

717 ROUTE 173

GREENWICH TOWNSHIP, NJ 08804

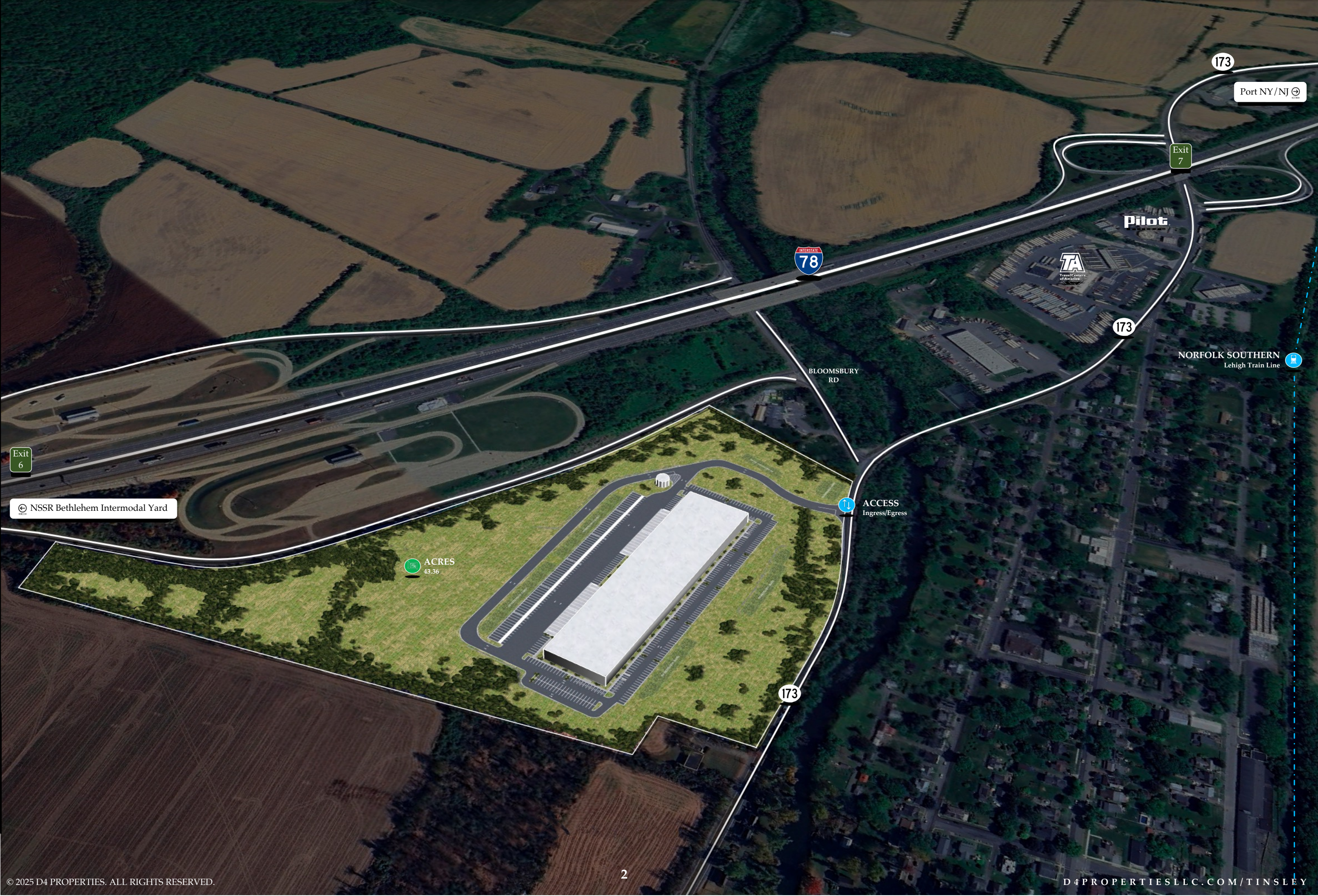
I-78 & Rte 173
Direct Access

Industrial & Manufacturing
Permitted Uses

NSSR Bethlehem Inter. Yard
24 Miles

Divisible
40,000 SF – 185,850 SF

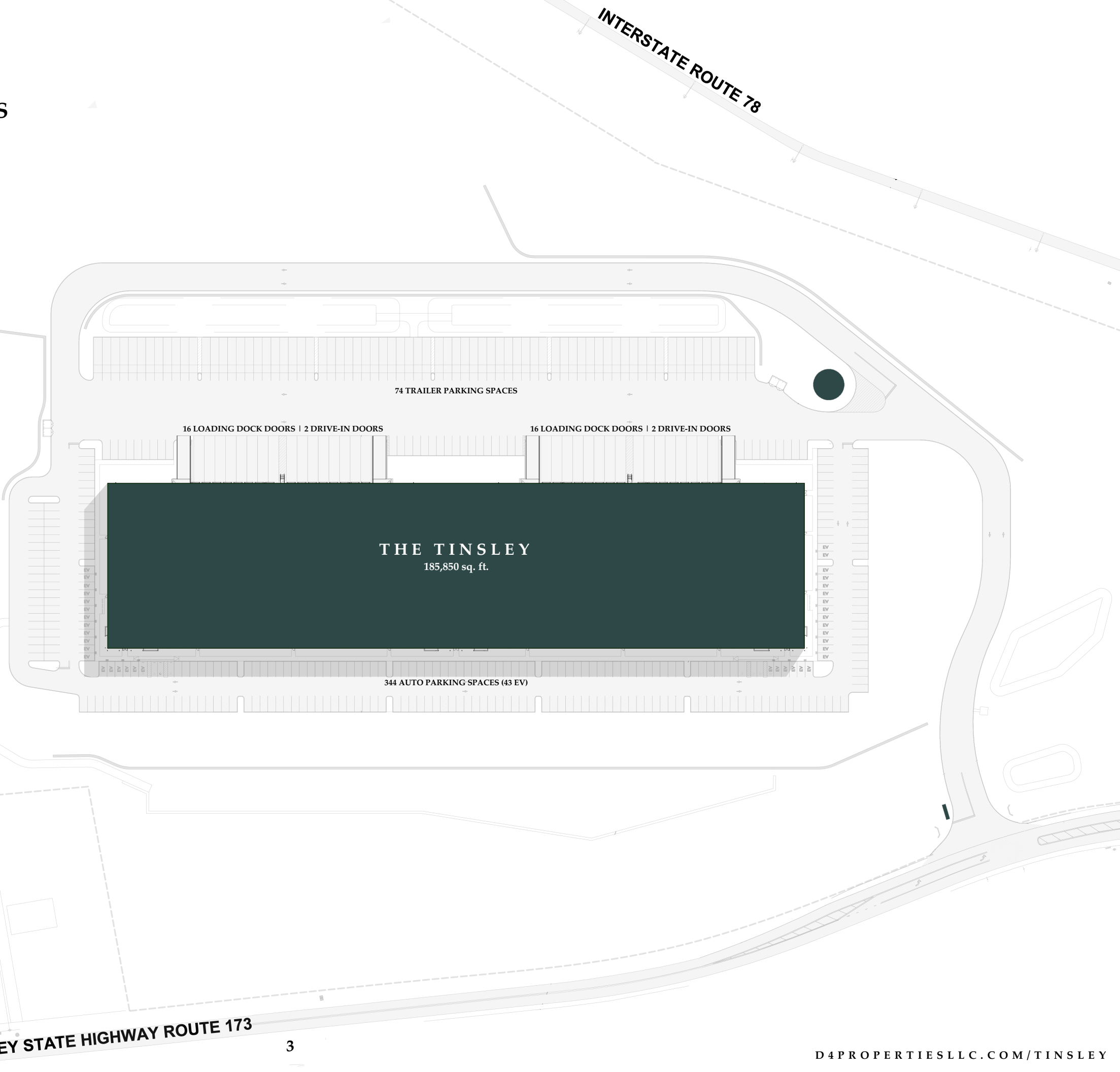






BUILDING SPECIFICATIONS

Building Size	185,850 sq. ft.
Office Area	To Suit
Clear Height	36’
Dimensions	210’ x 885’
Column Spacing	54’ x 56’
Dock Doors	32
Drive-Ins	4
Building Configuration	Single-Side
Trailer Parking	74 Stalls
Automobile Parking	335 (43 EV) Spaces
Sprinklers	ESFR
Lighting	LED
Entitlement Status	Proposed
Asking Rate	Inquire for Pricing

