

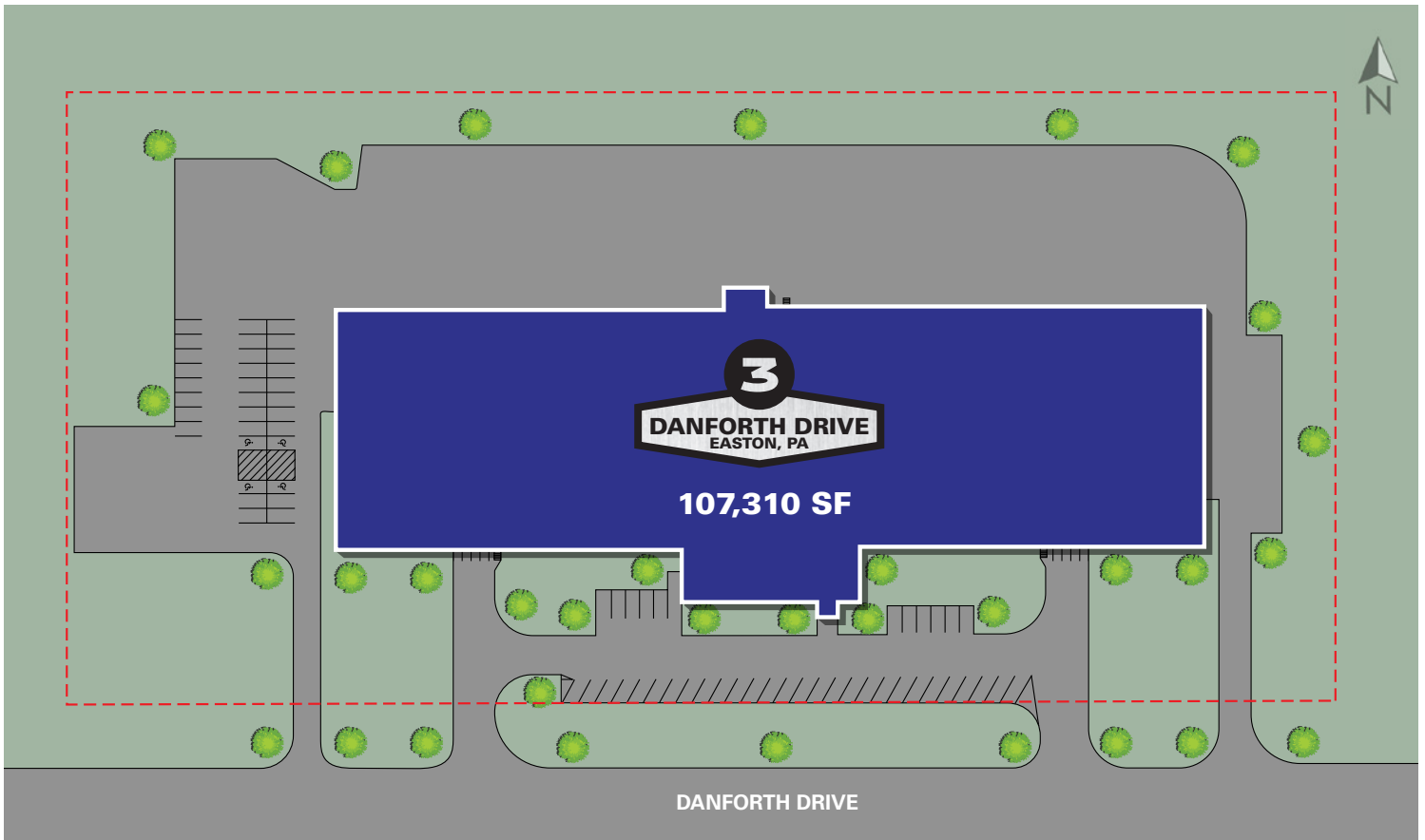


**20,000 - 107,310 SF  
AVAILABLE**



**NEWMARK**





## 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



