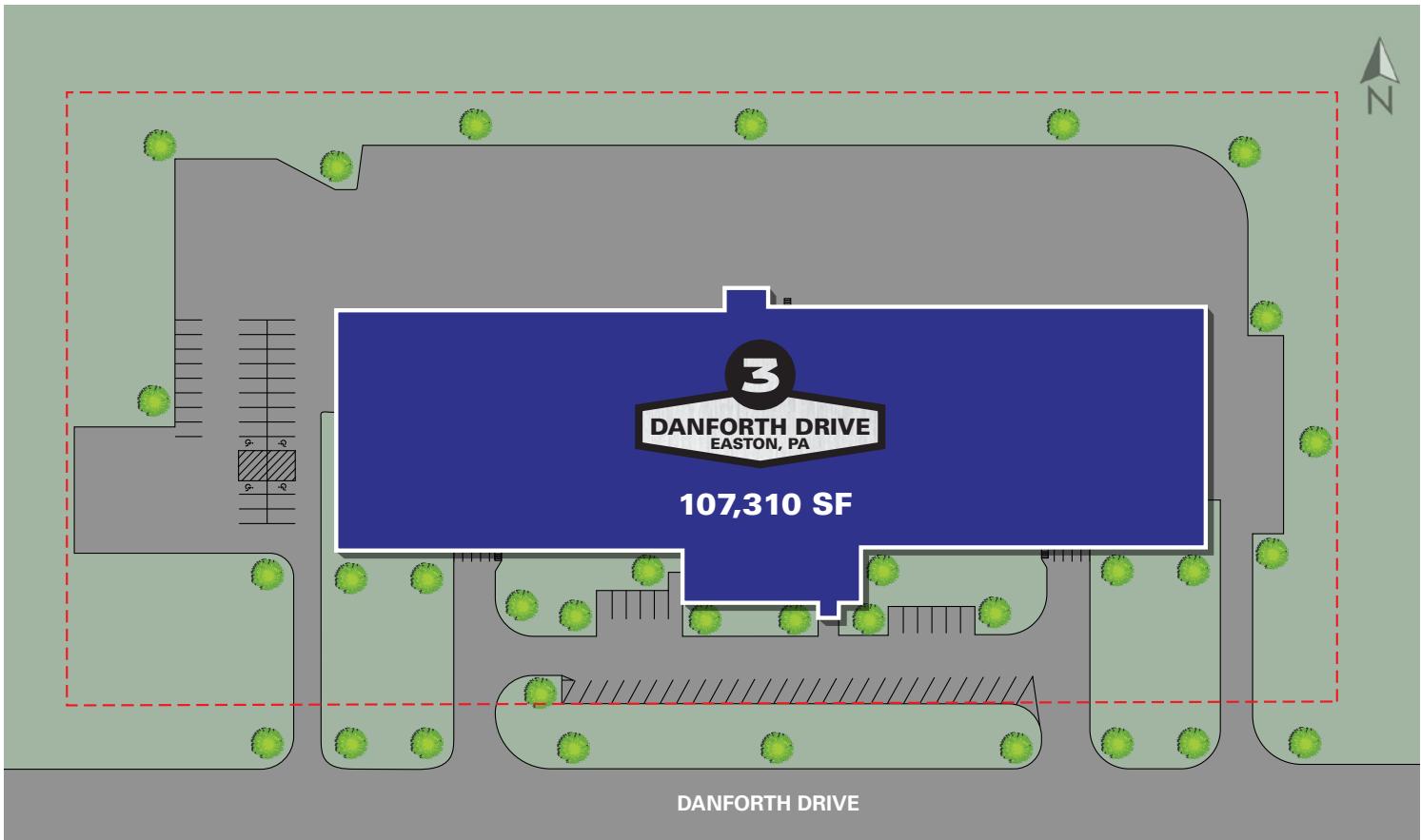


3

**DANFORTH DRIVE
EASTON, PA**

**20,000-107,310 SF
AVAILABLE**

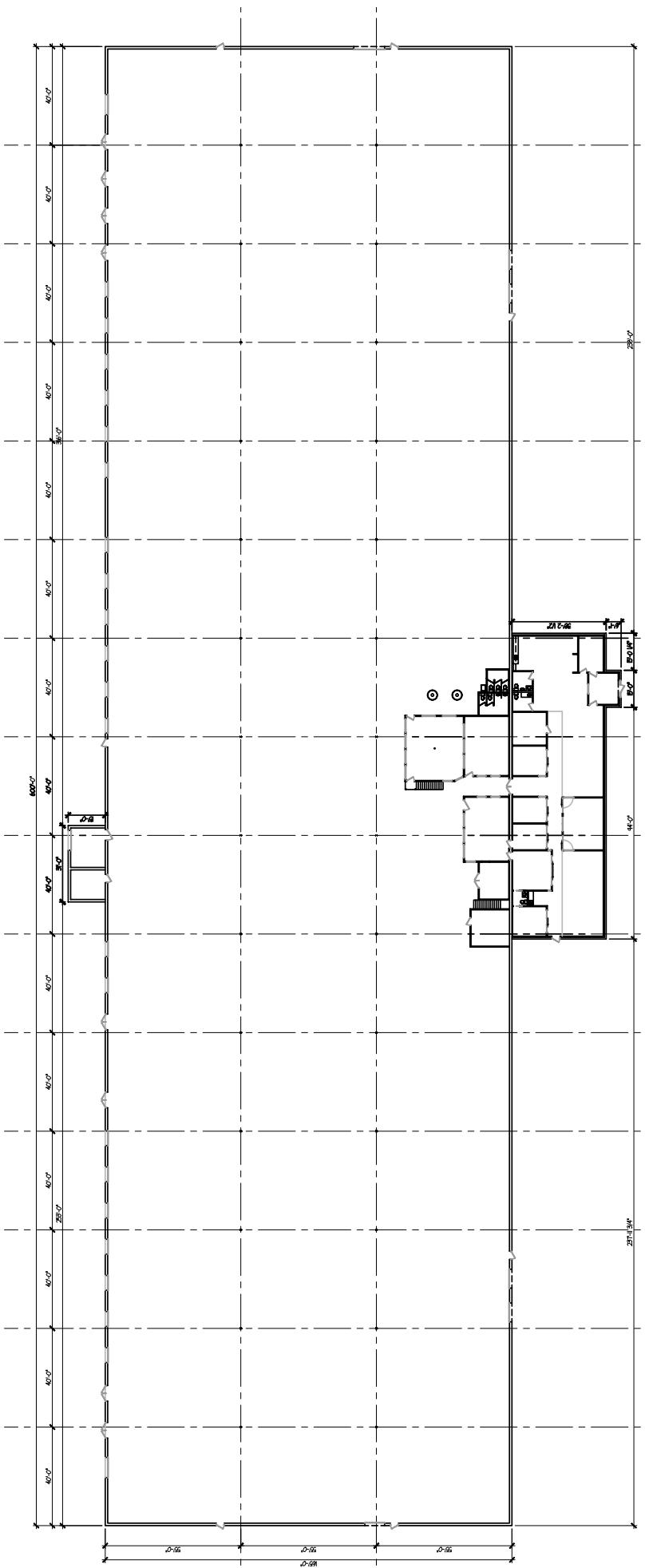




BUILDING IMPROVEMENTS SINCE 2022



- NEW .60 MIL TPO ROOF
- TRUCK COURT RECONSTRUCTION/RE-PAVING
- POWER-WASHED AND PAINTED INTERIOR AND EXTERIOR MASONRY WALLS
- INSTALLED 30 FC LED LIGHTING
- INSTALLED FOUR (4) NEW DOCK POSITIONS (LEVELERS, DOORS, SEALS, BUMPERS, ETC.)
- NEW GAS-FIRED HEATER



3

DANFORTH DRIVE EASTON, PA

BUILDING DETAILS

ADDRESS

3 DANFORTH DRIVE
EASTON, PA

BUILDING SIZE

107,310 SF
DIVISIBLE TO 20,000 SF

SPEC OFFICE

3,750 SF OFFICE POD
(FRONT OF BUILDING)

LOT SIZE

±10.62 ACRES

CLEAR HEIGHT

16'

