



**126,00 SQ FT  
AVAILABLE  
50,475 SQ FT**



**POWER  
3PHASE  
480 VOLTS  
1200 AMPS**



**HEIGHT  
20' - 32'**



**ACCESS**

**2 MILE TO PA RT-33  
/ MAIN ST EXIT**

**20,425 SF  
20' HEIGHT**

**26,100 SF  
20' - 32' HEIGHT**

**3,950 SF  
OFFICE**

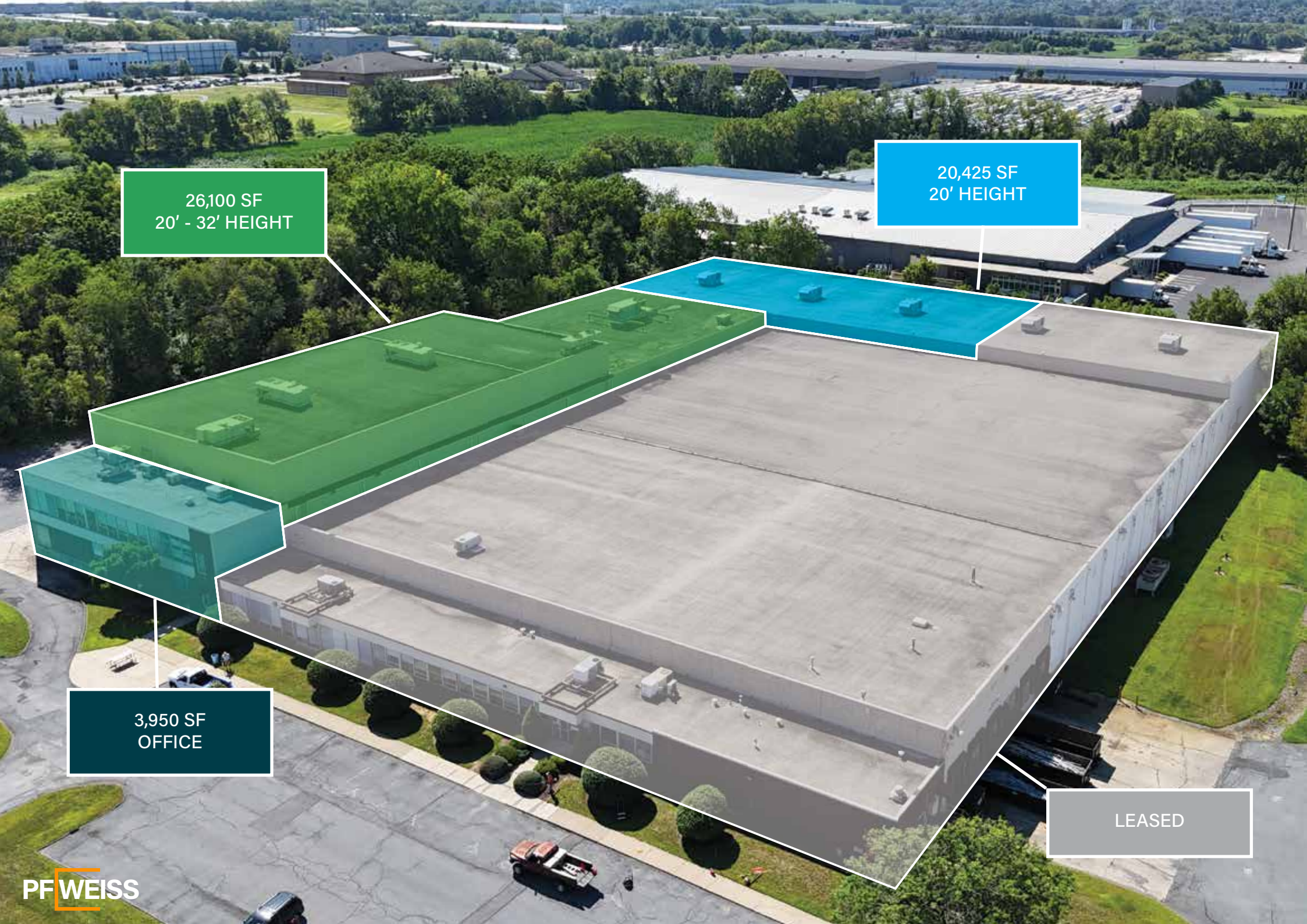
**610  
UHLER ROAD  
EASTON, PA**

26,100 SF  
20' - 32' HEIGHT

20,425 SF  
20' HEIGHT