## 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

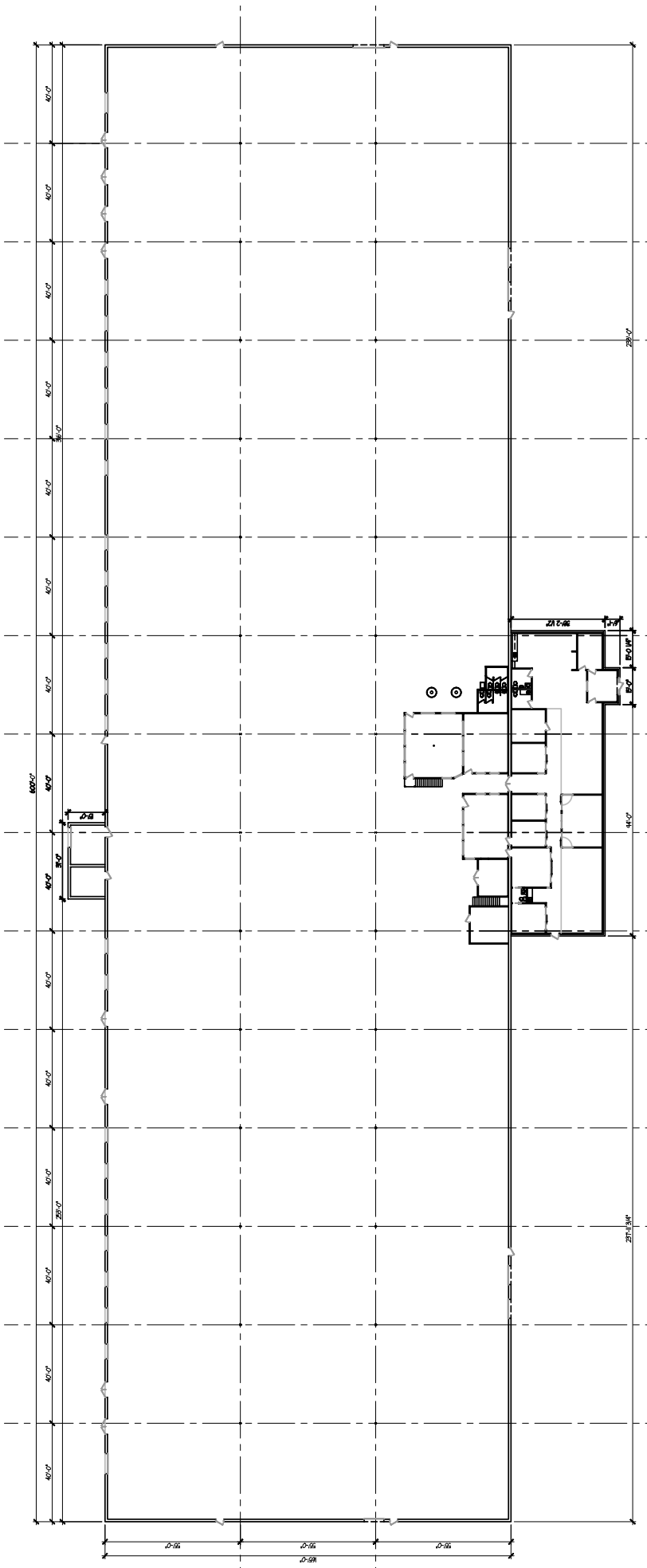
54' 6" X 40'

