Available for Sale

4591 Colebrook Ave

Emmaus, PA

cresa

47,295 SF Building

10 Acres

For more information:

Eric Zahniser
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Chris Aitken
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4591 Colebrook Ave Emmaus, PA

Building Size
47,295 SF

Land Area
10 Acres

Zoning
I Industrial

Clear Height
16'

Loading
6 x Dock-high loading doors

Additional
- Heavy power
- 4,500 amps - dual service
- Heavy duty water & sewer allotment
- 29,000 gallons per day sewer discharge rights
- Floor drains throughout process areas
- Core Lehigh Valley location:
    Direct access to Route 29
    4 miles from Interstate 78
    9 miles from the PA Turnpike

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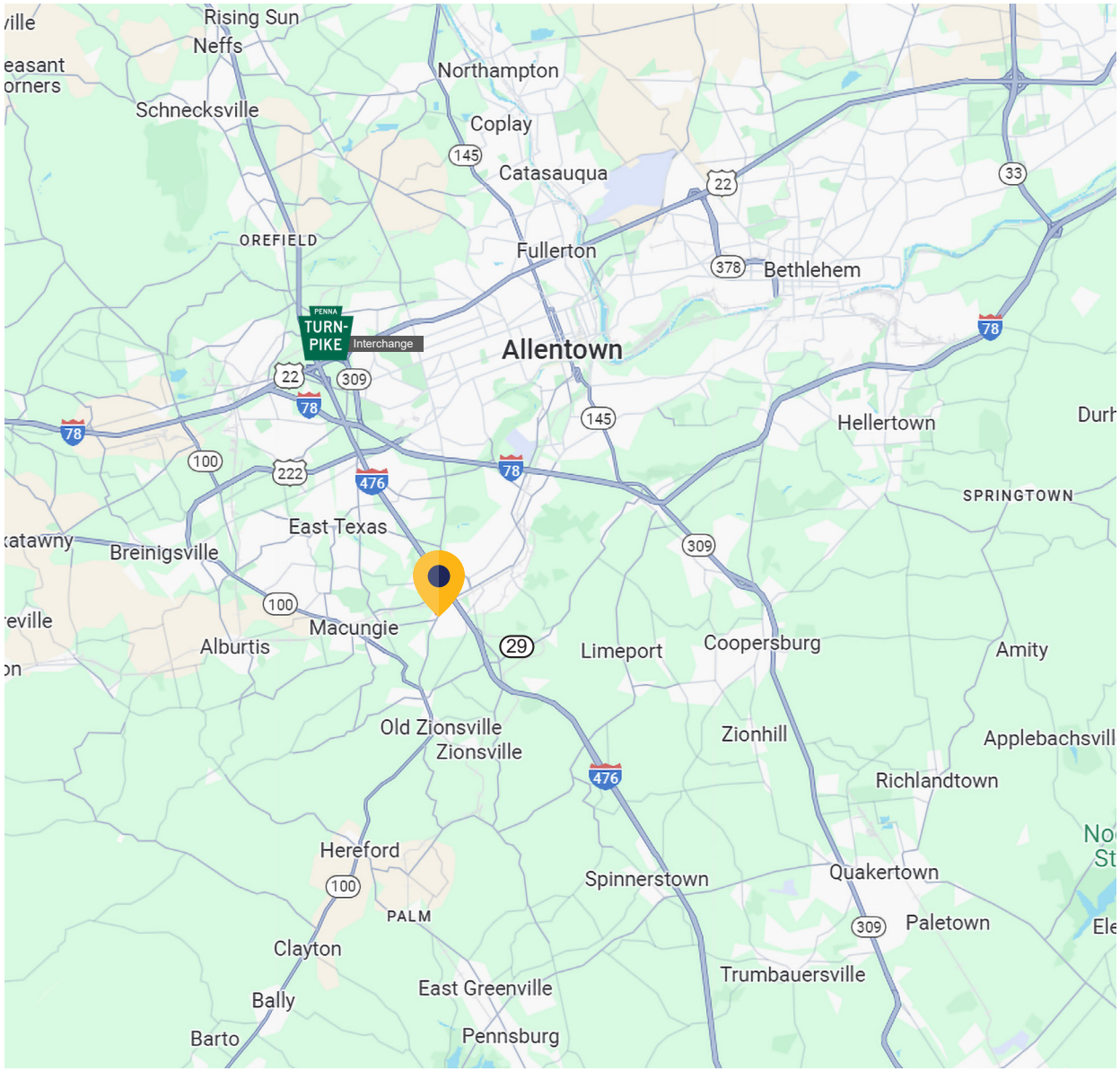

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