

FIRST PARK 33

2200 - 2240 NEWLINS MILL ROAD, EASTON, PA 18045
FOR LEASE: 761,850 SF, FOUR-BUILDING, CLASS A INDUSTRIAL CAMPUS

FULLY-ENTITLED

BREAKING GROUND
IN 2024

CLOSE PROXIMITY
TO UPS & FEDEX HUBS

SAME DAY ACCESS TO
36.8% OF US POPULATION
70.18% OF CANADIAN POPULATION

Michael Zerbe
+1 610 462 3956
michael.zerbe@kbcadvisors.com

Mark Chubb
+1 302 275 5043
mark.chubb@kbcadvisors.com

Summer Coulter
+1 909 636 4777
summer.coulter@kbcadvisors.com

FIRST
INDUSTRIAL
REALTY TRUST

KBCADVISORS

PARK / PHASING PLAN



2200 NEWLINS MILL RD
EASTON, PA 18045

PHASE 1
BUILDING 2
210,600 SF



Abundant trailer
and car parking



Strong blue collar
workforce



Close Proximity to the
Nation's largest FedEx Sort
Facility at 1.1M SF

2210 NEWLINS MILL RD
EASTON, PA 18045

BUILDING 3
205,800 SF

2230 NEWLINS MILL RD
EASTON, PA 18045

PHASE 1
BUILDING 1
151,200 SF

2240 NEWLINS MILL RD
EASTON, PA 18045

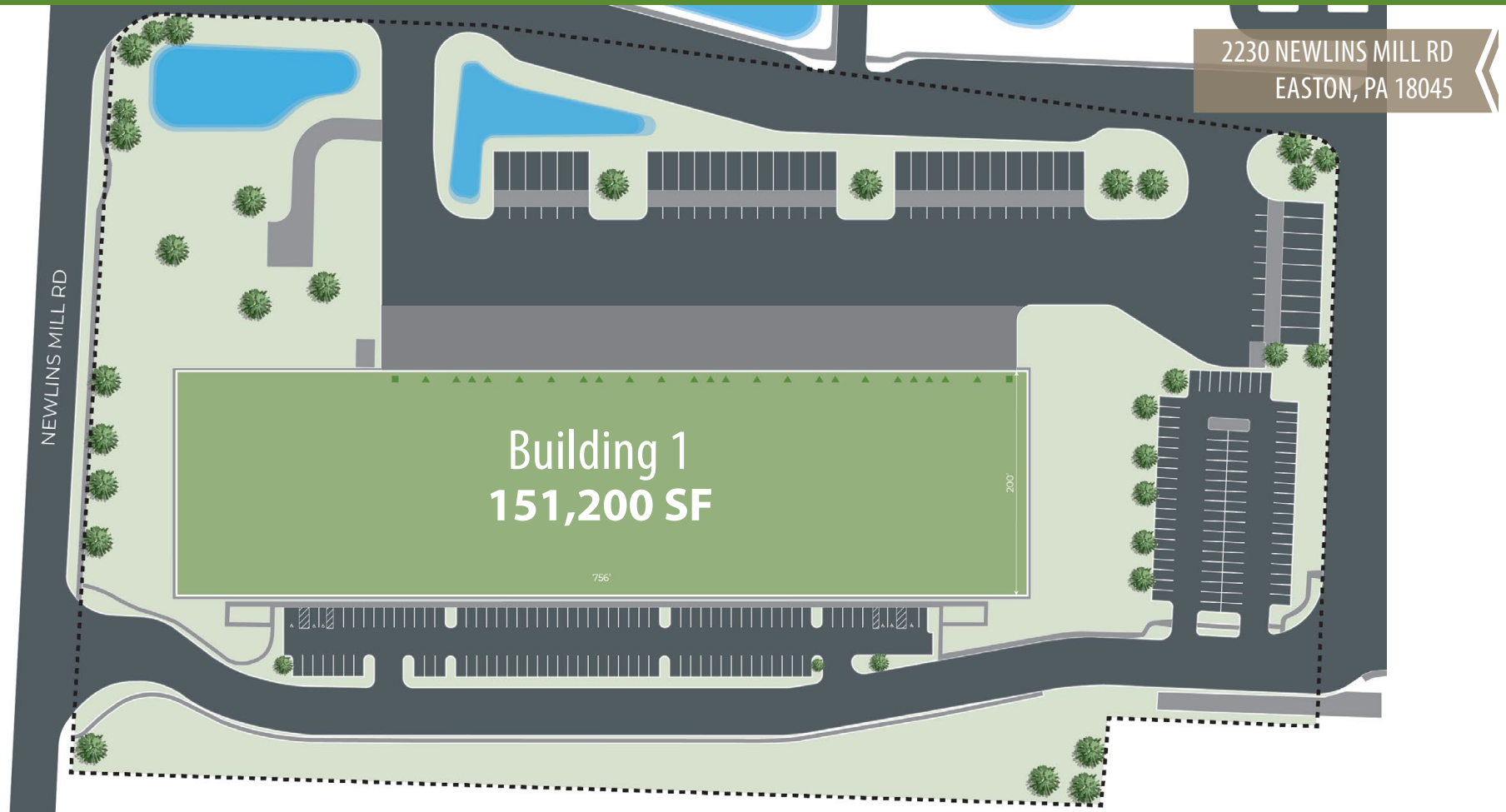
BUILDING 4
194,250 SF

Newlins Mill Rd

Corriere Rd

PROPERTY SPECIFICATIONS

BUILDING 1
PHASE 1



151,200 SF
Building Size

756' X 200'
Dimensions

(2) 2,160 SF
Office Space

32'
Clear Height

54' x 46'8"
Column Spacing

54' x 60'
Speed Bay

23
Loading Docks

39
Trailer Stalls

184
Car Parking

(2) 14'X16'
Drive Ins

195'
Truck Court Depth

7"
Slab

ESFR K-25.2
Sprinkler System

3000A 480/277v 3-Phase
Power

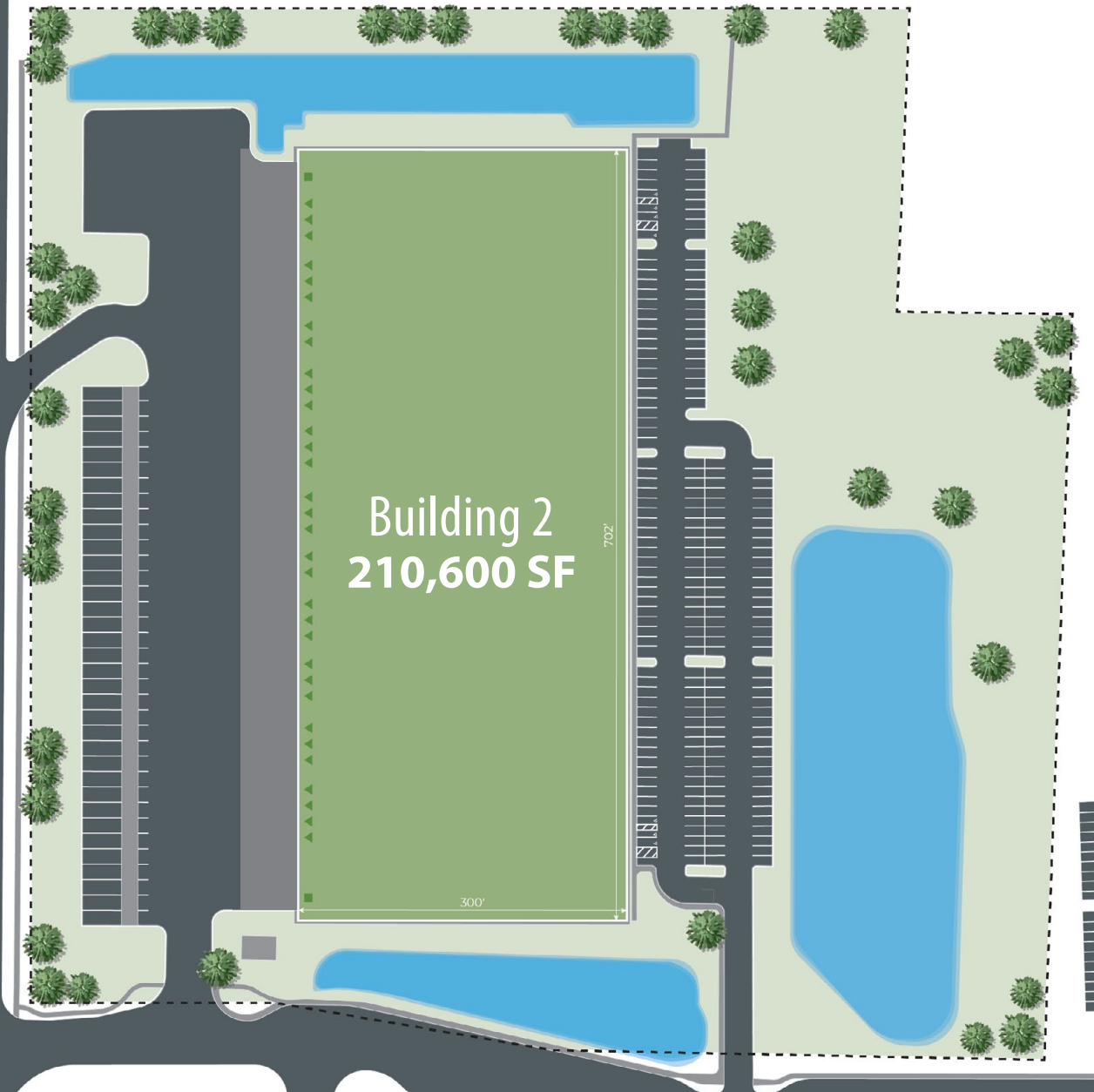
PROPERTY SPECIFICATIONS

BUILDING 2
PHASE 1

2200 NEWLINS MILL RD
EASTON, PA 18045

TATAMY RD

NEWLINS MILL RD



210,600 SF
Building Size

702' X 300'
