

LEHIGH VALLEY CORE

Strategically-Located Leasing Opportunity

2260 Industrial Drive, Bethlehem, PA 18017



LEHIGH VALLEY
INT'L AIRPORT

987

116,000+ VPD

22

±8.67
Acres

±117,000 SF
Building

IRREPLACEABLE TRANSIT-ORIENTED
Location

400'
of Highway Frontage

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2260 INDUSTRIAL DRIVE

Site Plan



ZONING – PI
Planned Industrial

1962
Year Built

9 ACRES
Lot Area

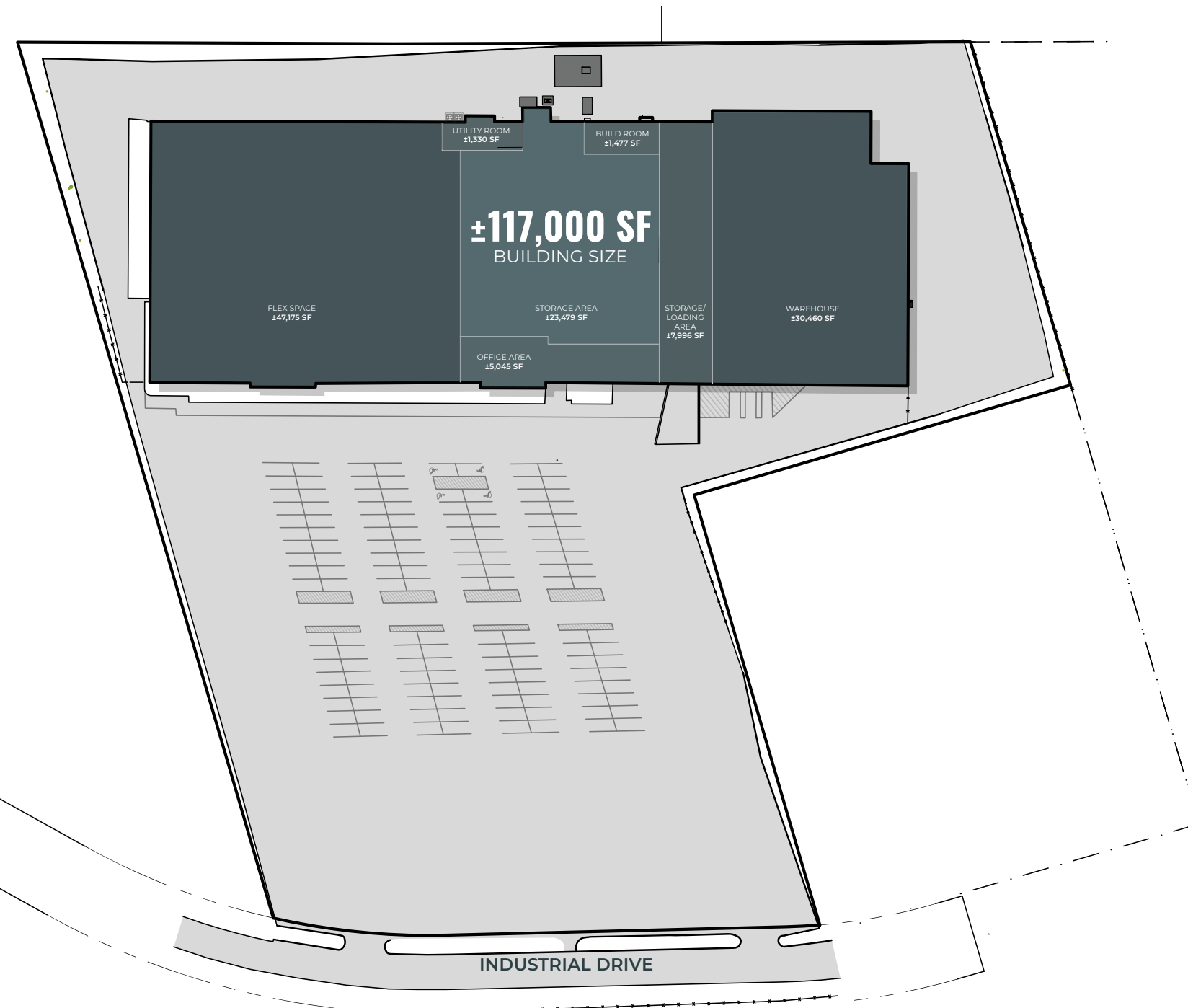
±117,000
Building Size

144
Parking Spaces
(expandable)

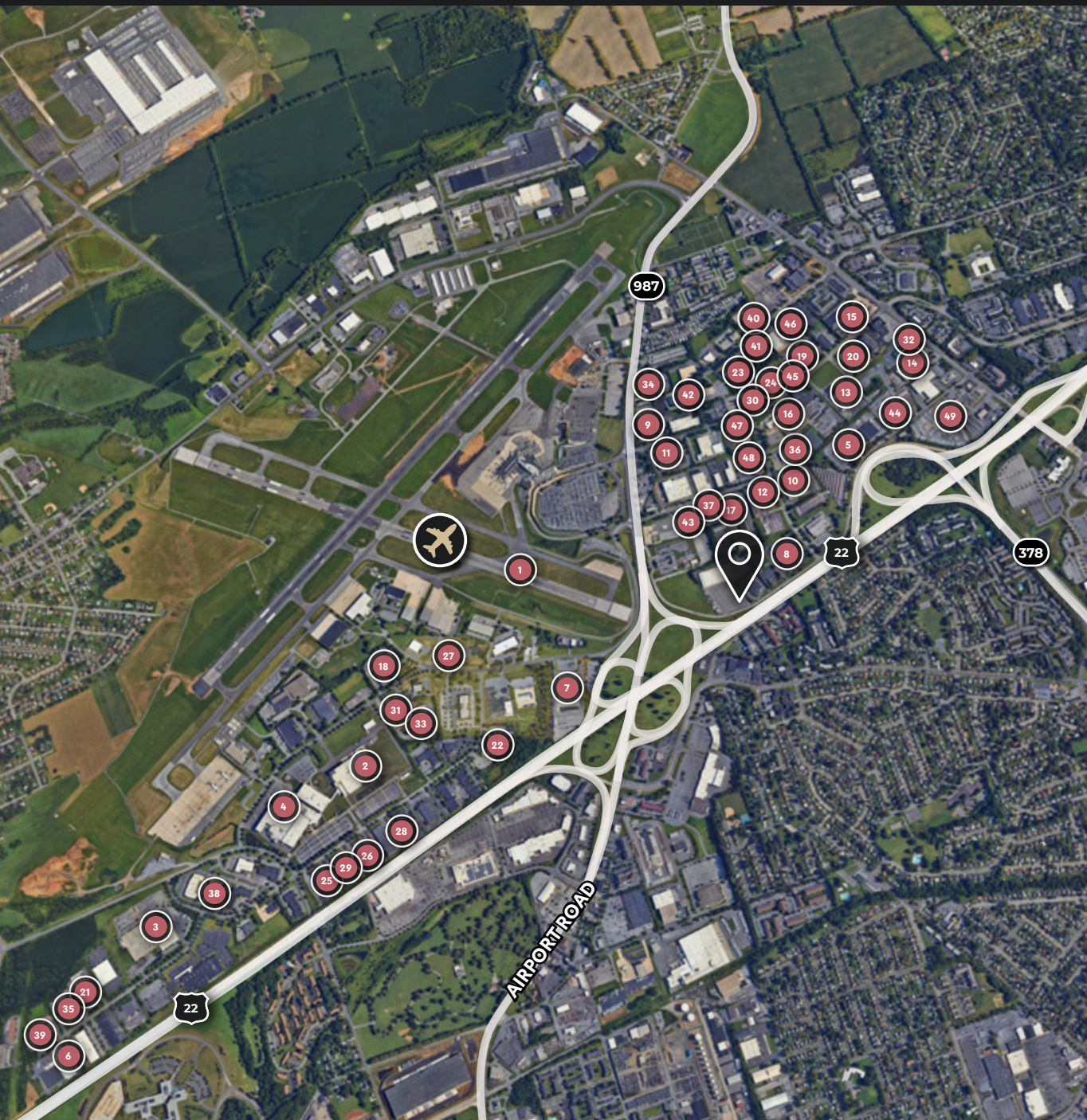
6
Loading Docks

3 DRIVE-INS
+1 Large, Dual-Capacity
Loading Garage

18'-22'
Clear Height

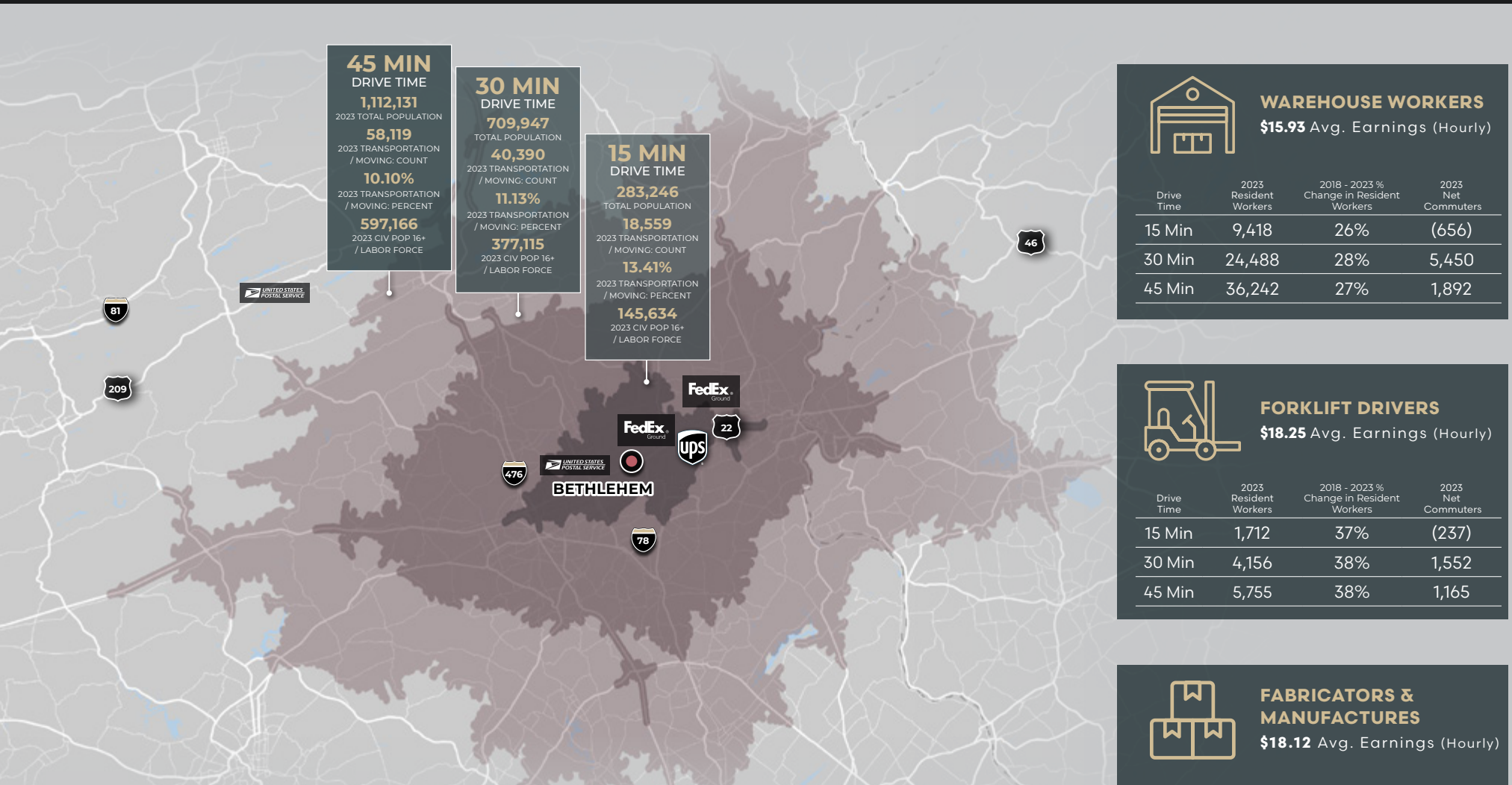


Occupiers in the Surrounding Park



- | | |
|-------------------------------------|---------------------------------|
| 1 Lehigh Valley Airport (ABE) | 36 Alside, Valvetech |
| 2 B Braun Medical Inc | 37 City Electric Supply |
| 3 Valley Extrusions | 38 Lehigh Valley Bumper Inc |
