

30,200 S.F. - SALE / LEASE

146 AIRPORT RD
EAST STROUDSBURG, PA



INDUSTRIAL WAREHOUSE

BUILDING SIZE	30,200 S.F.
OFFICE SPACE	2,000 S.F.
YEAR BUILT	2008
LOT SIZE	5.5 ACRES
LOADING	4 - TAILGATE LOADING DOCKS 1 - GROUND LEVEL DRIVE IN DOOR
UTILITIES	PUBLIC - WATER SEWER NATURAL GAS
FIRE PROTECTION	WET SPRINKLER SYSTEM
POWER	1-PHASE 800 AMPS 120/240 VOLTS
HEIGHT	20'
ACCESS	4.5 MILE AWAY FROM INTERSTATE 80 (I-80)
MUNICIPALITY	SMITHFIELD TOWNSHIP MONROE COUNTY
TAXES	\$50,557.00 - YEAR 2022



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146 AIRPORT RD, EAST STROUDSBURG, PA

INDUSTRIAL WAREHOUSE

DISTANCES TO CITIES

	Distance (mi)	Drive	Time (hrs)
New York, NY	75		1 hr. 40 min.
Philadelphia, PA	102		1 hr. 50 min.
Baltimore, MD	188		3 hr. 15 min.
Washington, DC	225		4 hr. 00 min.
Boston, MA	273		4 hr. 40 min.

DISTANCES TO INTERMODAL

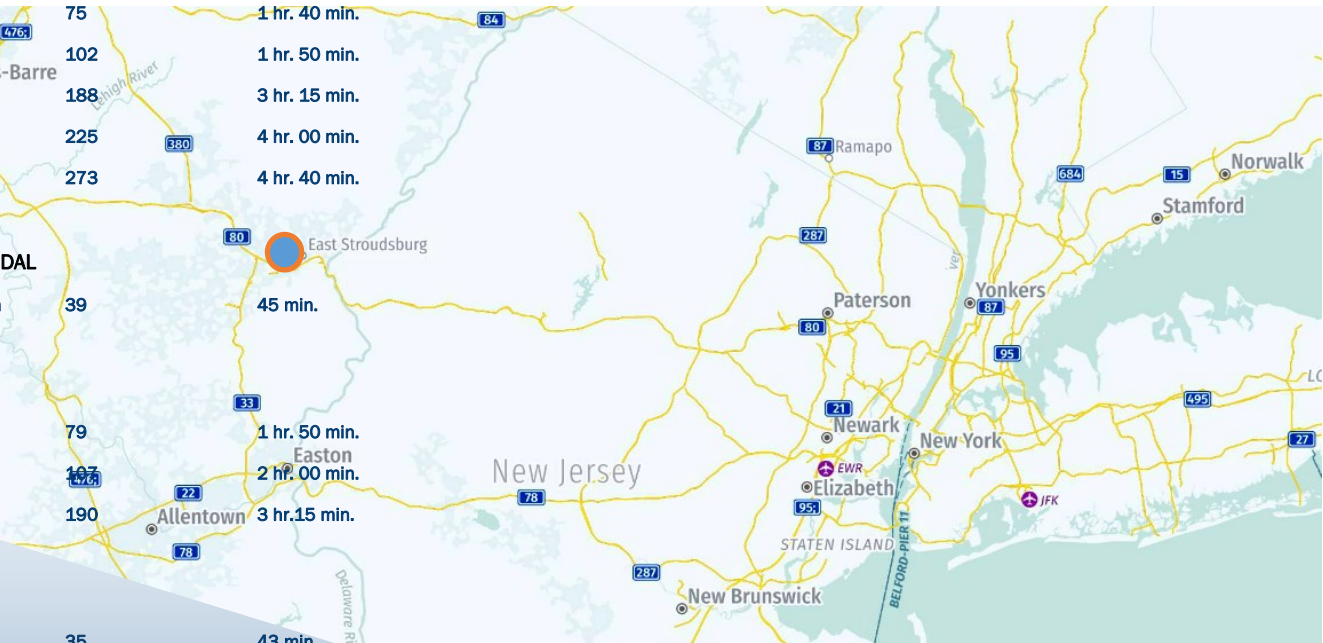
Norfolk Southern Bethlehem	39		45 min.
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DISTANCES TO PORTS

Ports of NY/NJ	79		1 hr. 50 min.
Port of Philadelphia	107		2 hr. 00 min.
Port of Baltimore	190		3 hr. 15 min.

DISTANCES TO PARCEL

USPS Bethlehem	35		43 min.
UPS Bethlehem Hub	35		43 min.
FedEx Ship Center	33		44 min.



ALLENTOWN - BETHLEHEM - EASTON METROPOLITAN STATISTICAL AREA

TOTAL CIVILIAN LABOR FORCE, EMPLOYMENT, UNEMPLOYMENT, AND UNEMPLOYMENT RATE BY PLACE OF RESIDENCE

TIME PERIOD	CIVILIAN LABOR FORCE	EMPLOYMENT	UNEMPLOYMENT	RATE %
MONROE COUNTY				
September 2022	82,600	78,100	4,500	5.5
September 2021	_____	_____	_____	_____
NORTHAMPTON COUNTY				
September 2022	166,400	160,900	5,500	3.3
September 2021	161,400	152,900	8,500	5.3

ALL DATA ARE ON 2021 BENCHM ARK.

SOURCE: Center for Workforce Information & Analysis (CWIA), Pennsylvania Department of Labor & Industry.

A Partial List of Our Past Customers Include

Liberty Property Trust, Prologis, J.G. Petrucci Company, Innovative Control Systems, JVI, United Rental, Inc., All Phase Electric, Inc. (CED), Air-Products & Chemicals, All Weather Insulated Panels Inc, Werner Trucking, Inc., Victaulic Corporation of America, Peirce-Phelps, Inc., Phillips Feed, Inc., Meyer Power Systems, B. Braun, Inc., Northwood Paper Company, American Atelier, Inc., Lehigh Valley Plastics, Innovative Office Products, Bennett Organization, General Mills, Inc., Straight Arrow, Spartan Brands, Foley/Caterpillar, Verizon Wireless, American Architectural Metal Manufacturers Inc, Torc-up, Inc., Aramark Uniform, Virginia Gutter, Eupen, Inc., United States Postal Service, Bell & Howell, St. Luke's Physician Group, Milliken Valve, Penske Truck Leasing, Eastern/GPS, Innovative Office Products, Mack Trucks, Fluortek, Faulkner Cadillac, Allentech, Inc., Terrafina, AFC Industries Berwick, Royal Industries, Fexicon Corporation, Genus Lifesciences Inc, Structural Services, Inc, American Tube Corporation, Bio Spectra, Oak Foods, Lehigh Valley Logistics, BTI Coopermatics Inc,