

1600 FREEMANSBURG AVE  
BETHLEHEM, PA

LEHIGH VALLEY  
**EXCHANGE**



**866,350 SF AVAILABLE**

**CLASS A WAREHOUSE & FULFILLMENT FACILITY**

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Trammell Crow Company

# PROPERTY SPECIFICATIONS



**866,350 SF**

190'  
TRUCK COURT

1,345'

580'

**866,350 SF**

BUILDING SIZE

**3,500 SF**

SPECULATIVE OFFICE

**40'**

CEILING  
HEIGHT

**153**

LOADING DOCKS

**4**

DRIVE IN  
DOORS

**190'**

TRUCK  
COURT

**200**

TRAILER  
STALLS

**555**

CAR  
PARKING

**580' x 1345'**

BUILDING DIMENSIONS

**56' x 50'**

COLUMN SPACING  
(65'SPEED BAY)

**ESFR**

FIRE SUPPRESSION

**3,000 AMPS**

POWER

**LED-30 FC**

INTERIOR LIGHTING

# IMMEDIATE ACCESS

**FedEx**  
Ground  
**MEGA HUB**  
9.3 MILES

**LEHIGH VALLEY**  
INT'L AIRPORT  
6.9 MILES

**UNITED STATES**  
POSTAL SERVICE  
**HUB**  
5.1 MILES

**ups**  
**HUB**  
5.3 MILES

**ROUTE 22**  
5 MILES

**ROUTE 512**  
4.8 MILES

**ROUTE 33**  
3.7 MILES

**LEHIGH VALLEY**  
**EXCHANGE**

**I-78 | EXIT 71**  
4 MILES

**HANOVER**

**DISTANCE TO ROUTE 33**  
3.4 MILES | 7 MINS

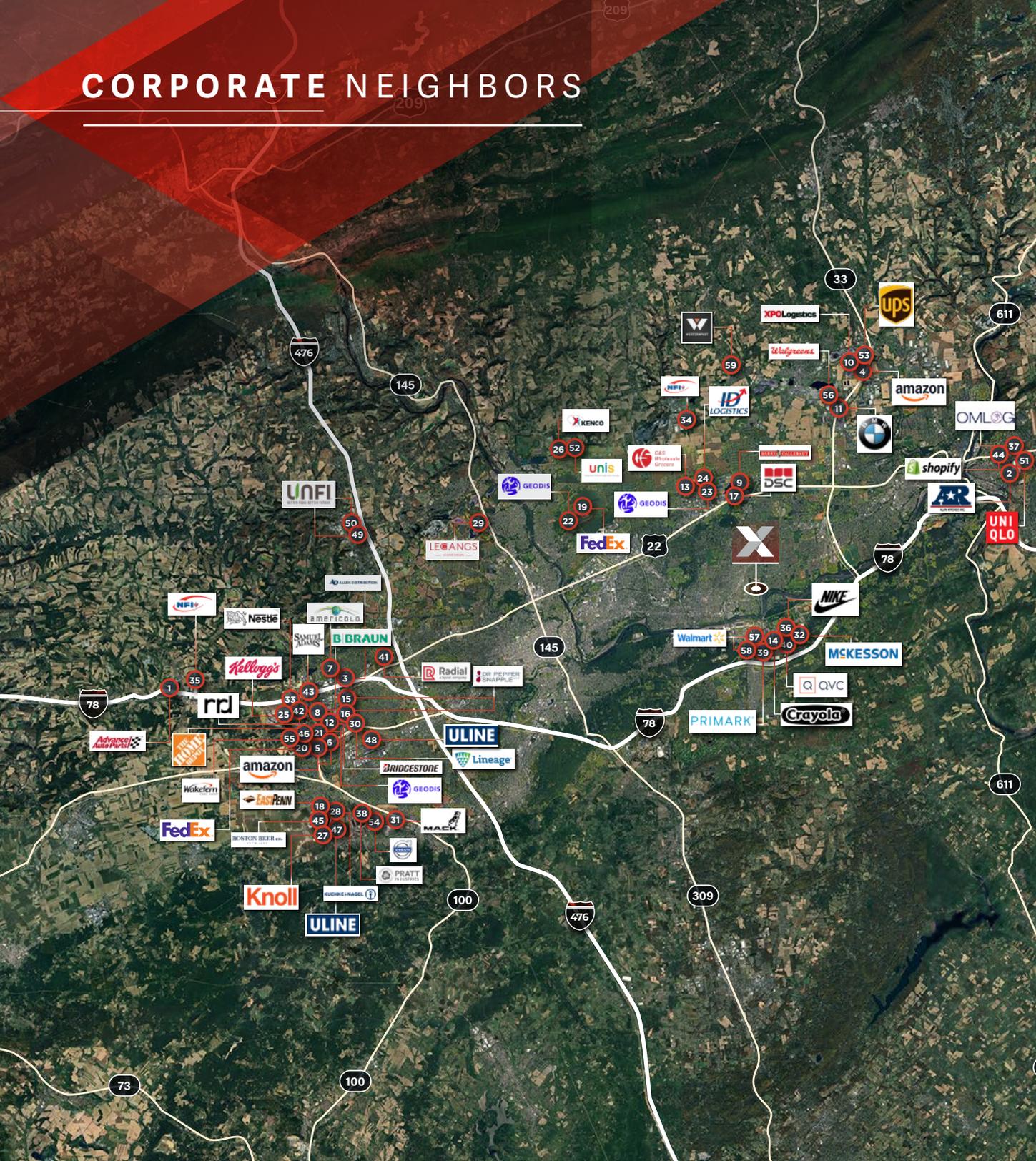
1600 FREEMANSBURG AVE

**INGRESS** ←

**EGRESS** →

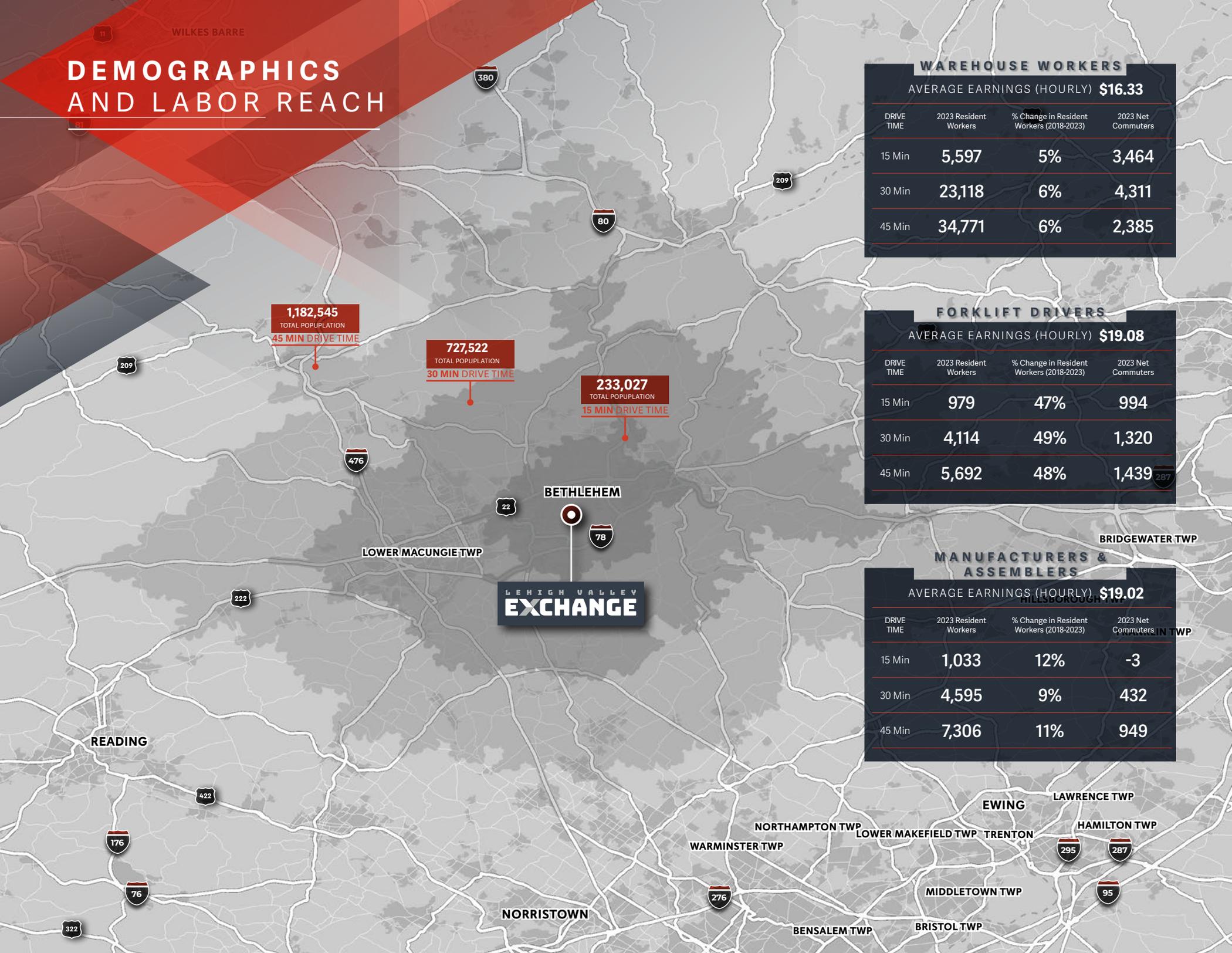
This inset map provides a detailed view of the site location. A red location pin marks the site at 1600 Freemansburg Ave. A yellow line indicates the ingress route from the site towards the south, and an orange line indicates the egress route towards the north. The map shows the site's proximity to Route 33 and the Lehigh River. A red box highlights the site area.