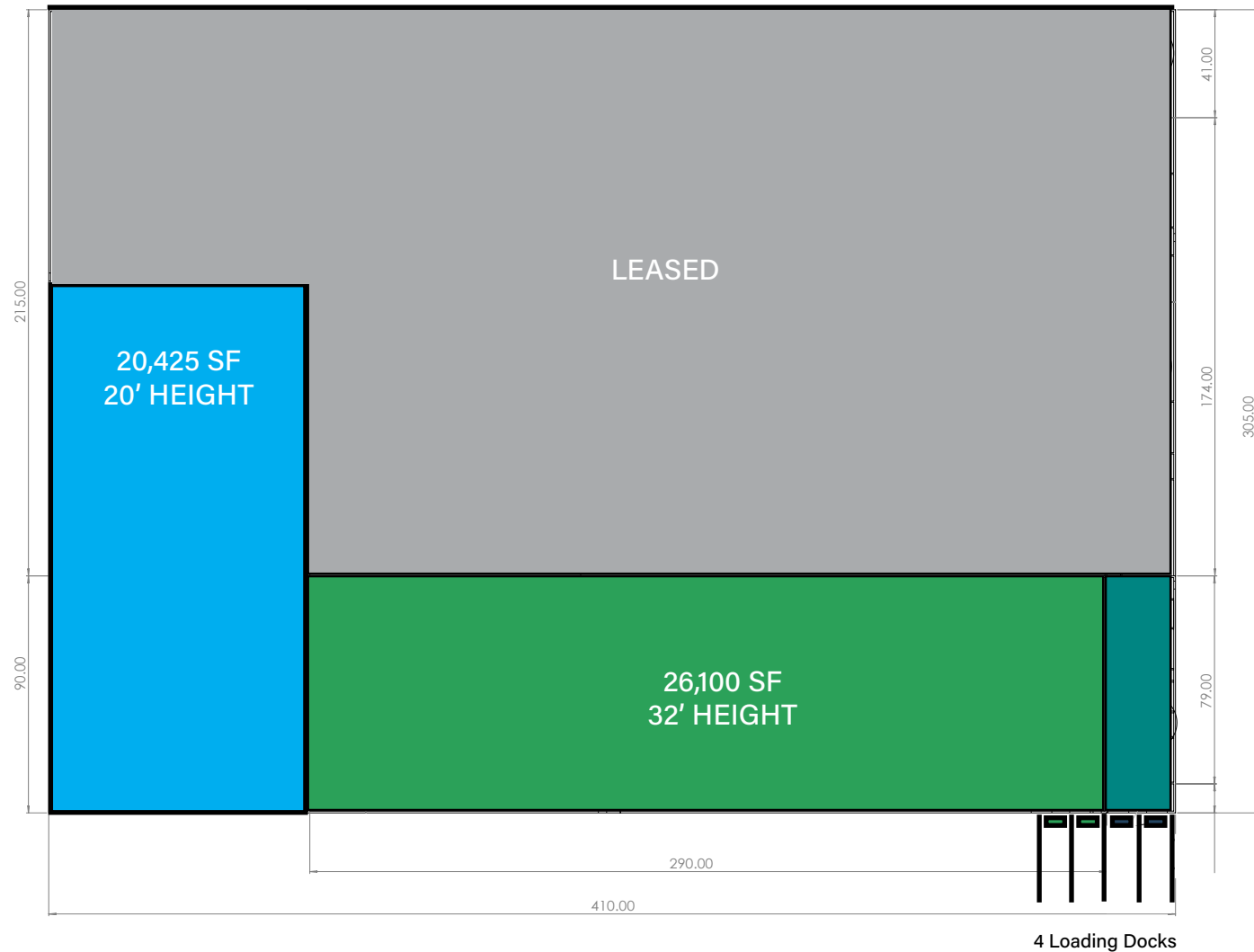
3,950 SF  
OFFICE

LEASED



# PROPERTY HIGHLIGHTS

BUILDING SIZE	126,000 S.F.
AVAILABLE	50,475 S.F.
LOT SIZE	13 ACRES
LOADING	4-TAILGATE LOADING DOCKS
UTILITIES	WATER, SEWER, NATURAL GAS
POWER	3-PHASE / 1200 AMPS   480 VOLTS
HEIGHT	20' - 32' HEIGHT
HVAC	ROOF TOP UNITS
ACCESS	2 MILES TO PA RT-33
PARKING	AMPLE
ZONING DISTRICT	EC/EMPLOYMENT CENTER
RAIL	POTENTIALLY RAIL SERVED