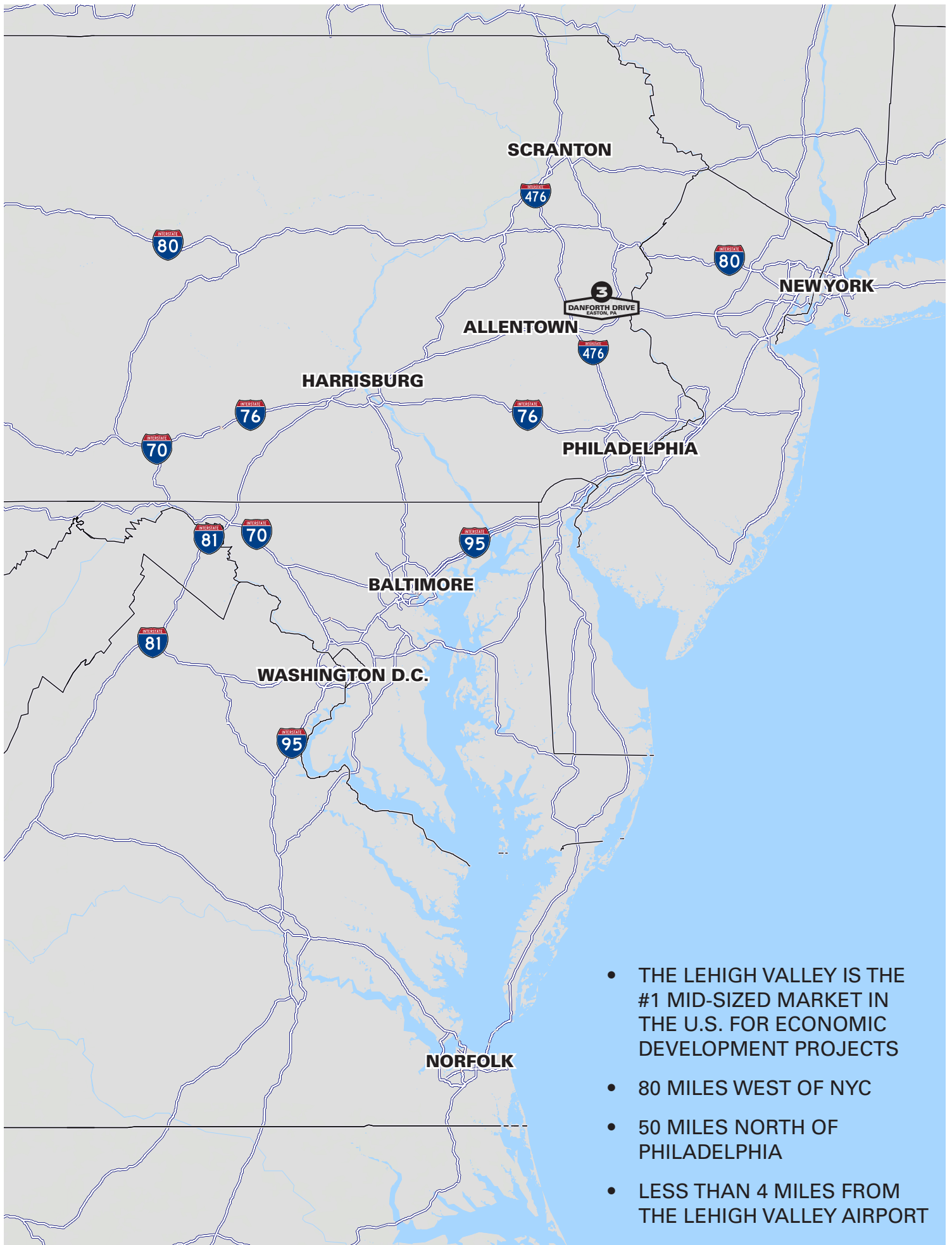
### POWER

2,000 AMPS OF POWER

### CONSTRUCTION

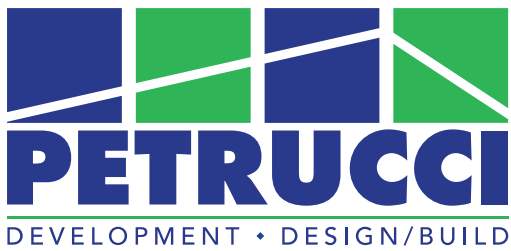
PRECAST CONCRETE PANELS





- 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](http://www.jgpetrucci.com) or call 908-730-6909.





# NEWMARK

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