

10 EMERY STREET

BETHLEHEM, PA

FOR SUBLEASE | 800,250 SF INDUSTRIAL WAREHOUSE



CBRE

PROPERTY HIGHLIGHTS



Divisible space suited for range of users



Temperature-controlled warehouse



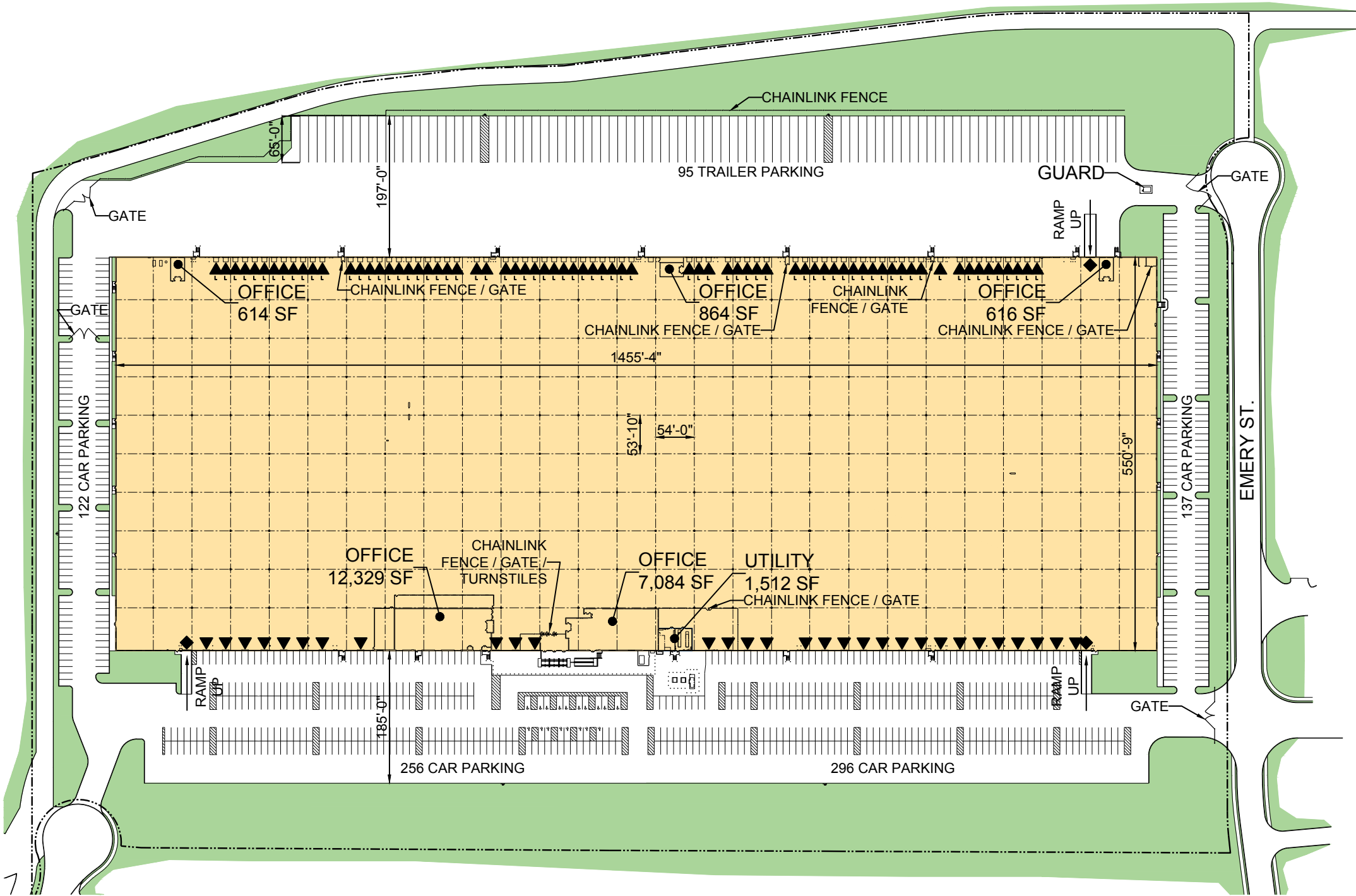
Excellent access to major highways



40' clear height

BUILDING SPECS

Building Size	800,250 SF Divisible to ±400,000 SF
Loading Configuration	Cross-Dock
Dock Doors	51 (9'X10') Dock High Doors Fully Outfitted With The Ability To Provide An Additional 20 Dock High Doors
Drive-In Doors	Two (2)
Truck Court	185' - 197' Fully Concrete Truck Court
Column Spacing	53'10" X 54'
Car Parking	Current Configuration Provides 689 Car Parking Spaces
Trailer Parking	±75 Trailer Storage Spaces Available
Sprinkler System	ESFR Fire Protection