# CORPORATE NEIGHBORS



- |                             |                              |
|-----------------------------|------------------------------|
| 1 Advance Auto Parts        | 31 Mack Trucks               |
| 2 Alan Ritchey Inc.         | 32 McKesson                  |
| 3 Allen Distribution        | 33 Nestlé                    |
| 4 Amazon                    | 34 NFI                       |
| 5 Amazon                    | 35 NFI                       |
| 6 Amazon                    | 36 Nike                      |
| 7 Americold                 | 37 Omlog                     |
| 8 Braun Medical Inc         | 38 Pratt Industries          |
| 9 Barry Callebaut           | 39 Primark                   |
| 10 XPO Logistics            | 40 QVC                       |
| 11 BMW                      | 41 Radial Logistics          |
| 12 Bridgestone              | 42 RR Donnelly               |
| 13 C&S Wholesale Grocers    | 43 Samuel Adams Brewery      |
| 14 Crayola                  | 44 Shopfy Inc.               |
| 15 Dr. Pepper Snapple Group | 45 The Boston Beer Company   |
| 16 Dr. Pepper Snapple Group | 46 The Home Depot            |
| 17 DSC Logistics            | 47 Uline                     |
| 18 East Penn Manufacturing  | 48 Uline                     |
| 19 FedEx                    | 49 UNFI                      |
| 20 FedEx                    | 50 UNFI                      |
| 21 Geodis                   | 51 UNIQLO                    |
| 22 Geodis                   | 52 UNIS Fulfillment          |
| 23 Geodis                   | 53 UPS                       |
| 24 ID Logistics             | 54 Volvo Inc.                |
| 25 Kellogg Company          | 55 Wakefern Food Corporation |
| 26 Kenco                    | 56 Walgreens                 |
| 27 Knoll                    | 57 Walmart                   |
| 28 Kuehne+Nagel             | 58 Walmart                   |
| 29 Lecangs LLC              | 59 Western Post              |
| 30 Lineage Logistics        | 60 XPO Logistics             |

# DEMOGRAPHICS AND LABOR REACH



**1,182,545**  
TOTAL POPULATION  
45 MIN DRIVE TIME

**727,522**  
TOTAL POPULATION  
30 MIN DRIVE TIME

**233,027**  
TOTAL POPULATION  
15 MIN DRIVE TIME

LEHIGH VALLEY  
**EXCHANGE**

## WAREHOUSE WORKERS

AVERAGE EARNINGS (HOURLY) **\$16.33**

DRIVE TIME	2023 Resident Workers	% Change in Resident Workers (2018-2023)	2023 Net Commuters
15 Min	5,597	5%	3,464
30 Min	23,118	6%	4,311
45 Min	34,771	6%	2,385

## FORKLIFT DRIVERS

AVERAGE EARNINGS (HOURLY) **\$19.08**

DRIVE TIME	2023 Resident Workers	% Change in Resident Workers (2018-2023)	2023 Net Commuters
15 Min	979	47%	994
30 Min	4,114	49%	1,320
45 Min	5,692	48%	1,439

## MANUFACTURERS & ASSEMBLERS

AVERAGE EARNINGS (HOURLY) **\$19.02**

DRIVE TIME	2023 Resident Workers	% Change in Resident Workers (2018-2023)	2023 Net Commuters
15 Min	1,033	12%	-3
30 Min	4,595	9%	432
45 Min	7,306	11%	949

