

2280 Newlins Mill Road, Easton, PA 18045

± **72,300 SF Available For Lease**



Located off Route 33 and provides exceptional access to the regional transportation infrastructure



Strong logistics and transportation labor pool in the greater Allentown-Bethlehem area



Close proximity to NYC, Philadelphia, and over 1/3 of the US population within a single-day's truck drive

Mark Chubb

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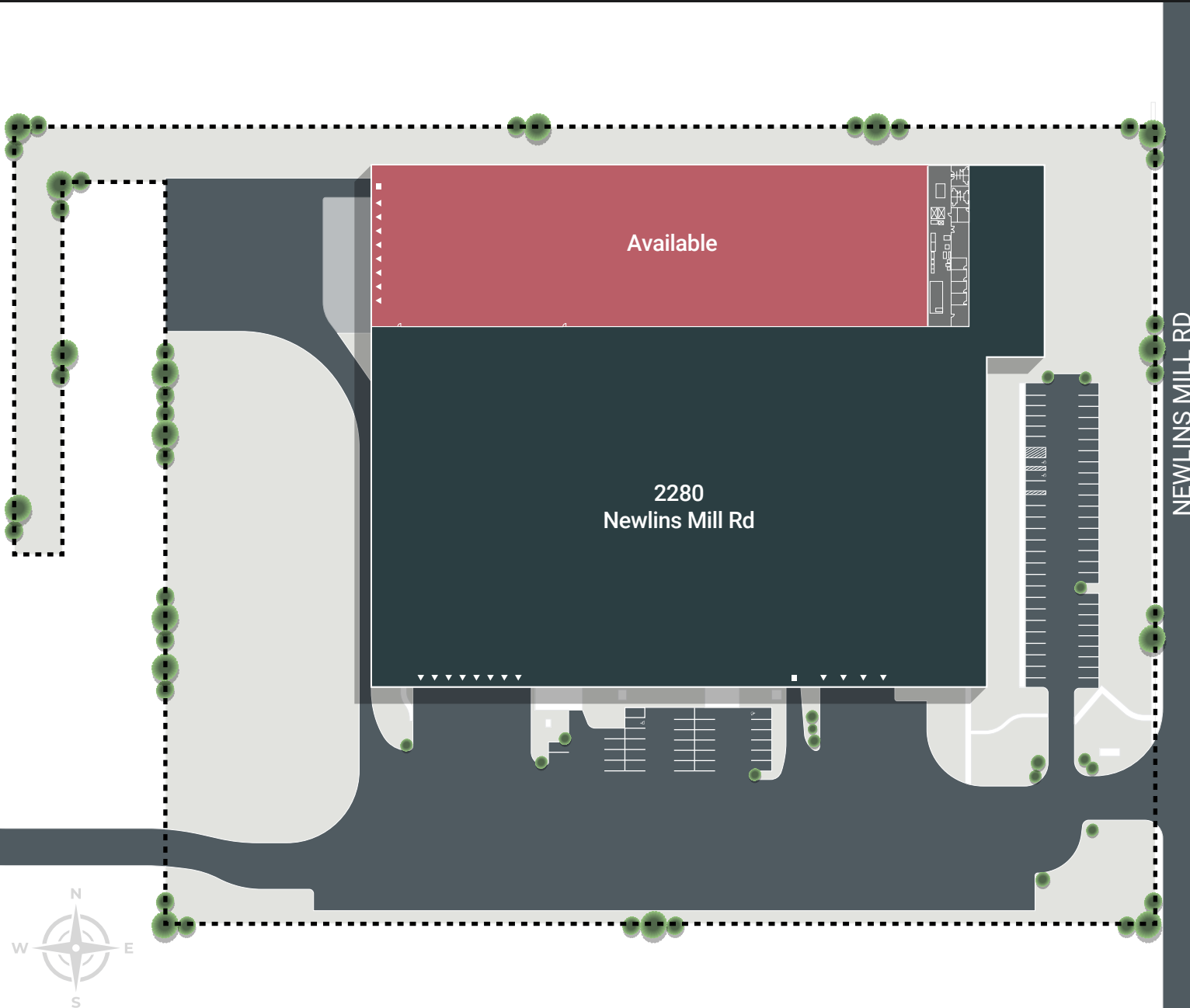
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Nate Hunter

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Space Plan & Property Specifications



