



3943 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: ± 4,070 SF ground floor office
± 2,750 SF mezzanine option
(unimproved mezzanine not included in building SF)

TRUCK POSITIONS: Dock high: 36 (9' x 10')
Drive-in doors with ramp: 2 (12' x 16')

BAY SPACING: 42' 6" x 56' (typical) with
60' speed bay

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

TRUCK COURT DEPTH: 185'

MINIMUM CLEARANCE: 36'

SPRINKLER SYSTEM: ESFR (K-25.2 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' speed bay

60' concrete truck apron



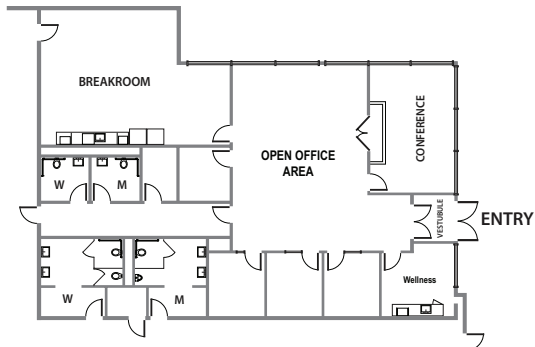
JW INDUSTRIAL PARK

ROUTE 33

156,474 SF

AVAILABLE FOR LEASE

GROUND FLOOR OFFICE



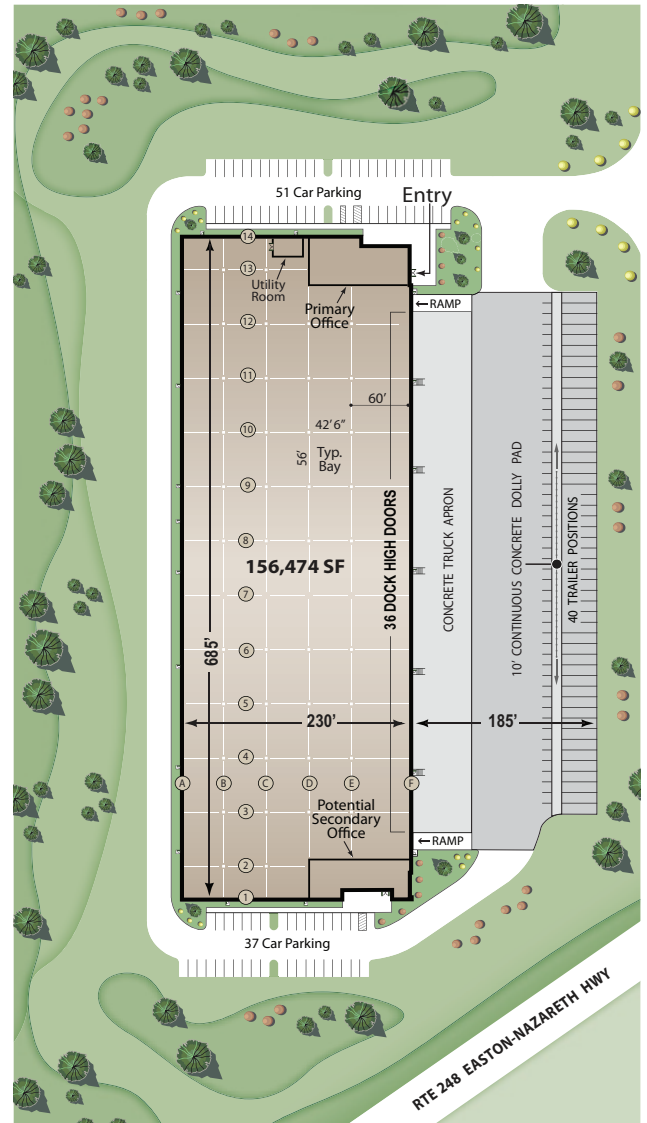
JW INDUSTRIAL PARK ROUTE 33 SITE MAP



ONE DAY TRUCK DRIVE



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



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