

AVAILABLE

2 DANFORTH DR

EASTON, PA



## INDUSTRIAL PROPERTY

MANUFACTURING / STORAGE

TOTAL	57,354 S.F.
AVAILABLE	7,500 S.F.
YEAR BUILT	1986
LOT SIZE	7 ACRES
LOADING	1 - TAILGATE LOADING DOCKS   1 - GROUND LEVEL DRIVE IN DOOR
UTILITIES	PUBLIC - WATER   SEWER   NATURAL GAS
POWER	3-PHASE   800 AMPS   480 VOLTS
HEIGHT	18'
ACCESS	1 MILES TO PA ROUTE 33   8 MILES TO I-78   22 MILES TO I-80

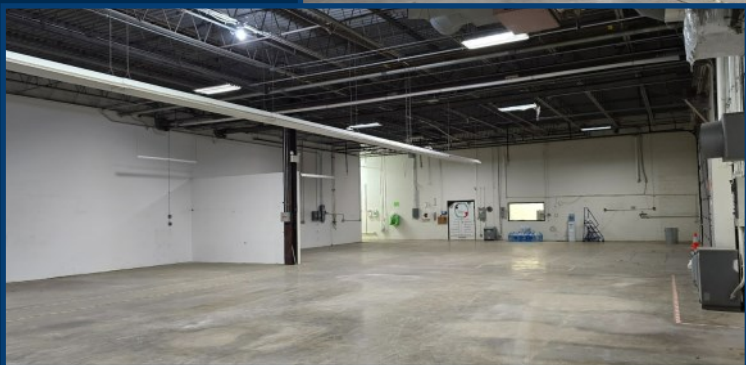
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Industrial & Commercial Real Estate

