



INDUSTRIAL PARK

ROUTE 33

469,259 SF

AVAILABLE FOR LEASE



3965 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: ± 5,076 SF ground floor office
± 3,000 SF mezzanine
(unimproved mezzanine not included in building SF)

TRUCK POSITIONS: Dock high: 71 (9' x 10')
Dock packages: 49 (40,000 lb mechanical
levelers, seals and lights)
Drive-in doors with ramp: 2 (12' x 16')

BAY SPACING: 55' x 56' (typical) with 60'
continuous speedbay

TRAILER STORAGE: 93 spaces
(10' wide continuous concrete dolly pad)

TRUCK COURT DEPTH: 185'

MINIMUM CLEARANCE: 40' (at first bay)

SPRINKLER SYSTEM: ESFR (K-22/K-25 heads)

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

WAREHOUSE LIGHTING: LED with motion
sensors

PARKING SPACES: 152

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



JW INDUSTRIAL PARK

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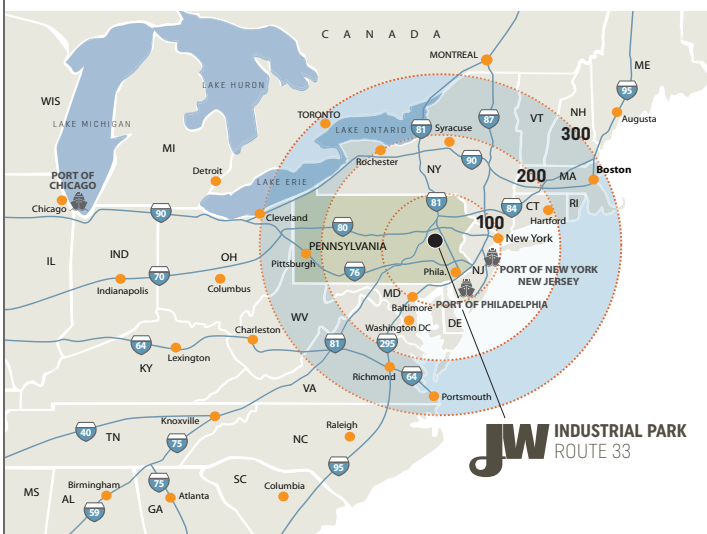
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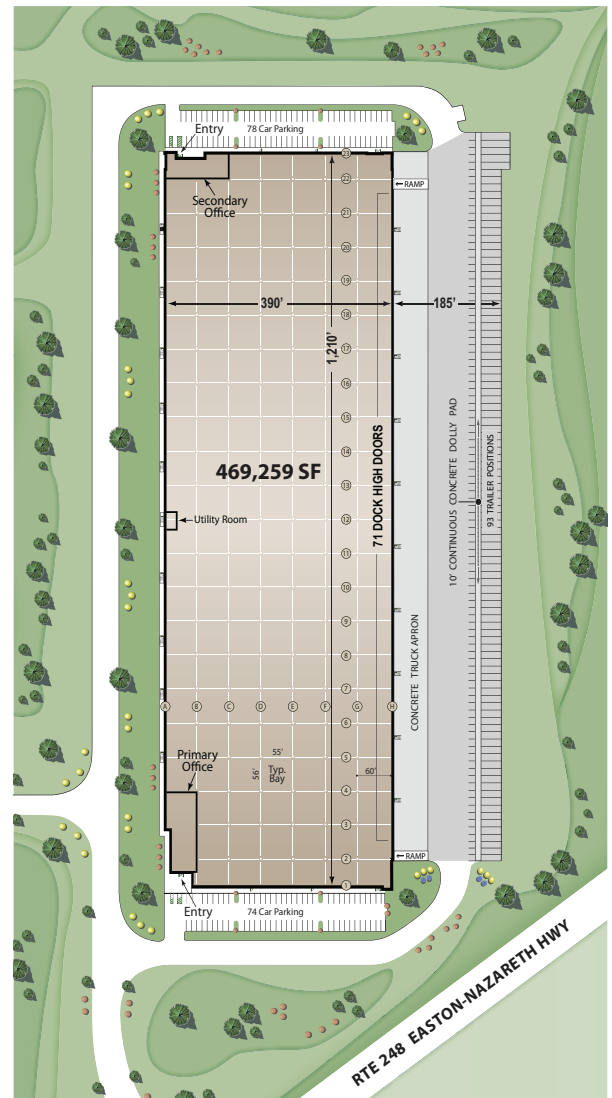
JW INDUSTRIAL PARK ROUTE 33 SITE MAP



DRIVE MILES - RADIUS MAP



SITE PLAN 3965 Easton-Nazareth Hwy, Lower Nazareth, PA



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