± 72,300 SF
Available

244,370 SF
Total Building

9
Dock Doors

1
Drive-In Door

40' X 45'
Column Spacing

20
Auto Spaces

15
Trailer Spaces

ESFR
Fire Suppression

39'
Clear Height

IN-PLACE RACKING
Available

Immediate Access



Heat Map

WAREHOUSE WORKERS
 \$16.51 AVERAGE EARNINGS (HOURLY)

30 Min Drive Time	6% 2019-2024 in Resident Workers	-2,024 2024 Net Commuters	23,756 2024 Resident Workers	\$16.51 Average Hourly Earnings
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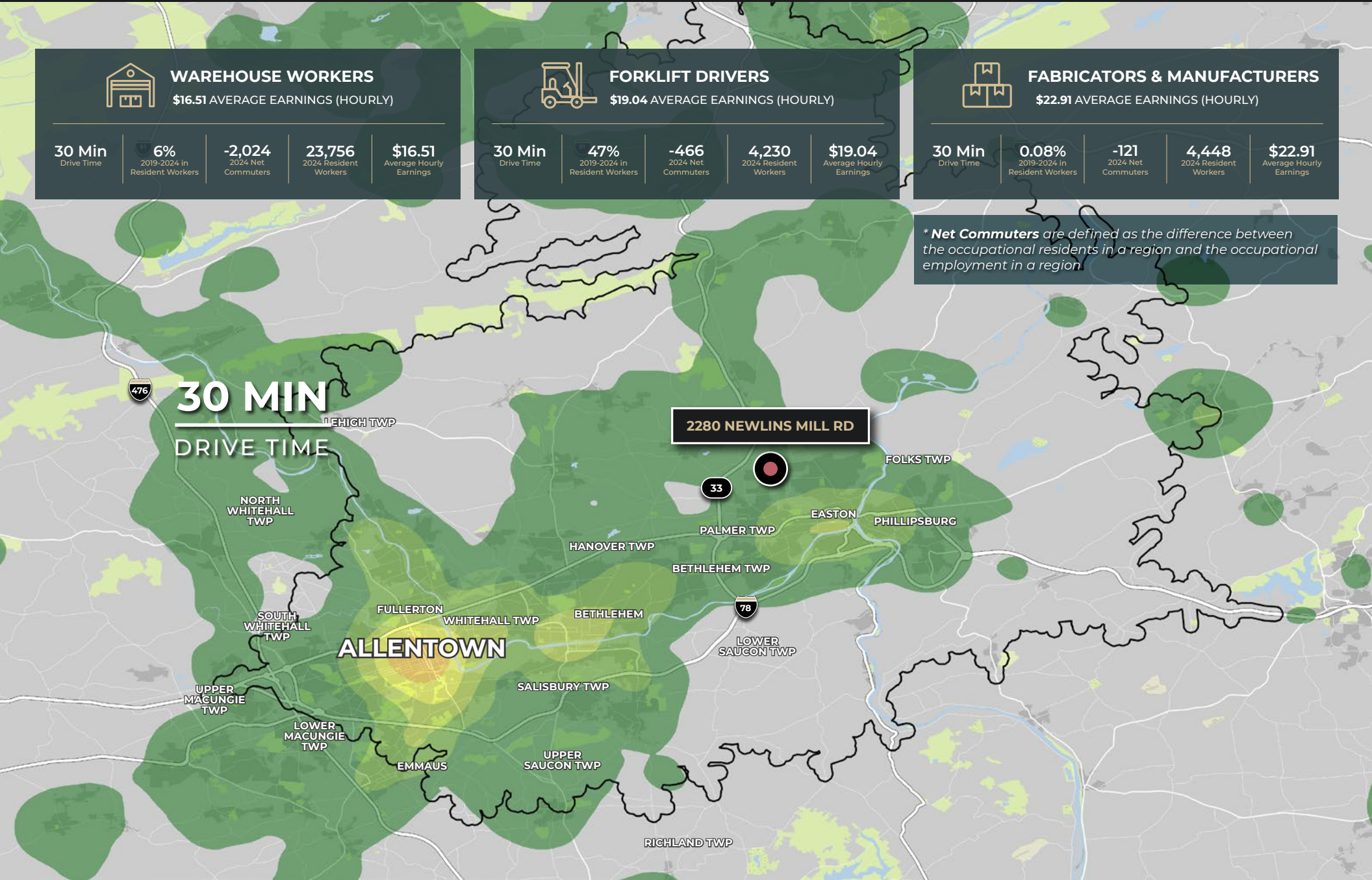
FORKLIFT DRIVERS
 \$19.04 AVERAGE EARNINGS (HOURLY)

