

**±150,000 SF
FULLY CONSTRUCTED
FOOD-GRADE
FACILITY**

1025 FEATHER WAY BETHLEHEM, PA



**Abundance
of Skilled Local
Labor Force**



**Highly Visible
Location Immediately
off Exit 67 on I-78**



**Significant Infrastructural
Improvements, including
12,000 AMPs of Power**



**Close Proximity
to Norfolk
Southern Bethlehem
Intermodal**



**LERTA
Tax Abatement
Remaining**



READY FOR OCCUPANCY





PREMIER FACILITY IN A PROVEN INDUSTRIAL LOCATION



KEY HIGHLIGHTS

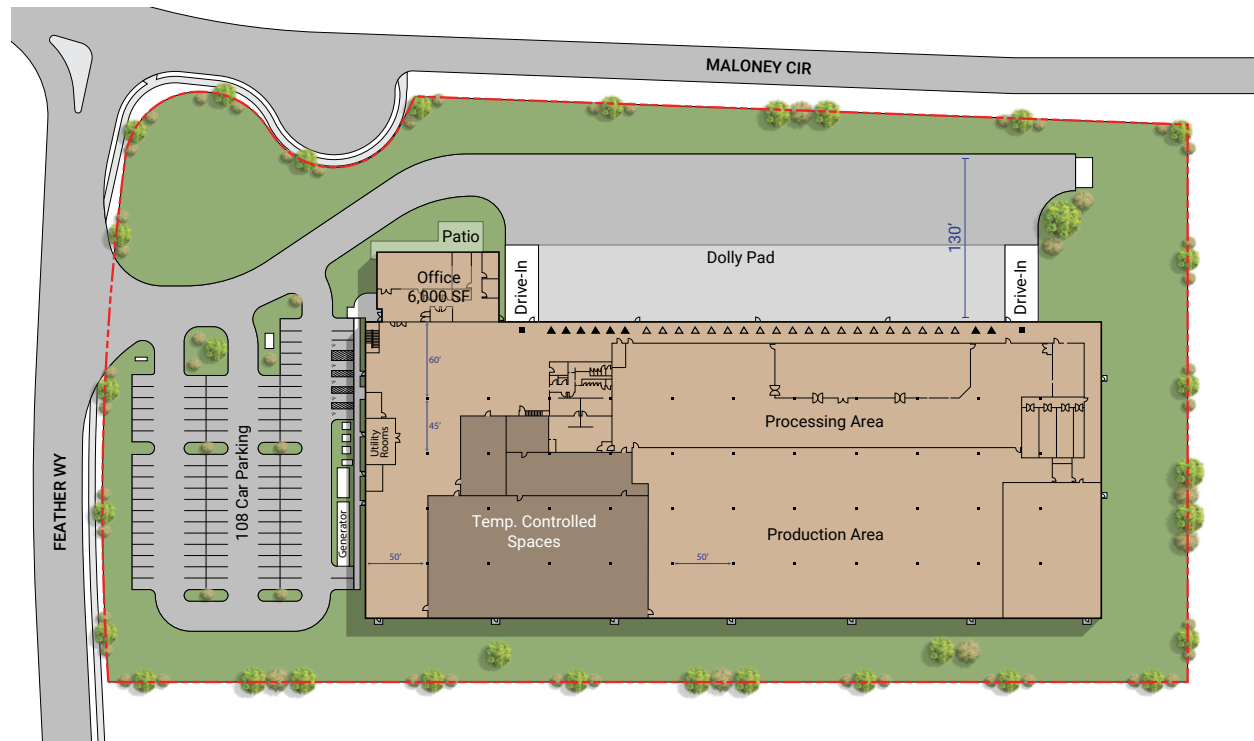
- State-of-the-art industrial facility previously occupied by a food production operation, leaving significant infrastructural improvements in place including 12,000 AMPs of power, temperature-controlled coolers, and processing rooms
- Located only ±1.4 miles from the Exit 67 interchange on I-78, one of the most traversed highways in the Northeast Region
- This proven location offers access to a workforce of approximately ±351,187 within a 30-minute drive

