

# Strategically-Located Leasing Opportunity

2260 Industrial Drive, Bethlehem, PA 18017



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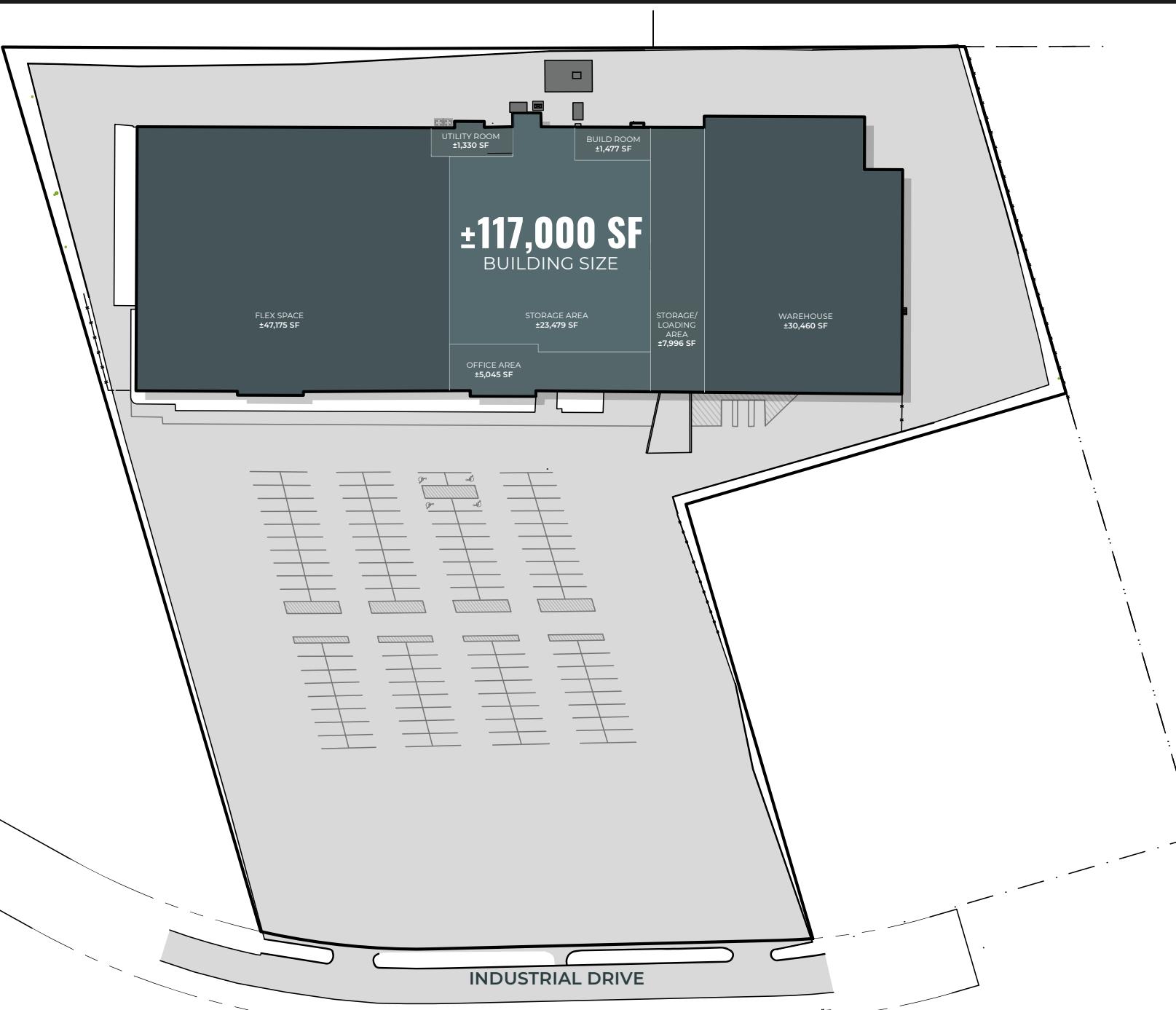
**KBC Advisors | Philadelphia**

