



# INDUSTRIAL PARK

## ROUTE 33

# 469,259 SF

## AVAILABLE FOR LEASE



3965 Easton-Nazareth Highway | Lower Nazareth, PA 18064

### HIGHLIGHTS

Proximity to large metro cities:  
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

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

### SPECIFICATIONS

**OFFICE SIZE:** ± 4,710 SF ground floor office  
± 2,640 SF mezzanine  
*(unimproved mezzanine not included in building SF)*

**TRUCK POSITIONS:** Dock high: 71 (9' x 10')  
Drive-in doors with ramp: 2 (12' x 16')

**BAY SPACING:** 55' x 56' (typical) with  
60' speed bay

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

**TRUCK COURT DEPTH:** 185'

**MINIMUM CLEARANCE:** 40' (at first bay)

**SPRINKLER SYSTEM:** ESFR (K-25.2 heads)

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

**WAREHOUSE LIGHTING:** LED with motion  
sensors

**PARKING SPACES:** 152

### FEATURES

Within a master planned center

Architectural two-story glass entry

Abundant clerestory glass

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

60' speed bay

60' concrete truck apron



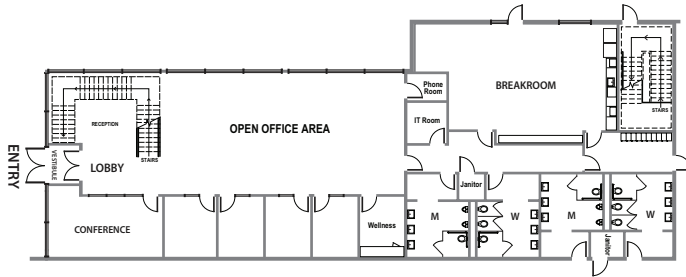
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### GROUND FLOOR OFFICE



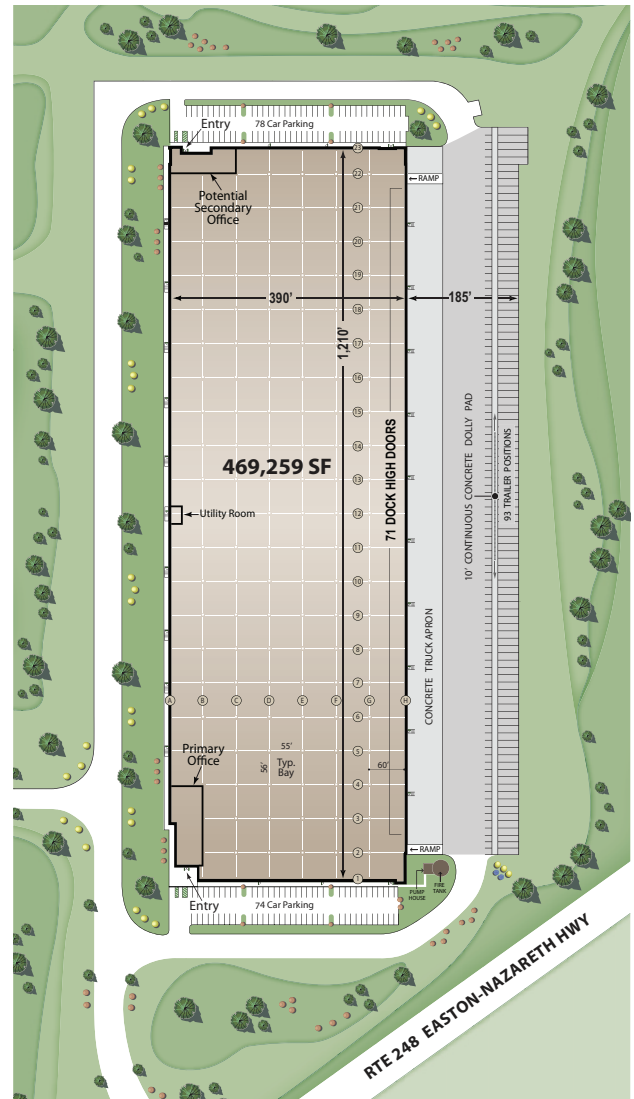
### JW INDUSTRIAL PARK ROUTE 33 SITE MAP



### ONE DAY TRUCK DRIVE



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



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