PROJECTED LERTA SAVINGS

	Estimated Taxes		Full Assessment		Estimated Savings*	
	Total Cost	Cost/SF	Total Cost	Cost/SF	Total Cost	Cost/SF
YEAR 3 (2025)	\$95,096	\$0.63	\$301,060	\$2.01	\$205,963	\$1.37
YEAR 4 (2026)	\$120,842	\$0.81	\$301,060	\$2.01	\$180,218	\$1.20
YEAR 5 (2027)	\$146,587	\$0.98	\$301,060	\$2.01	\$154,473	\$1.03
YEAR 6 (2028)	\$172,332	\$1.15	\$301,060	\$2.01	\$128,727	\$0.86
YEAR 7 (2029)	\$198,078	\$1.32	\$301,060	\$2.01	\$102,982	\$0.69
YEAR 8 (2030)	\$223,823	\$1.49	\$301,060	\$2.01	\$77,236	\$0.51
YEAR 9 (2031)	\$249,569	\$1.66	\$301,060	\$2.01	\$51,491	\$0.34
YEAR 10 (2032)	\$275,314	\$1.84	\$301,060	\$2.01	\$25,745	\$0.17
TOTAL	\$1,481,641	\$9.88	\$2,408,476	\$16.06	\$926,835	\$6.18

* Estimated LERTA savings based on 2025 assessed value

SITE PLAN & BUILDING SPECIFICATIONS



BUILDING

SIZE	± 150,000 SF
DIMENSIONS	600' width x 240' depth
CLEAR HEIGHT	36'
COLUMN SPACING	45' x 50' with 60' speed bay
DOCK DOORS	Eight (8) current positions expandable to 28 total; One (1) position currently used as a trash compactor.
DOCK SPECIFICATIONS	9' x 10' doors with 45,000 lb. McGuire vertical storing levelers (7 positions); Full dock package includes dock seals, lights, & locks.
DRIVE-IN DOORS	Two (2) 12' x 16' drive-in doors
MAIN OFFICE	± 6,000 SF
LIGHTING	LED high bay lighting fixtures with occupancy sensors, designed to achieve 30 FC.
WATER LINE	4" domestic service
FLOOR SLAB	7" reinforced concrete slab
INSULATED METAL PANELS	Production and Processing Areas. See site plan.
TEMPERATURE CONTROLLED SPACE	Existing cooler space supports temperature ranges from 37° – 60° F

MEP/FIRE PROTECTION

POWER	12,000 AMP 480/277V 3-Phase, 4 Wire service
BACKUP GENERATOR	Three (3) Generac natural gas-fired generators; One (1) powers a 4,000 AMP service.
SPRINKLER	ESFR sprinkler system with K25.2 heads
SANITARY LINE	Floor and trench drains throughout.
DOMESTIC WATER	4" domestic service
SEWER CAPACITY	7,800 GPD