Dimensions

(2) 2,802 SF
Office Space

32'
Clear Height

54' x 46'8"
Column Spacing

54' x 60'
Speed Bay

32
Loading Docks

(2) 14'X16'
Drive Ins

212
Car Parking

195'
Truck Court Depth

35
Trailer Stalls

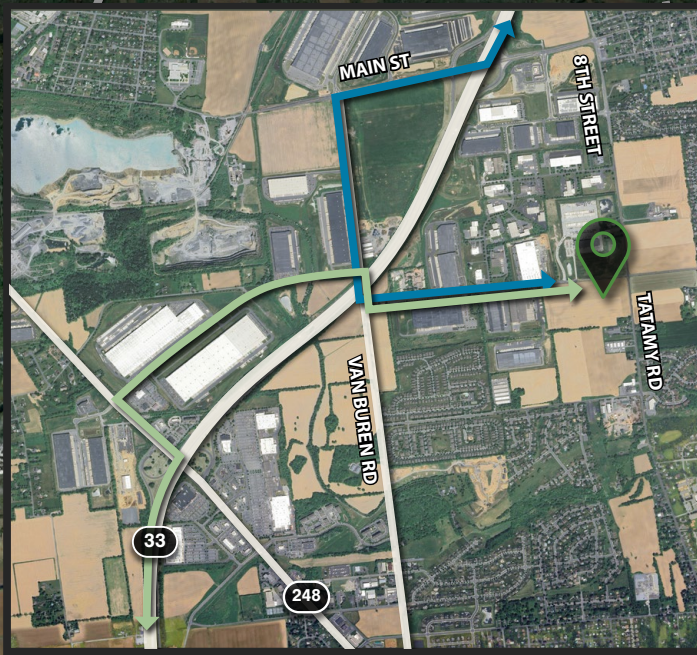
ESFR K-25.2
Sprinkler System

3000A 480/277v 3-Phase
Power

7"
Slab

IMMEDIATE ACCESS

- 📍 248/33 INTERCHANGE 2.0 MILES
- 📍 HIGHWAY 33 2.3 MILES
- 📍 NJ/PA STATE LINE 7.5 MILES
- 📍 UPS HUB 8 MILES
- ✉️ USPS HUB 14.5 MILES
- ✈️ LEHIGH VALLEY INT'L AIRPORT 15 MILES
- 📍 FedEx FEDEX MEGA HUB 16.2 MILES



HIGHWAY 33
[2.3 MILES]

FIRST PARK 33

EXIT 33
[2.3 MILES]

UPS HUB
[8.0 MILES]

NJ/PA STATE LINE
[7.5 MILES]

FedEx Ground MEGA HUB
[16.2 MILES]

LEHIGH VALLEY INT'L AIRPORT
[15 MILES]

UNITED STATES POSTAL SERVICE HUB
[14.5 MILES]