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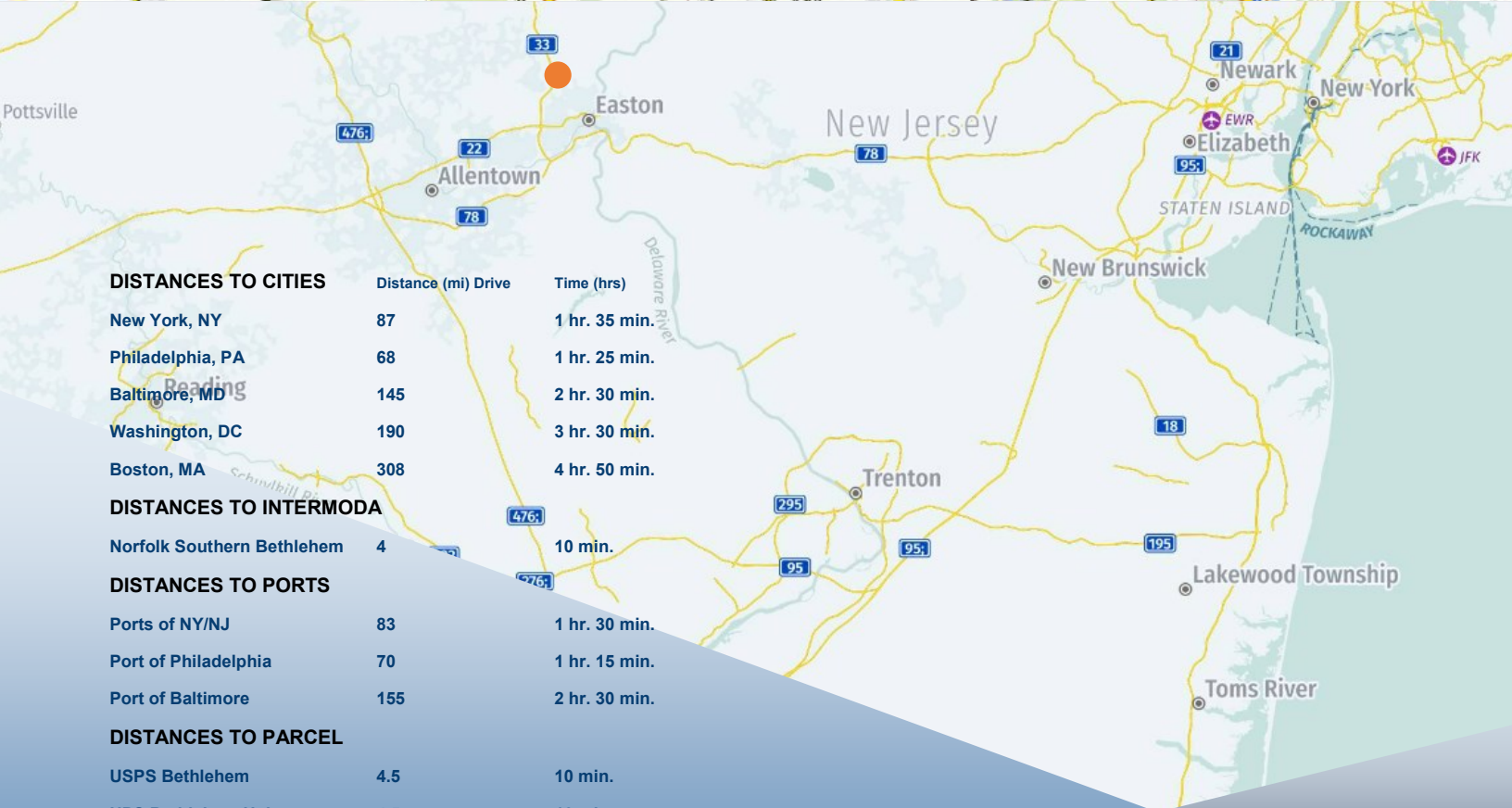
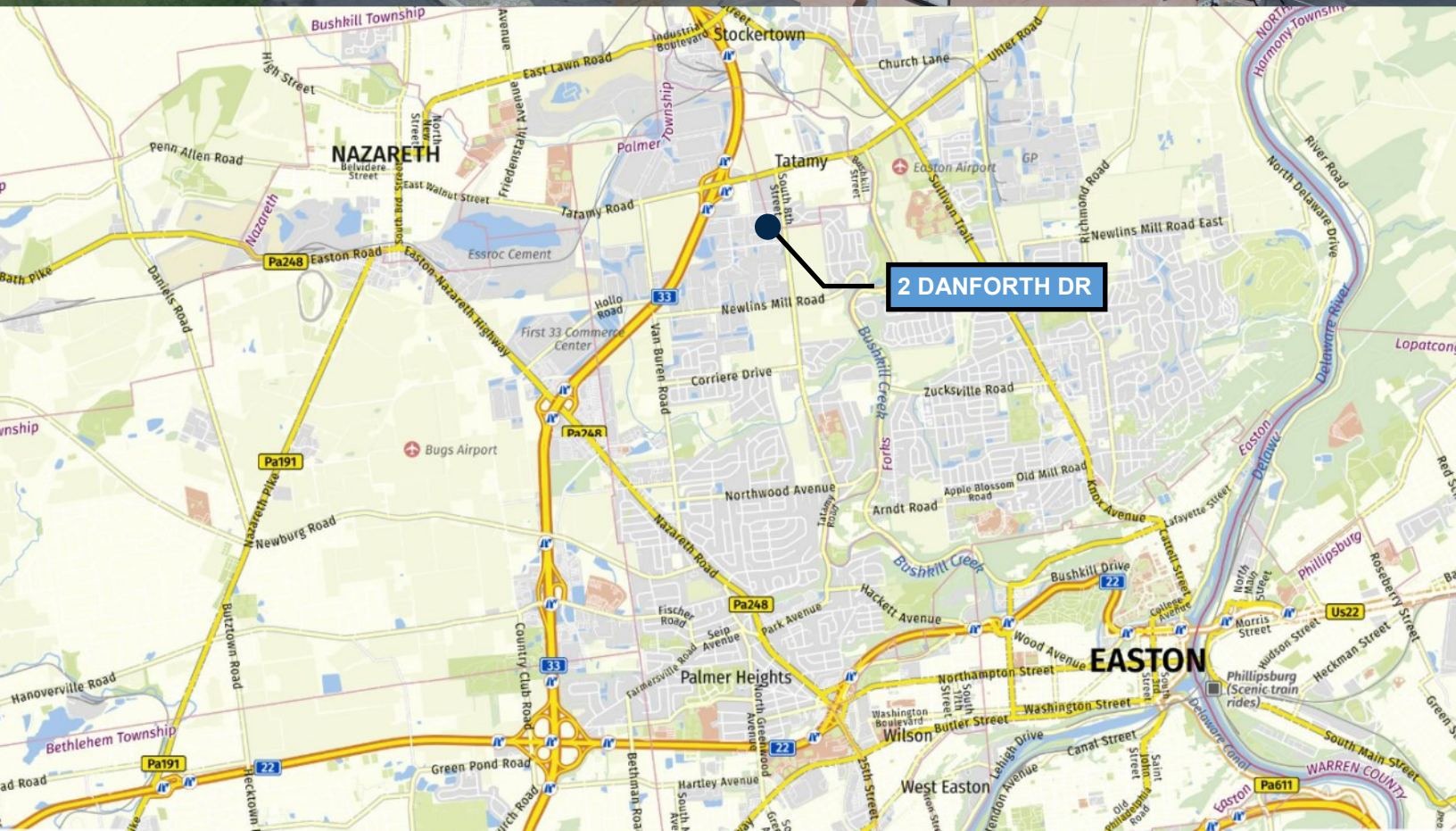