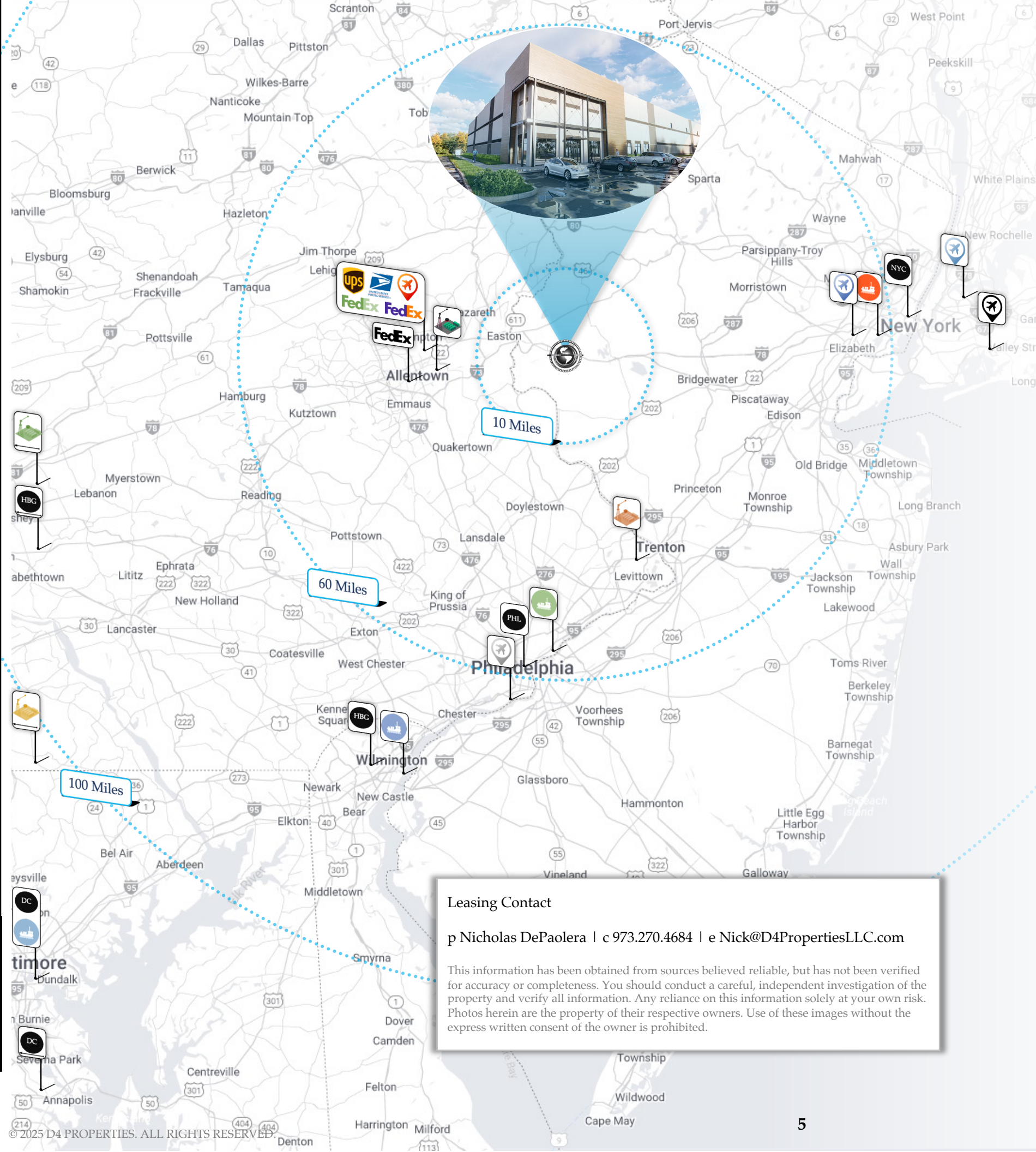




PENNSYLVANIA

NEW JERSEY

DELEWARE RIVER



Leasing Contact

p Nicholas DePaolera | c 973.270.4684 | e Nick@D4PropertiesLLC.com

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	Miles	Minutes
Same Day Delivery	NYC New York NY	63 70
	PHL Philadelphia PA	70 90
	WIL Wilmington PA	84 100
	HGB Harrisburg PA	108 103
	BAL Baltimore MD	164 175
	DC Washington DC	203 225
Container Ports	Port of Newark	55 60
	Port of Philadelphia	67 80
	Port of Wilmington	84 100
	Port of Baltimore	169 172
International Airports	Lehigh Valley Intl. Airport	22 30
	Newark Liberty Intl. Airport	52 48
	Philadelphia Intl. Airport	75 90
	John F. Kennedy Intl. Airport	85 90
	LaGuardia Intl. Airport	73 90
Intermodal Yards	Norfolk Southern, Bethlehem PA	19 19
	Norfolk Southern, Langhorne PA	45 65
	Norfolk Southern, Harrisburg PA	106 102
	CSX Inter-Modal, Chambersburg PA	160 145
Parcel Facilities	USPS Hub, Bethlehem PA	18 30
	UPS Freight, Bethlehem PA	19 30
	FedEx Freight, Bethlehem PA	19 30
	FedEx Allentown Hub, Northampton PA	24 35
	FedEx Smartpost, Allentown PA	37 40