378

512

22

248

22

33

611

611

78

CORPORATE NEIGHBORS



- 1 MCS Frames
- 2 U-Haul
- 3 MCS Industries
- 4 Iron Mountain
- 5 Majestic Athletics
- 6 NRI (3PL)
- 7 Well Woven
- 8 A-Tech
- 9 Coherent Corp
- 10 Werner Enterprises Terminal
- 11 Scholastics
- 12 Grimco
- 13 Porsche
- 14 Mondelez
- 15 CF Martin & Co Distribution Center
- 16 XPO Logistics
- 17 Lulus.com
- 18 iHerb
- 19 Werner

HEAT MAP



WAREHOUSE WORKERS

\$20.01 AVERAGE EARNINGS (HOURLY)

Drive Time	2022 Resident Workers	Past 5-Yr Growth	2022 *Net Commuters	Average Hourly Earnings
30 Min	24,849	45%	-2,192	\$20.01



FORKLIFT DRIVERS

\$23.12 AVERAGE EARNINGS (HOURLY)

Drive Time	2022 Resident Workers	Past 5-Yr Growth	2022 *Net Commuters	Average Hourly Earnings
30 Min	4,171	45%	-401	\$23.12



FABRICATORS & MANUFACTURES

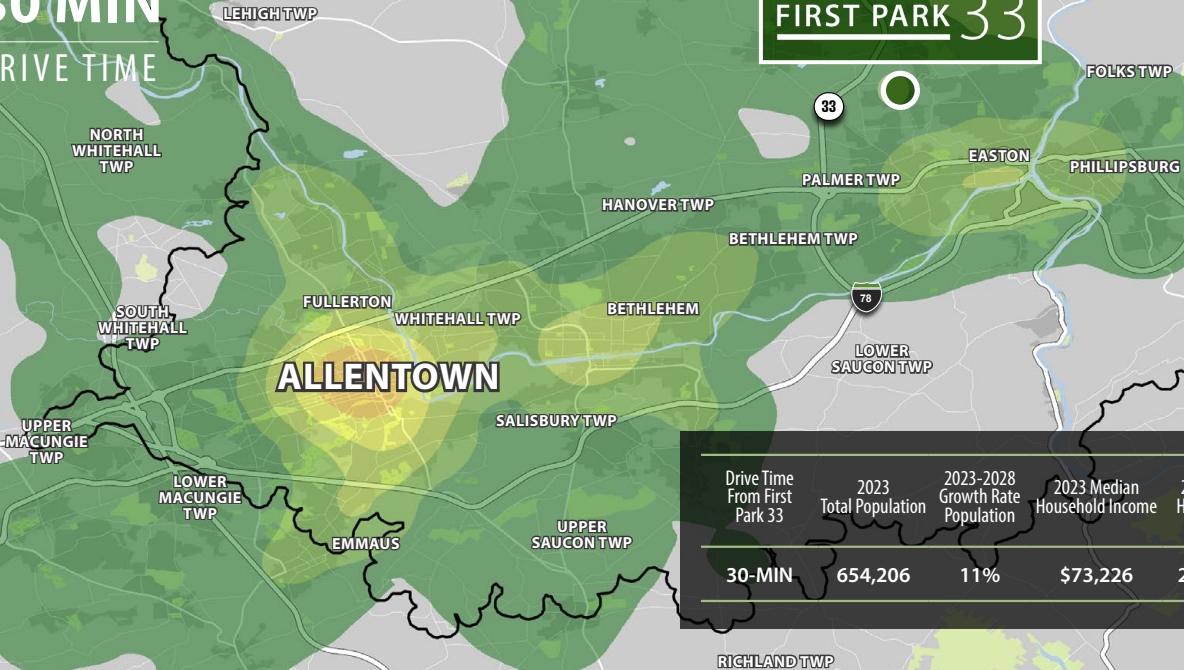
\$22.24 AVERAGE EARNINGS (HOURLY)

Drive Time	2022 Resident Workers	Past 5-Yr Growth	2022 *Net Commuters	Average Hourly Earnings
30 Min	4,587	24%	-978	\$22.24

* Net Commuters are defined as the difference between the occupational residents in a region and the occupational employment in a region

30 MIN
DRIVE TIME

FIRST PARK 33













Drive Time From First Park 33	2023 Total Population	2023-2028 Growth Rate Population	2023 Median Household Income	2023 Total Households	2023 Labor Force	2023 Occupation: Transportation/Material Moving Workers	2023 Transportation/ Material Moving Workers As A % Of The Labor Force
30-MIN	654,206	11%	\$73,226	253,727	344,143	38,356	11.61%

