



# INDUSTRIAL PARK

## ROUTE 33

# 156,474 SF

## AVAILABLE FOR LEASE



3943 Easton-Nazareth Highway | Lower Nazareth, PA 18064

### HIGHLIGHTS

Proximity to large metro cites:  
New York, Philadelphia, Boston,  
Washington D.C. and Baltimore

Port of New York and New Jersey  
within 75 miles

Easy access to Interstate Highways

Convenient to Lehigh Valley  
International Airport in Allentown,  
Pennsylvania

Within 13 miles of the new  
FedEx Ground distribution hub  
with UPS hub close by

Two Class 1 railroads (Norfolk  
Southern and Canadian Pacific)  
interchange at Bethlehem  
Intermodal Terminal nearby

### SPECIFICATIONS

**OFFICE SIZE:** ± 3,995 SF ground floor office  
± 3,000 SF mezzanine option  
(unimproved mezzanine not included in building SF)

**TRUCK POSITIONS:** Dock high: 36 (9' x 10')  
Dock packages: 18 (40,000 lb mechanical  
levelers, seals and lights)  
Drive-in doors with ramp: 2 (12' x 16')

**BAY SPACING:** 42' 6" x 56' (typical) with 60'  
continuous speedbay

**TRAILER STORAGE:** 40 spaces  
(10' wide continuous concrete dolly pad)

**TRUCK COURT DEPTH:** 185'

**MINIMUM CLEARANCE:** 36'

**SPRINKLER SYSTEM:** ESFR (K-22 heads)

**POWER:** 2,000 amps, 277/480 volts,  
3 phase, 4 wire

**WAREHOUSE LIGHTING:** LED with motion  
sensors

**PARKING SPACES:** 88

### FEATURES

Within a masterplanned center

Architectural two-story glass entry

Abundant clerestory glass

Floor slabs 7" thick, 4,000 psi synthetic  
fiber reinforced concrete

60' wide speed bay

60' truck apron



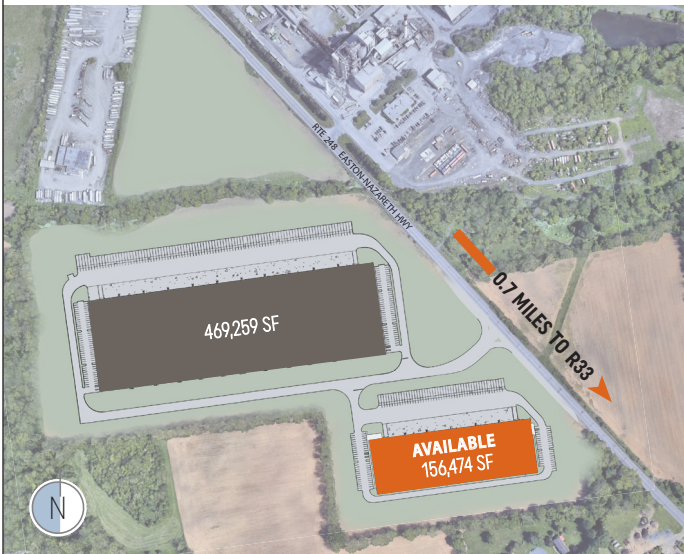
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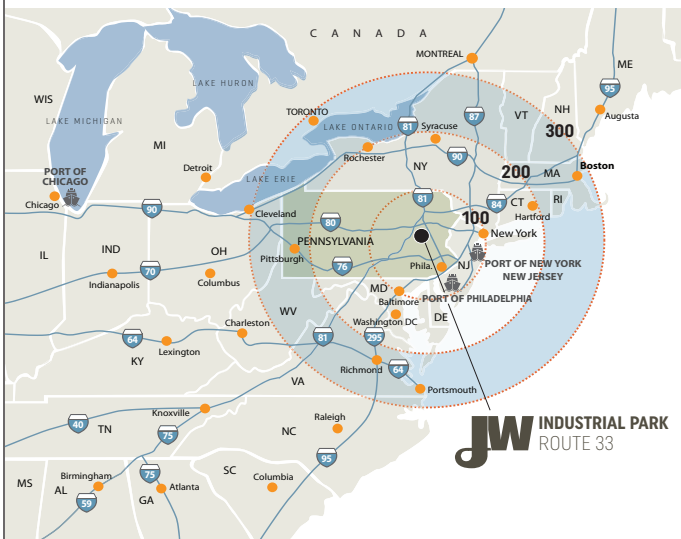
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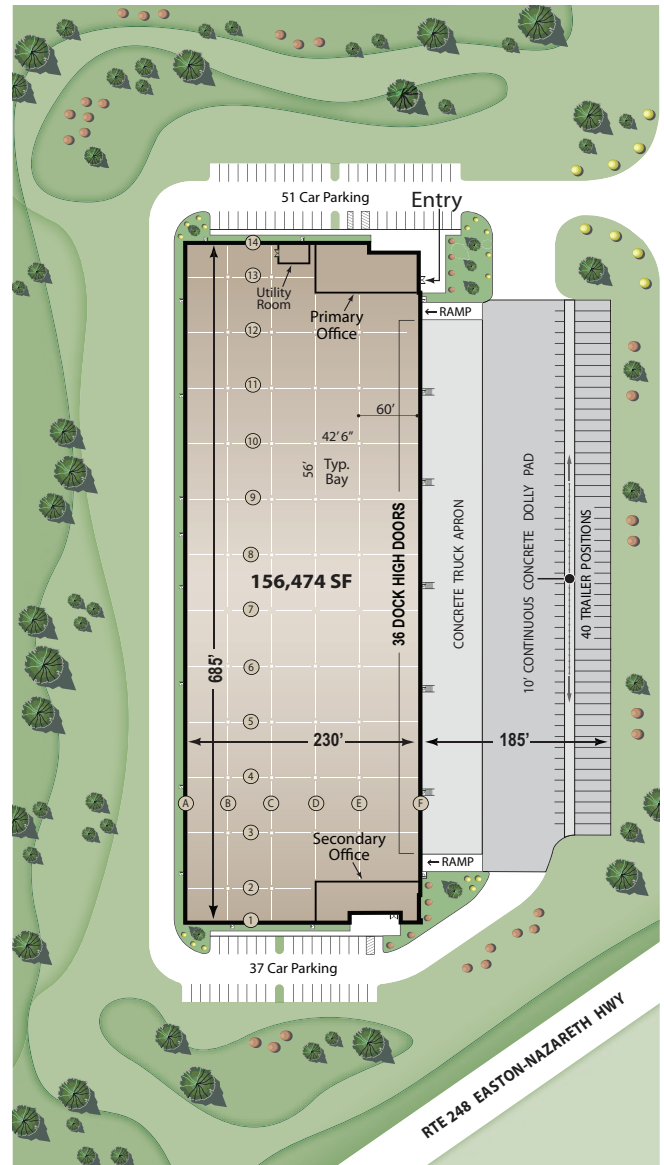
### JW INDUSTRIAL PARK ROUTE 33 SITE MAP



### DRIVE MILES - RADIUS MAP



### SITE PLAN 3943 Easton-Nazareth Hwy, Lower Nazareth, PA



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