775 E Lancaster Avenue, Suite 225

Villanova, PA 19085

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# Site Plan



**ZONING – PI**  
Planned Industrial

**1962**  
Year Built

**9 ACRES**  
Lot Area

**±117,000**  
Building Size

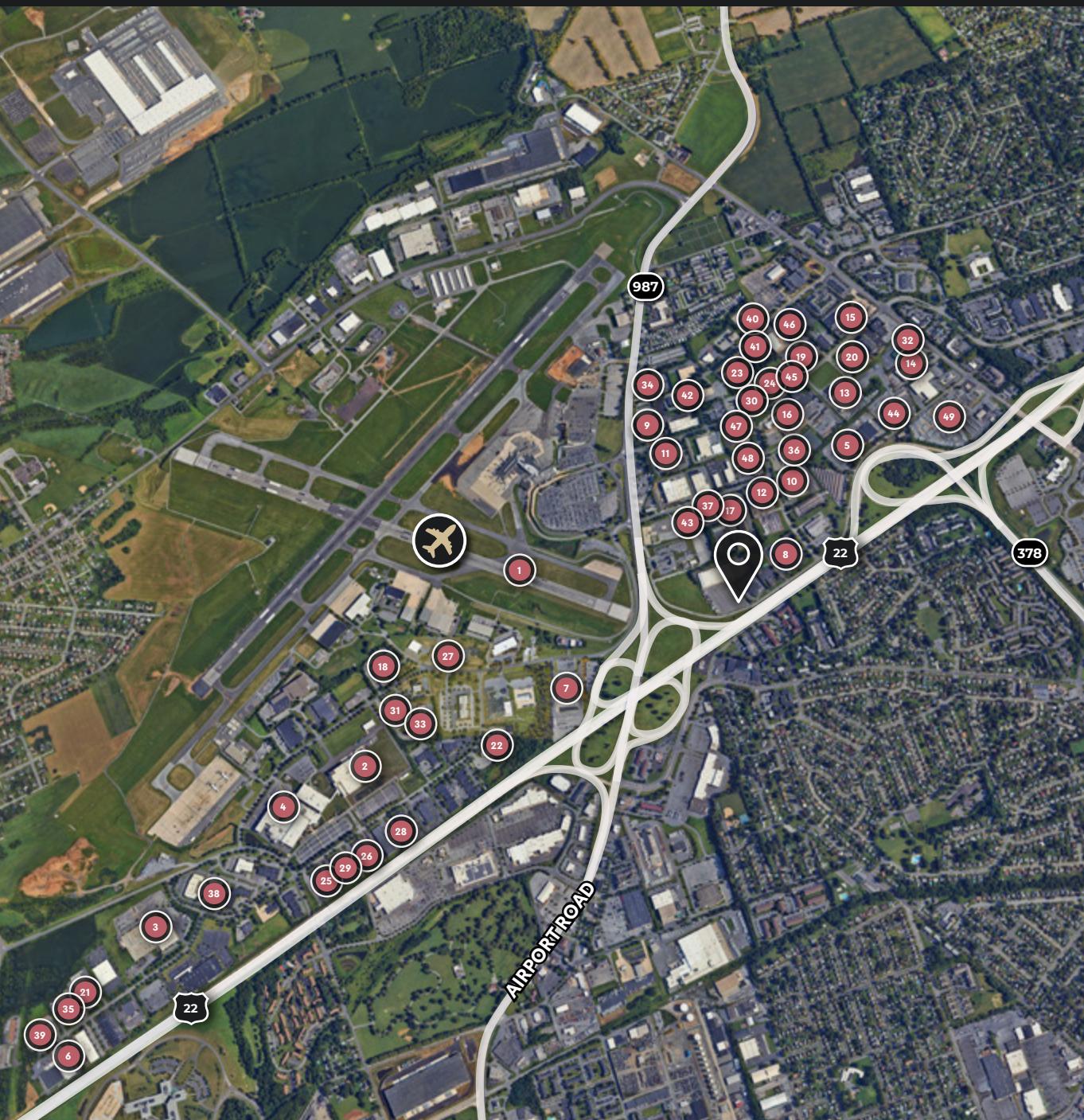
**144**  
Parking Spaces  
(expandable)