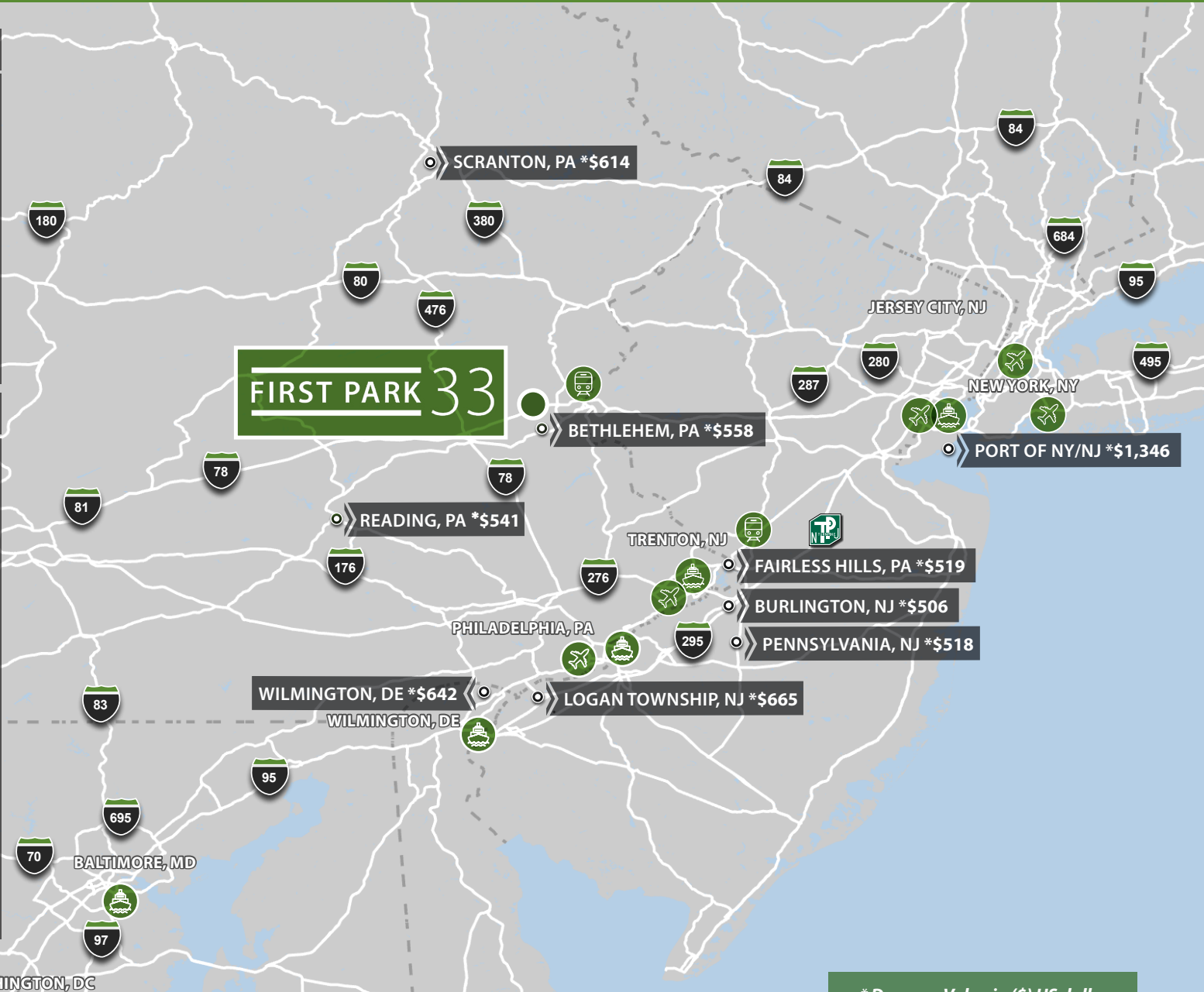
REGIONAL MAP

CITIES

	New York, NY	76 Miles
	Philadelphia, PA	78 Miles
	Harrisburg, PA	98 Miles
	Baltimore, MD	165 Miles
	Washington, D.C.	199 Miles
	Boston, MA	296 Miles