- 3,950 SF - Office Space Available
- 20,425SF - Warehouse Space - 20' Ceiling Height - Available
- 26,100 SF - Warehouse Space - 20' - 32' Ceiling Height - Available

# DEMOGRAPHICS 30 MIN | 1 HOUR DRIVE TIME



**EMPLOYED CIVILIAN  
POPULATION 16+  
351,180 | 603,980**



**BLUE COLOR  
83,065 | 139,865**



**MANUFACTURING  
46,700 | 82,870**



**TRANSPORTATION &  
WAREHOUSING  
24,710 | 36,190**

**610 UHLER RD**

**South**  
←  
8 Miles to I-78

**North**  
→  
23 Miles to I-80

2 Miles to PA Rt-33 /  
Main Street Exit



# LEHIGH VALLEY, PA KEY HIGHLIGHTS

POPULATION  
**708,640**

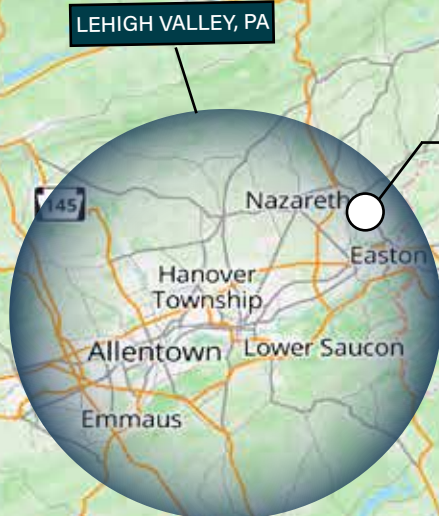
LABOR FORCE  
**360,100**

LABOR FORCE  
WITHIN 1 HOUR DRIVE  
**1.8 MILLION**

AVERAGE  
COMMUTE TIME  
**25 MIN**

ECONOMIC OUTPUT  
**\$55.7 BILLION**

MEDIAN HOURLY WAGE  
(ALL JOBS)  
**\$22.50**



LEHIGH VALLEY, PA

610 UHLER RD

90 MILES TO NJ / NY PORT VIA I-78

70 MILES TO PORT OF PHILADELPHIA VIA I-476

NJ / NY PORT



PORT PHILADELPHIA

PORTS	DISTANCE
PORT OF PHILADELPHIA	70 MILES
PORT OF NJ / NY	90 MILES
PORT OF BALTIMORE	150 MILES
PARCEL & INTERMODAL	
NORFOLK SOUTHERN	10 MILES
USPS	15 MILES
FEDEX GROUND	15 MILES
MAJOR CITIES	
PHILADELPHIA	70 MILES
NEW YORK	90 MILES
BALTIMORE	150 MILES

# 610

UHLER RD  
EASTON, PA



## LEHIGH VALLEY, PA KEY HIGHLIGHT

- 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
- Fastest growing region in Pennsylvania for 18-35 age group
- More than 80 international companies from 23 countries located here
- 88 Food and Beverage companies have a Lehigh Valley presence



## CONTACT INFO

SERGEI IVASIUC  
VICE PRESIDENT  
(484)340-7676

[sergei@pfweissrealty.com](mailto:sergei@pfweissrealty.com)

PAUL F WEISS  
PRESIDENT  
(610)349-6257

[pfweiss@pfweissrealty.com](mailto:pfweiss@pfweissrealty.com)

**PF WEISS REALTY, LLC**

2904 OLD NAZARETH RD, EASTON, PA 18045

2025 PF WEISS REALTY, LLC All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. PF WEISS REALTY and the PF WEISS REALTY logo are service marks of PF WEISS REALTY, LLC. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.