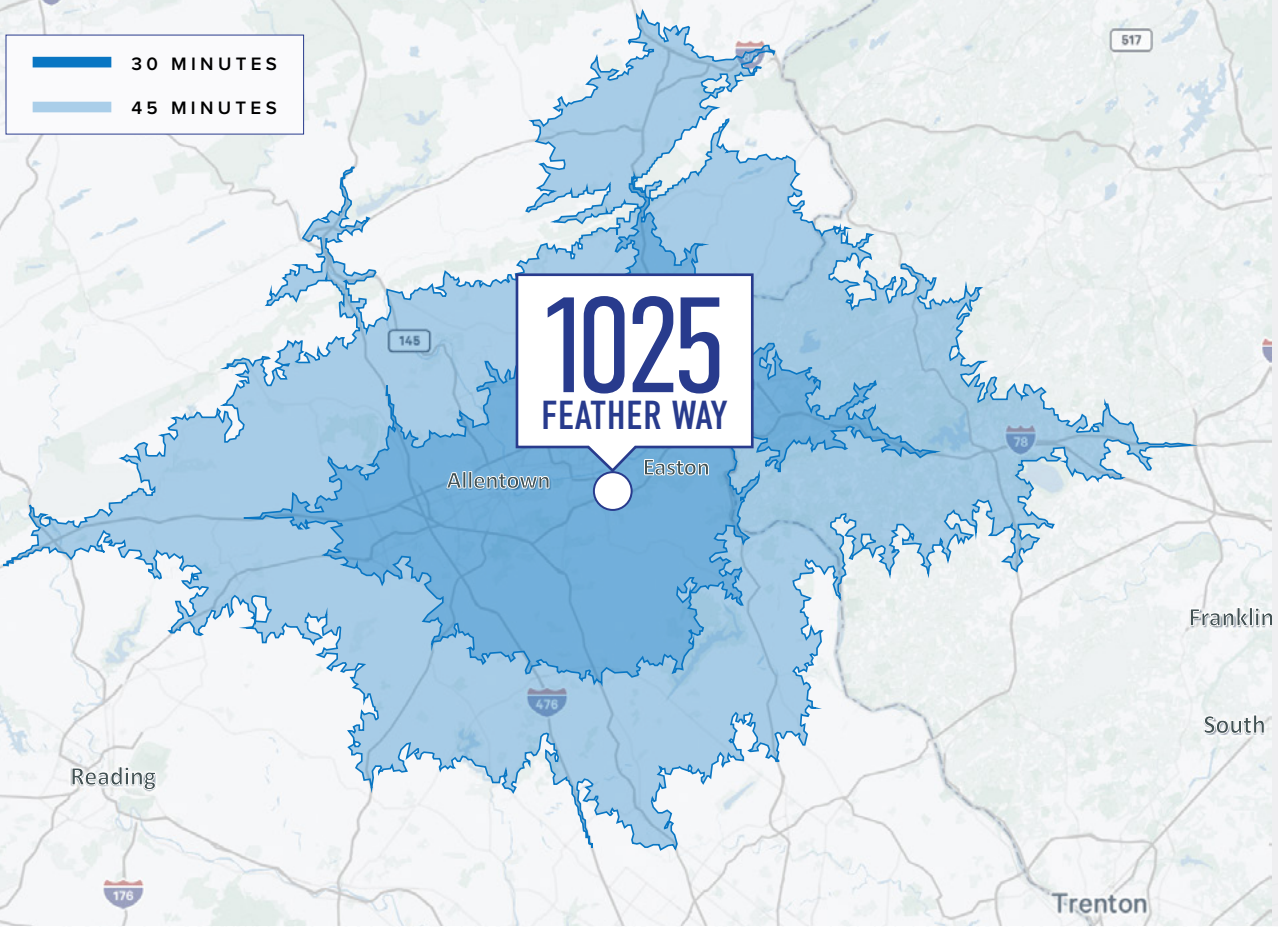
SITE

AREA	8.86 acres
CAR PARKING	118 spaces
TRUCK COURT	125' to 130'
TRAILER PARKING	Potential for additional trailer parking is available adjacent to the property.

ROOF

ROOF	Firestone UltraPly TPO Adhered Roofing System
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STRONG LOCAL LABOR ACCESS