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# 2 DANFORTH DR

EASTON, PA



### DISTANCES TO CITIES

	Distance (mi) Drive	Time (hrs)
New York, NY	87	1 hr. 35 min.
Philadelphia, PA	68	1 hr. 25 min.
Baltimore, MD	145	2 hr. 30 min.
Washington, DC	190	3 hr. 30 min.
Boston, MA	308	4 hr. 50 min.

### DISTANCES TO INTERMODA

Norfolk Southern Bethlehem	4	10 min.
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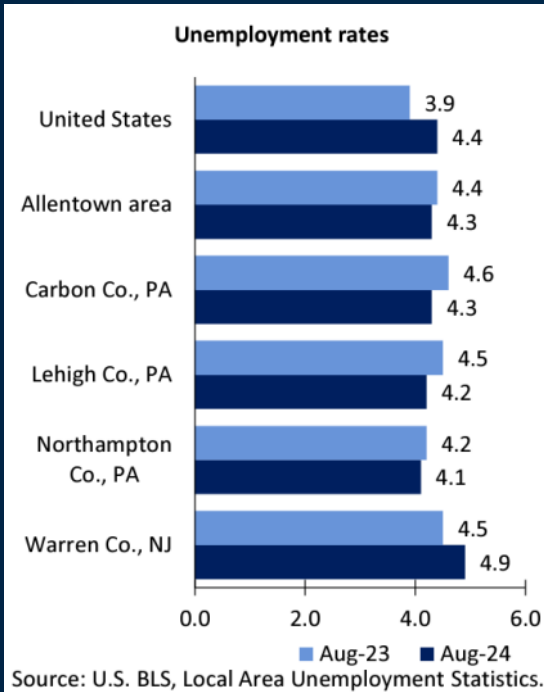
### DISTANCES TO PORTS

Ports of NY/NJ	83	1 hr. 30 min.
Port of Philadelphia	70	1 hr. 15 min.
Port of Baltimore	155	2 hr. 30 min.

### DISTANCES TO PARCEL

USPS Bethlehem	4.5	10 min.
UPS Bethlehem Hub	4.5	10 min.
FedEx Ground Northampton	4.8	12 min.

## LABOR STATISTICS



Allentown area employment (number in thousands)	Aug. 2024	Change from Aug. 2023 to Aug. 2024	
		Number	Percent
<b>Total nonfarm</b>	<b>399.8</b>	<b>11.6</b>	<b>3.0</b>
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  
 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