LOADING

34 DOCK HEIGHT DOORS
2 DRIVE-IN DOORS

PARKING

ABUNDANT CAR
& TRAILER PARKING

COLUMN SPACING

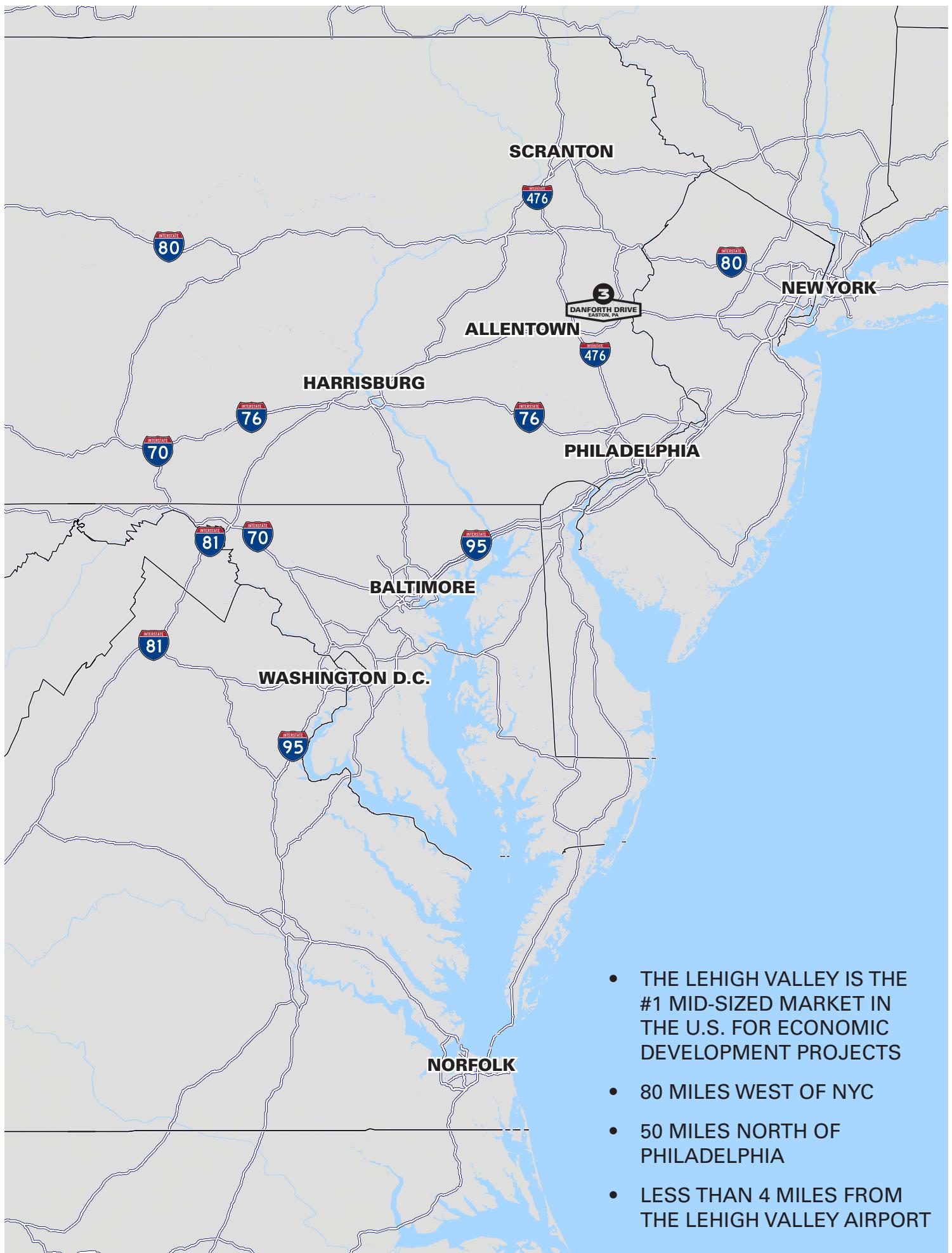
54' 6" X 40'

POWER

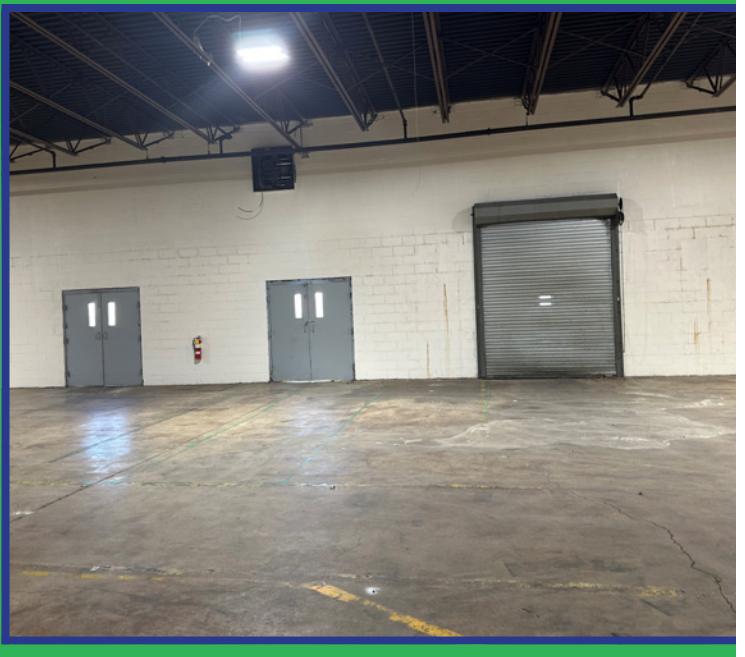
2,000 AMPS OF POWER

CONSTRUCTION

PRECAST CONCRETE PANELS



- THE LEHIGH VALLEY IS THE #1 MID-SIZED MARKET IN THE U.S. FOR ECONOMIC DEVELOPMENT PROJECTS
- 80 MILES WEST OF NYC
- 50 MILES NORTH OF PHILADELPHIA
- LESS THAN 4 MILES FROM THE LEHIGH VALLEY AIRPORT



With offices in Asbury, New Jersey, and Bethlehem, Pennsylvania, J.G. Petrucci Company, Inc. is a privately held development firm specializing in Design/Build construction. With more than 38 years of experience, Petrucci has successfully delivered over 850 Design/Build projects across a wide range of industries, including commercial, industrial, educational, multifamily, and healthcare. The company owns and operates approximately 6 million SF of commercial, industrial, and retail properties, over 2,200 luxury apartment homes, and has extensive land holdings to offer its clients throughout New Jersey and Pennsylvania.

For more information on J.G. Petrucci, visit www.jgpetrucci.com or call 908-730-6909.



NEWMARK

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