| 4 B Braun Medical Inc | 39 Pierce Phelps |
| 5 ABARTA, Inc. | 40 Keurig - Dr Pepper |
| 6 Premium Waters, Inc. | 41 Goodman Distribution |
| 7 United States Postal Service | 42 The Restaurant Store |
| 8 IDI Distributors | 43 Cameron Ashley |
| 9 Bosch Rexroth Cooperation | 44 Traiangle Tech, Inc. |
| 10 Executive Personal Computers Inc | 45 Txx Service |
| 11 Chan & Chan USA Corp | 46 Spray-Tek Inc. |
| 12 Service Truck Tire Center | 47 Jane Street LLC |
| 13 Keurig - Dr Pepper | 48 Pepperidge Farm Depot |
| 14 Michelman Steel Enterprises | 49 Adhesives Specialists Inc |
| 15 Lansing Building Products | 50 Astound Broadband |
| 16 UGI Utilities | 51 Goodyear |
| 17 Service Truck Tire Center | 52 HYDAC |
| 18 RestoreCore, | 53 R.E. Mitchel Company |
| 19 Gardner Cryogenics | 54 Trans-Bridge-Lines |
| 20 Textile Dyeing & Finishing Co | 55 Millpress Imports |
| 21 Pacesetter Enterprises Inc | 56 Grainger Industrial Supply |
| 22 Morris Black | 57 Toyota Industrial Lift Truck |
| 23 Ceramet Inc | 58 Crystal Signatures Inc |
| 24 TuWay Communication | 59 Western Express |
| 25 John & Johnson | |

Demographics and Labor Facts



Resident worker counts are notably high for an area of this size, with a significant historical growth rate. Over the past five years, there has been a remarkable 25%+ increase in the targeted labor force of approximately 25,000 workers, indicating a highly sustainable labor segment poised for future industry growth. A substantial percentage of workers are commuting away from the area for work, showing that existing resident workers still outnumber job openings. Leveraging this commuting pattern presents an opportunity by establishing job opportunities closer to their homes.



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Passionate, Engaged and Focused on Your Success

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