton%20County.pdf>

<https://www.workstats.dli.pa.gov/Documents/County%20Profiles/Lehigh%20County.pdf>

A Partial List of Our Past Customers Include

Liberty Property Trust, Prologis
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
Faulkner Cadillac
AFC Industries
Genus Lifesciences Inc

J.G. Petrucci Company Inc
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 Trucks
Allentech, Inc.
Royal Industries
Structural Services, Inc,

Innovative Control Systems
Air-Products & Chemicals
Victaulic Corporation of America
Meyer Power Systems
American Atelier, Inc.
Bennett Organization
Spartan Brands
American Architectural Metal Mfg Inc,
Virginia Gutter
Bell & Howell
Bio Spectra
Fluortek
Terrafina
Flexicon Corporation
American Tube Corporation