- ▼ Dock Position
- ▲ Dock Position w/ leveler
- ◆ Drive-in door
- Available
- Leased
- Land

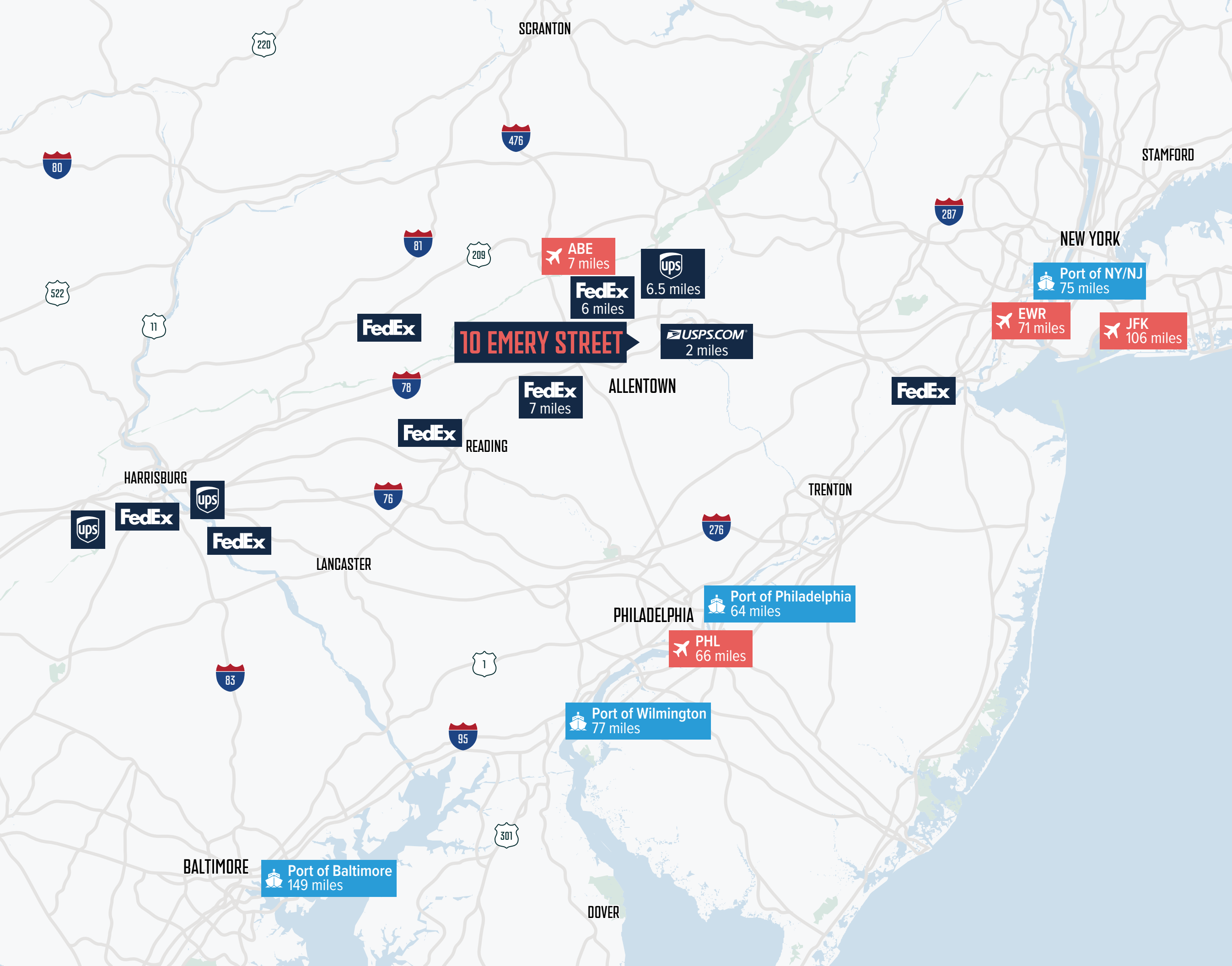


PRIME LOCATION

10 Emery Street is strategically positioned within the Lehigh Valley, an ideal location for industrial operations. This site offers convenient connection to major north-south and east-west interstate highways, including I-78, I-80, I-81, I-476, US Route 22, and PA Route 33. It also has ideal access to a strong and growing labor market, with a readily available pool of talent for manufacturing and industrial roles.

LEHIGH COUNTY DEMOGRAPHICS

- Population
385,871
- Employees
210,425
- Blue Collar Workers
46,947
- Manufacturing Employees
26,304
- Transportation & Warehousing
15,057



EAST COAST ACCESS

10 Emery Street is conveniently located along the Northeast Corridor, within a one-day drive of 30% of U.S. consumers.

MAJOR CITIES

- Philadelphia
62 miles
- Wilmington
79 miles
- New York
83 miles
- Baltimore
152 miles

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