



For Lease

175,000 sf available (divisible)

Location Highlights

- 2.5 miles away from the Tatamy interchange on Route 33
- Lehigh Valley Submarket provides unrivaled access to the Northeast's major metropolitan regions including New York/ New Jersey, Philadelphia, Baltimore and Washington DC
- Over 40% of the US population is located within a 600-mile radius, producing over \$1.1 trillion in consumer expenditures
- The Lehigh Valley is supported by regional distribution hubs for both FedEx and UPS, a Class 1 railroad and direct access to the major interstates traversing the Northeastern United States
- 246,022 workforce population within a 30-minute drive time

**600 Kuebler Road
Easton, PA**



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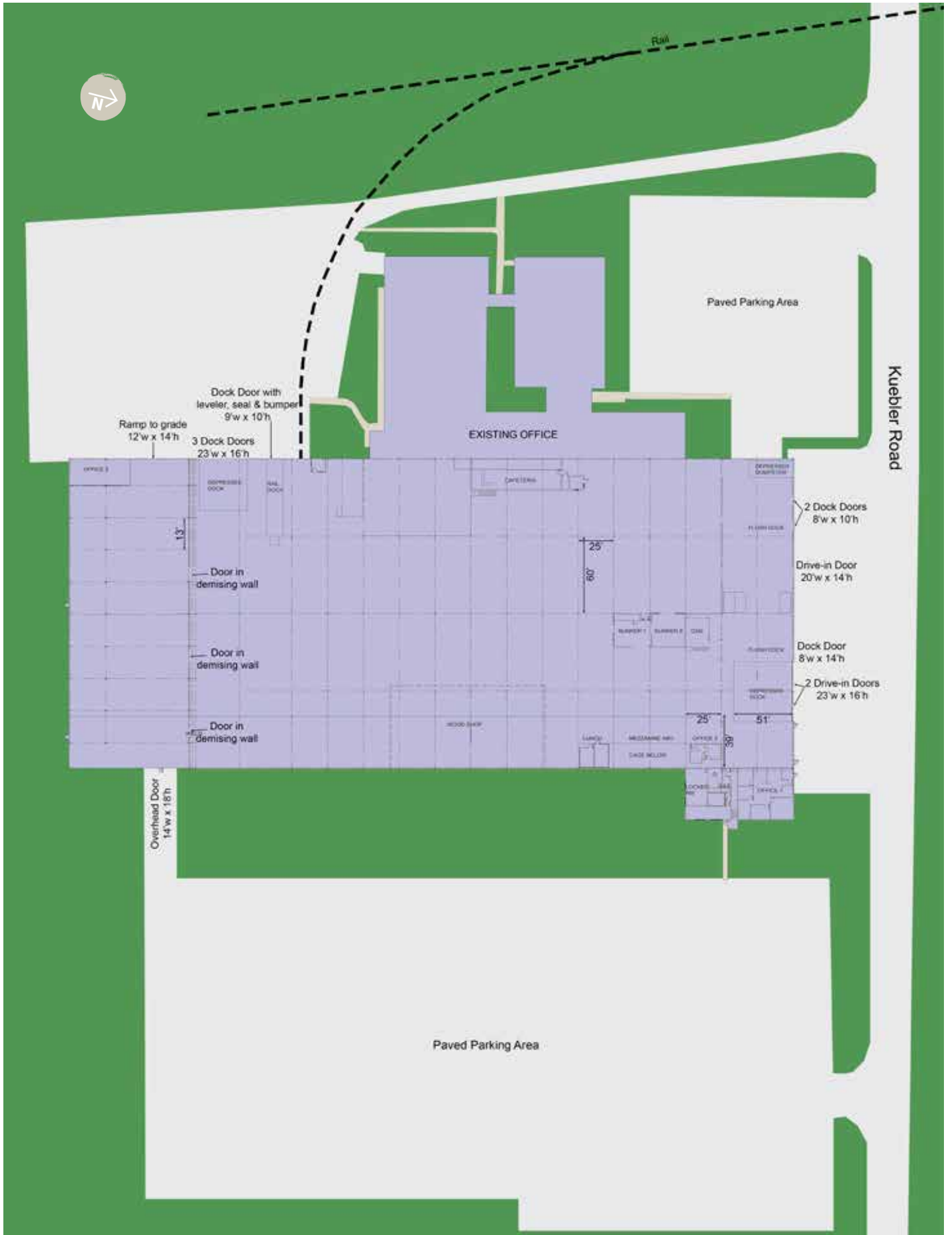
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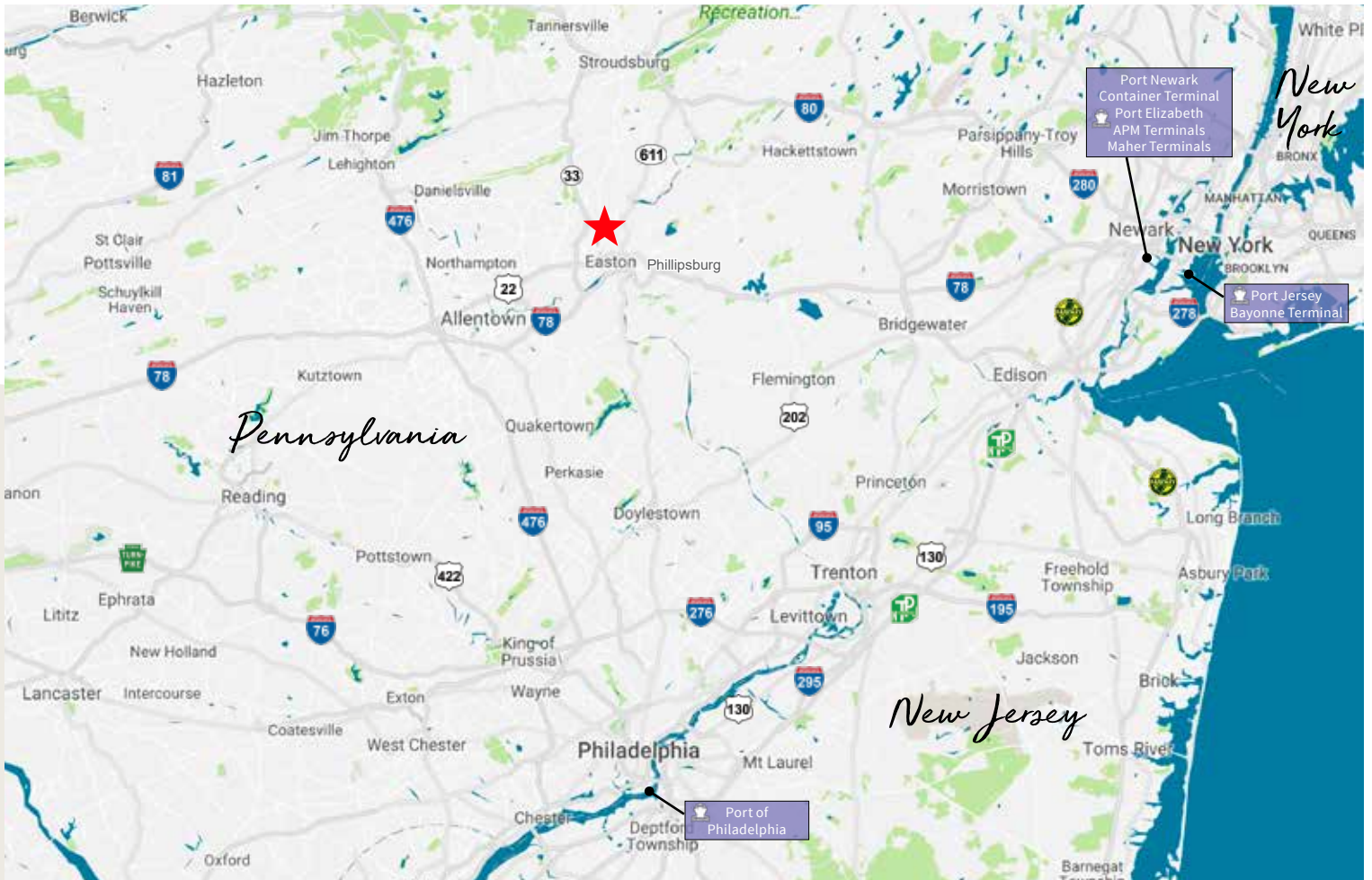
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Building Specifications

Year Built	1963 / 1981
Rentable Area	175,000 sf (divisible)
Office Space	±15,000 SF of two story office in Northeast corner of building ±19,000 SF of single story office on the West side of building
Construction Type	Block & metal panel
Floor	Concrete
Columns	60' x 25' typical; Painted yellow 8'-10' AFF
Clear Height	16'2"-17'10" in main portion of building 19'6"-23'6" in rear portion of building
Loading Docks	One (1) 8' x 14' door Two (2) 8' x 10' doors w/ bumpers One (1) 9' x 10' door w/ leveler, seal, & bumper Three (3) 9' x 10' doors w/ levelers
Drive-in Doors	One (1) 12' x 14' door w/ ramp to grade One (1) 14' x 18' door to grade One (1) 20' x 14' door to grade Two (2) 23' x 16' doors to grade
Roof Type	Standing seam metal & EPDM roofing system
Fire Suppression	Wet system
HVAC	Gas-fired infrared heaters service warehouse area Packaged RTU's service office areas
Warehouse Lighting	T-5 fluorescent
Power	1,600 AMP service 480V (expandable)
Rail	Service to building
Cranes	19
Trailer Storage	±90 trailer stalls



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