DEMOGRAPHICS 30 | 45 MINUTE DRIVE TIME



EMPLOYED CIVILIAN
POPULATION 16+

351,187 | 603,986



BLUE COLLAR

83,065 | 139,864



MANUFACTURING

46,704 | 82,875



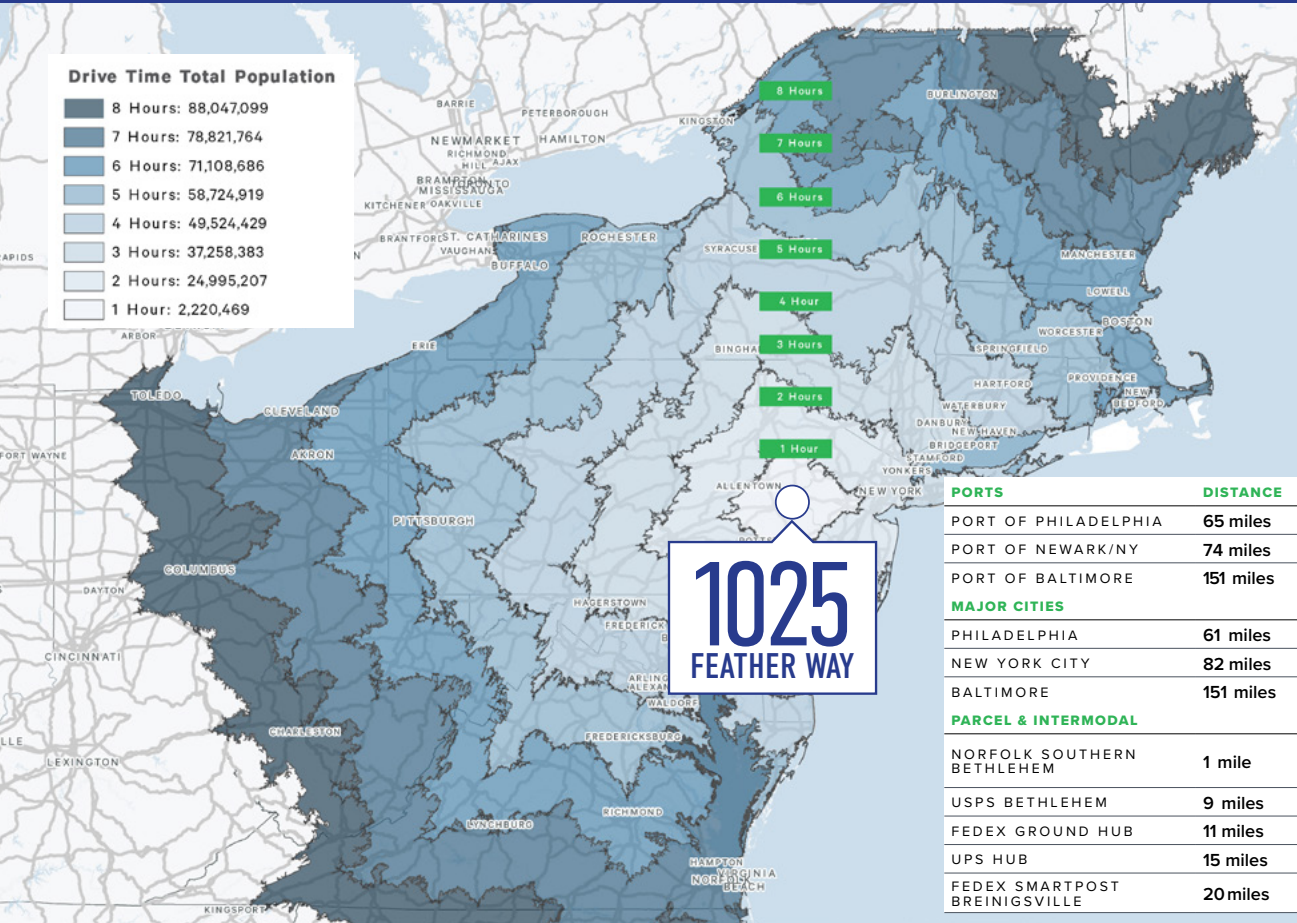
TRANSPORTATION
& WAREHOUSING

24,714 | 36,196

NEARBY INDUSTRIAL OCCUPIERS



LEHIGH VALLEY ADVANTAGE



KEY HIGHLIGHTS

- The Lehigh Valley is among the top U.S. manufacturing markets, with an economic output of \$9 billion in 2023 and 37,000 manufacturing jobs
- Manufacturing represents 16% of the Lehigh Valley's economic output, a larger percentage of GDP than the U.S. economy at 12%
- Manufacturing sector among top 15% in the nation, with economic output of \$9B in 2023 and 37K jobs
- Fastest growing region in Pennsylvania for 18-34 age group
- More than 80 international companies from 23 countries located here
- 88 Food and Beverage occupiers have a Lehigh Valley presence

MANUFACTURING AND PRODUCTION OCCUPIERS IN LEHIGH VALLEY



POPULATION
708,644

AVG. COMMUTE TIME
26 MIN

LABOR FORCE
360,100

ECONOMIC OUTPUT
\$55.7B

LABOR FORCE WITHIN
1-HOUR COMMUTE
1.8M

MEDIAN HOUSEHOLD
INCOME
\$81,709

LABOR FORCE
PARTICIPATION
64%

MEDIAN HOURLY WAGE
(ALL JOBS)
\$22.57



1025

FEATHER WAY



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J.G. Petrucci Company, Inc., has delivered more than 850 Design/Build projects for local, regional, and national leaders in a variety of industries. In addition, the firm owns and operates approximately 6 million square feet of commercial, industrial, and retail properties, 2,200 luxury apartment homes, and has extensive land holdings to offer its clients throughout New Jersey and Pennsylvania.

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