30 Min Drive Time	47% 2019-2024 in Resident Workers	-466 2024 Net Commuters	4,230 2024 Resident Workers	\$19.04 Average Hourly Earnings
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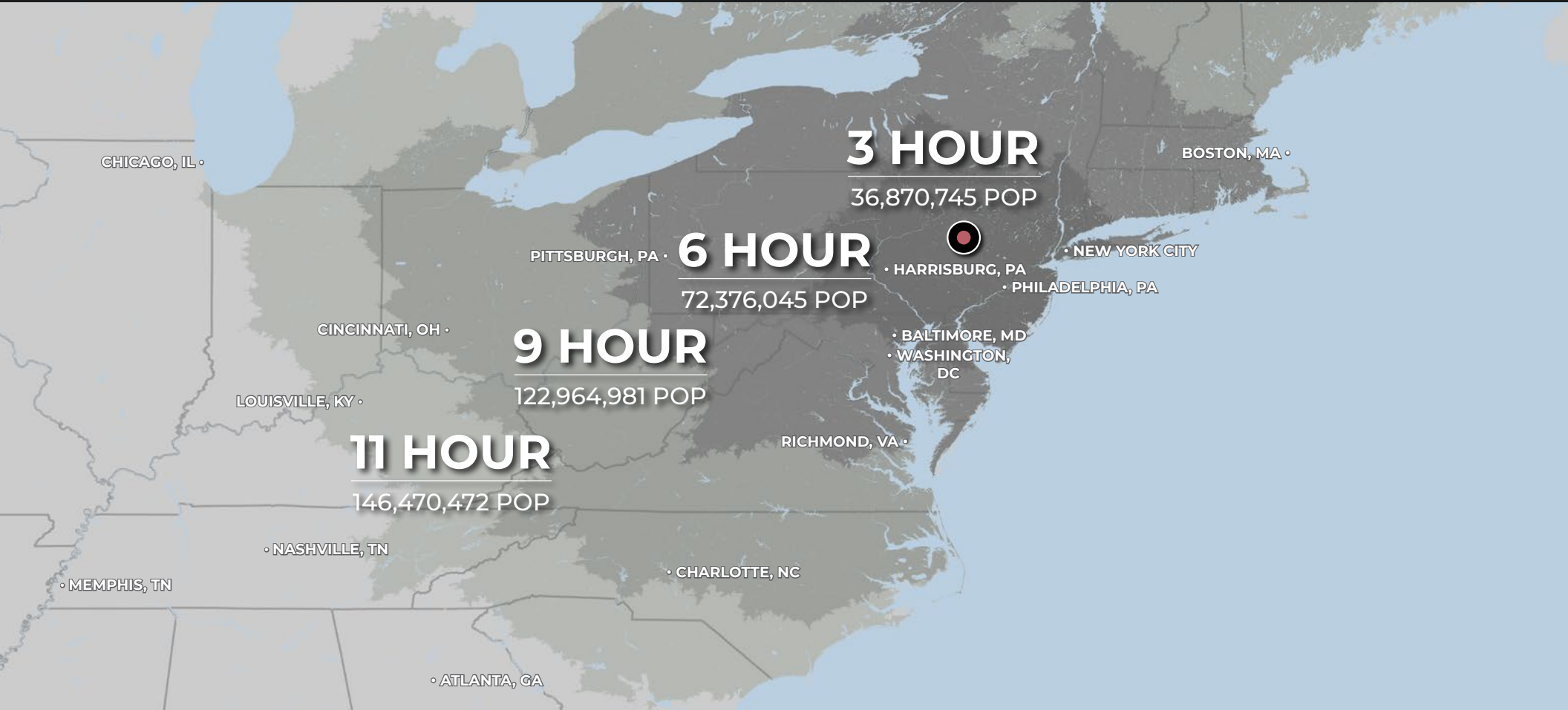
FABRICATORS & MANUFACTURERS
 \$22.91 AVERAGE EARNINGS (HOURLY)

30 Min Drive Time	0.08% 2019-2024 in Resident Workers	-121 2024 Net Commuters	4,448 2024 Resident Workers	\$22.91 Average Hourly Earnings
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* **Net Commuters** are defined as the difference between the occupational residents in a region and the occupational employment in a region.



Distribution Reach



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