**6**  
Loading Docks

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

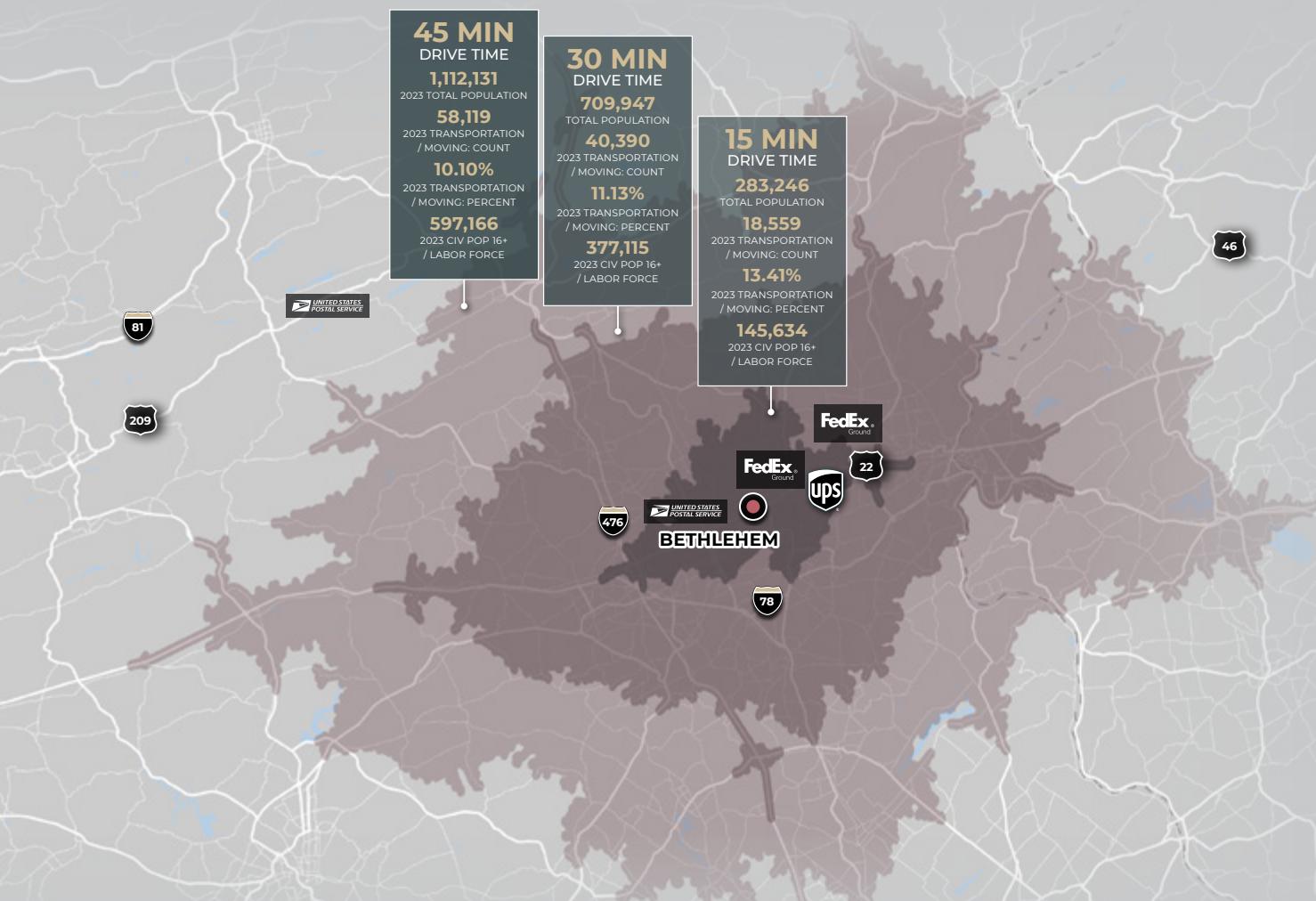
**18'-22'**  
Clear Height

# Occupiers in the Surrounding Park



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

# 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.



## WAREHOUSE WORKERS

**\$15.93** Avg. Earnings (Hourly)

Drive Time	2023 Resident Workers	2018 - 2023 % Change in Resident Workers	2023 Net Commuters
15 Min	9,418	26%	(656)
30 Min	24,488	28%	5,450
45 Min	36,242	27%	1,892



## FORKLIFT DRIVERS

**\$18.25** Avg. Earnings (Hourly)

Drive Time	2023 Resident Workers	2018 - 2023 % Change in Resident Workers	2023 Net Commuters
15 Min	1,712	37%	(237)
30 Min	4,156	38%	1,552
45 Min	5,755	38%	1,165



## FABRICATORS & MANUFACTURES

**\$18.12** Avg. Earnings (Hourly)

Drive Time	2023 Resident Workers	2018 - 2023 % Change in Resident Workers	2023 Net Commuters
15 Min	1,600	8%	43
30 Min	4,736	10%	69
45 Min	7,893	11%	616

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