READING

LOWER MACUNGIE TWP

BETHLEHEM

22

78

BRIDGEWATER TWP

HILLSBOROUGH TWP

IN TWP

EWING

LAWRENCE TWP

NORTHAMPTON TWP

LOWER MAKEFIELD TWP

TRENTON

HAMILTON TWP

WARMINSTER TWP

295

287

MIDDLETOWN TWP

NORRISTOWN

276

BENSALEM TWP

BRISTOL TWP

95

322

176

76

422

222

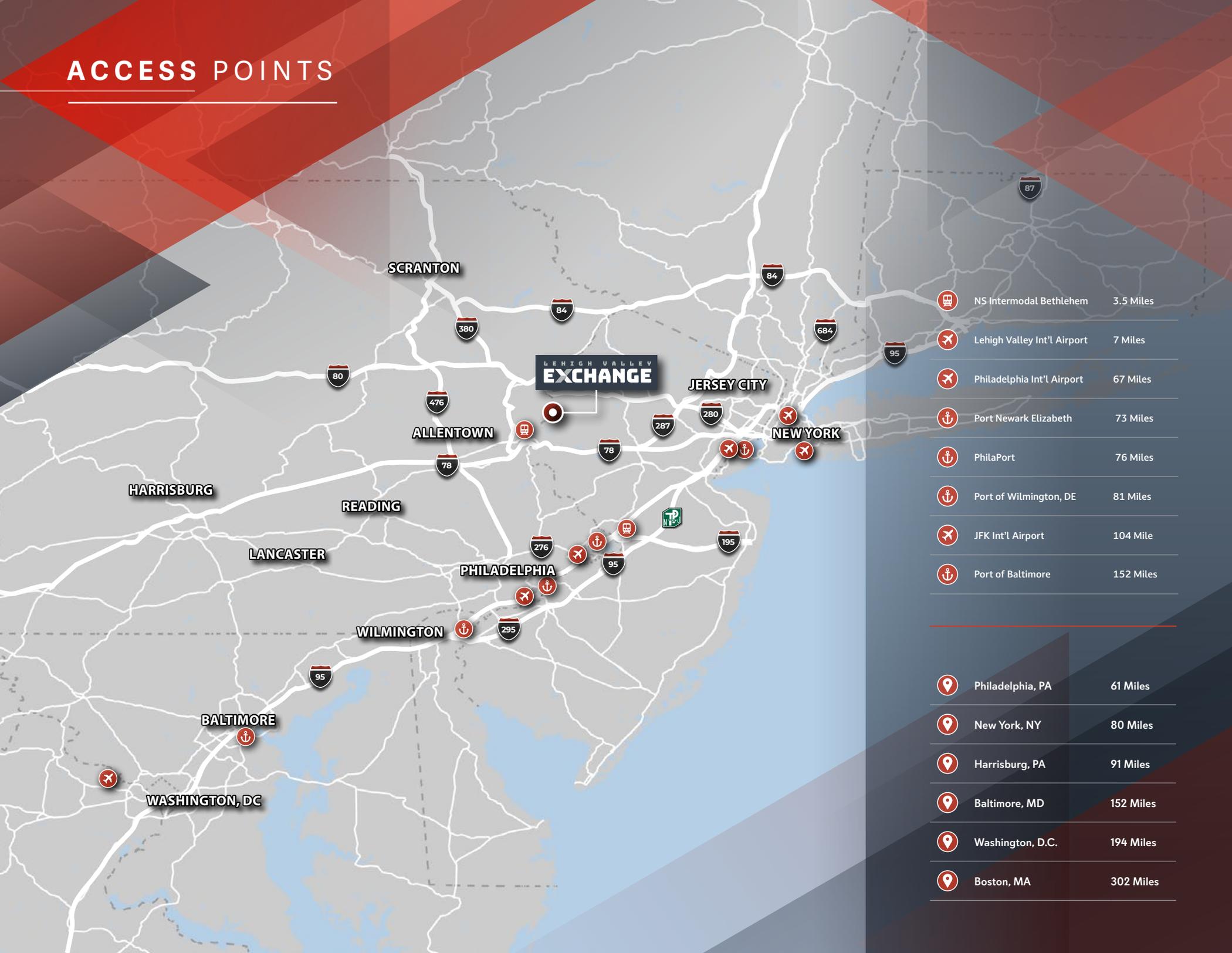
476

80

209

380

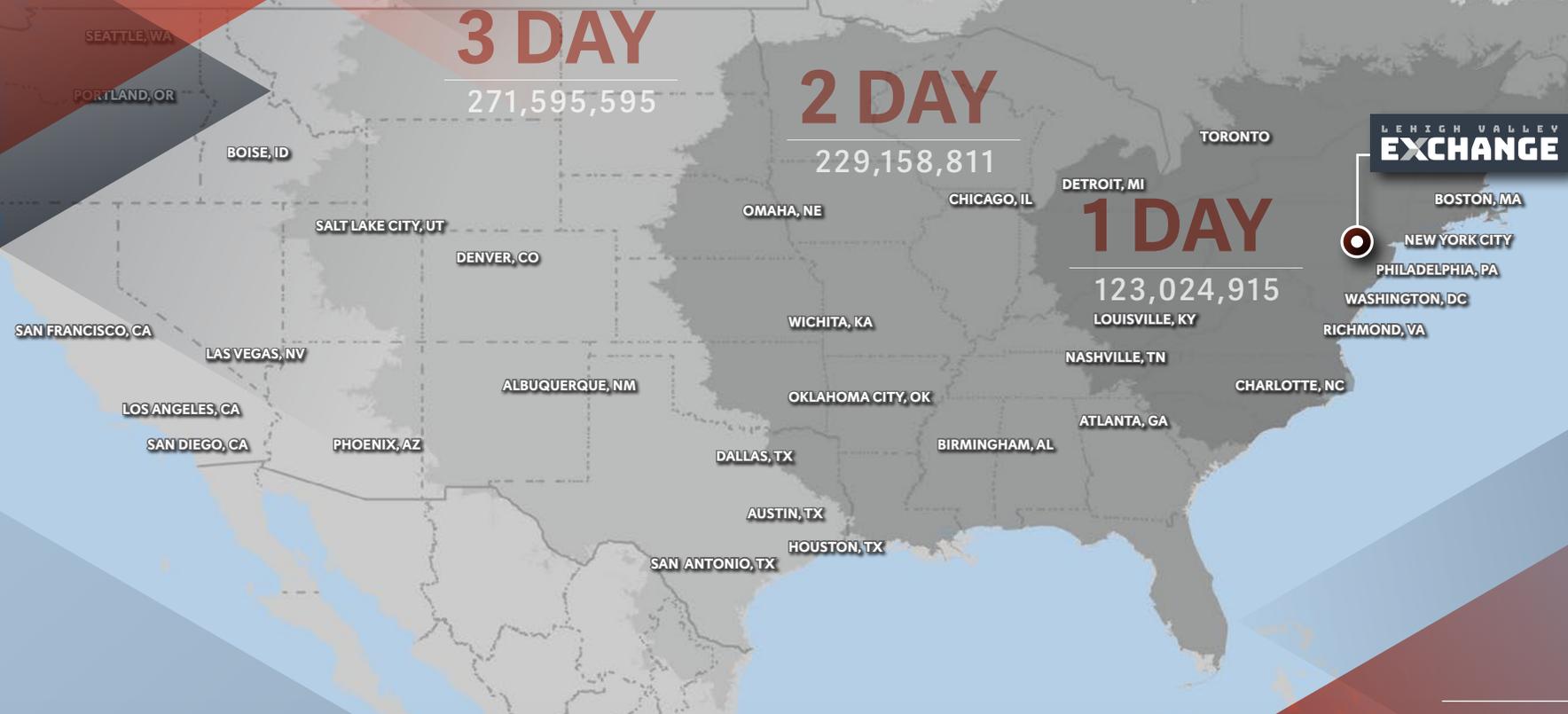
# ACCESS POINTS



	NS Intermodal Bethlehem	3.5 Miles
	Lehigh Valley Int'l Airport	7 Miles
	Philadelphia Int'l Airport	67 Miles
	Port Newark Elizabeth	73 Miles
	PhilaPort	76 Miles
	Port of Wilmington, DE	81 Miles
	JFK Int'l Airport	104 Miles
	Port of Baltimore	152 Miles

	Philadelphia, PA	61 Miles
	New York, NY	80 Miles
	Harrisburg, PA	91 Miles
	Baltimore, MD	152 Miles
	Washington, D.C.	194 Miles
	Boston, MA	302 Miles

# DISTRIBUTION REACH



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