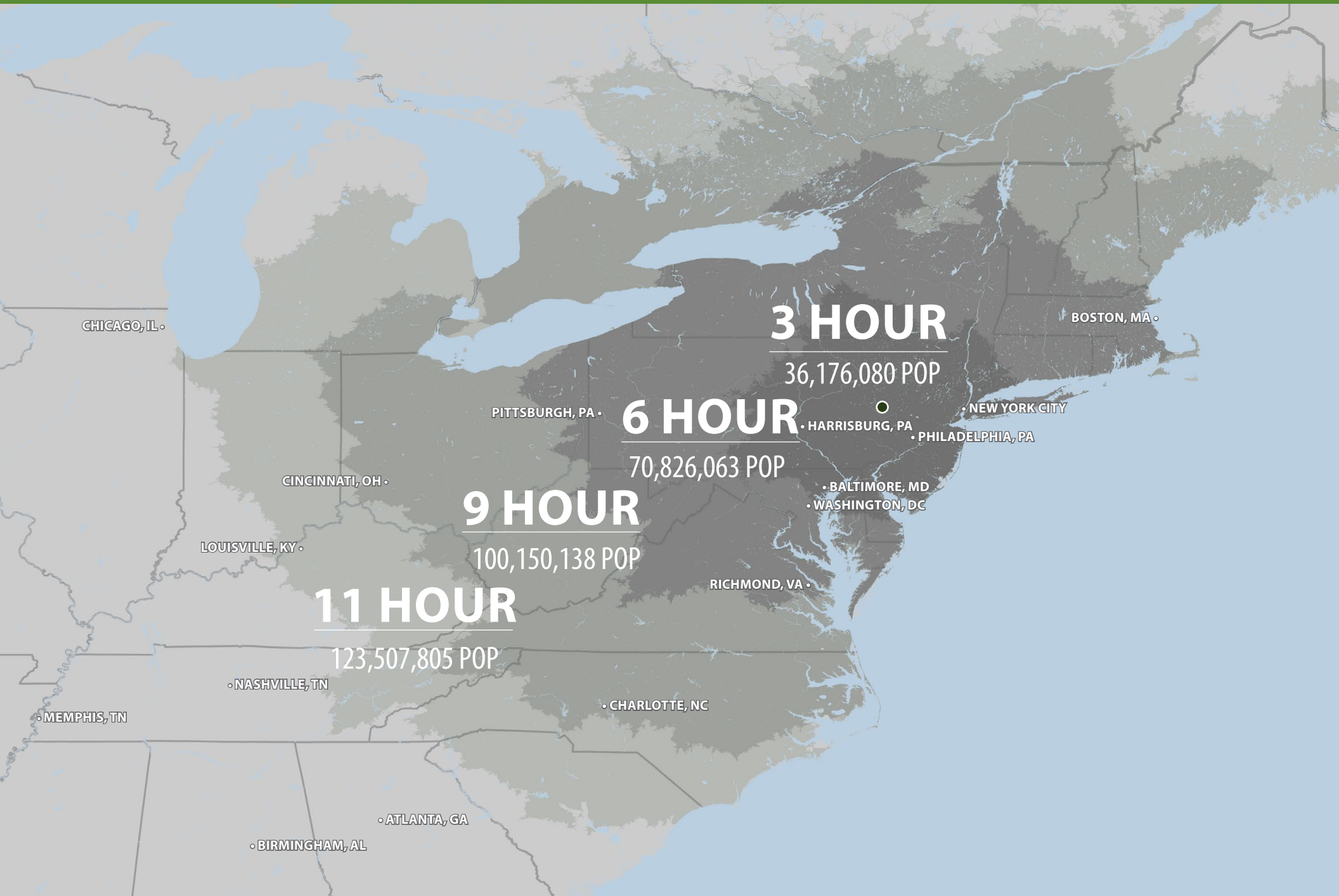
LOGISTICS HUBS

	NS Intermodal Bethlehem	15 Miles
	NS Intermodal Morrisville	61 Miles
	Port Newark Elizabeth	67 Miles
	PhilaPort	83 Miles
	Philadelphia Int'l Airport	85 Miles
	LaGuardia Int'l Airport	94 Miles
	Port of Wilmington, DE	97 Miles
	JFK Int'l Airport	99 Miles
	Port of Baltimore	165 Miles
	Dulles Int'l Airport	212 Miles



* Drayage Value in (\$) US dollars

DISTRIBUTION REACH



DISTRIBUTION REACH

3 DAY

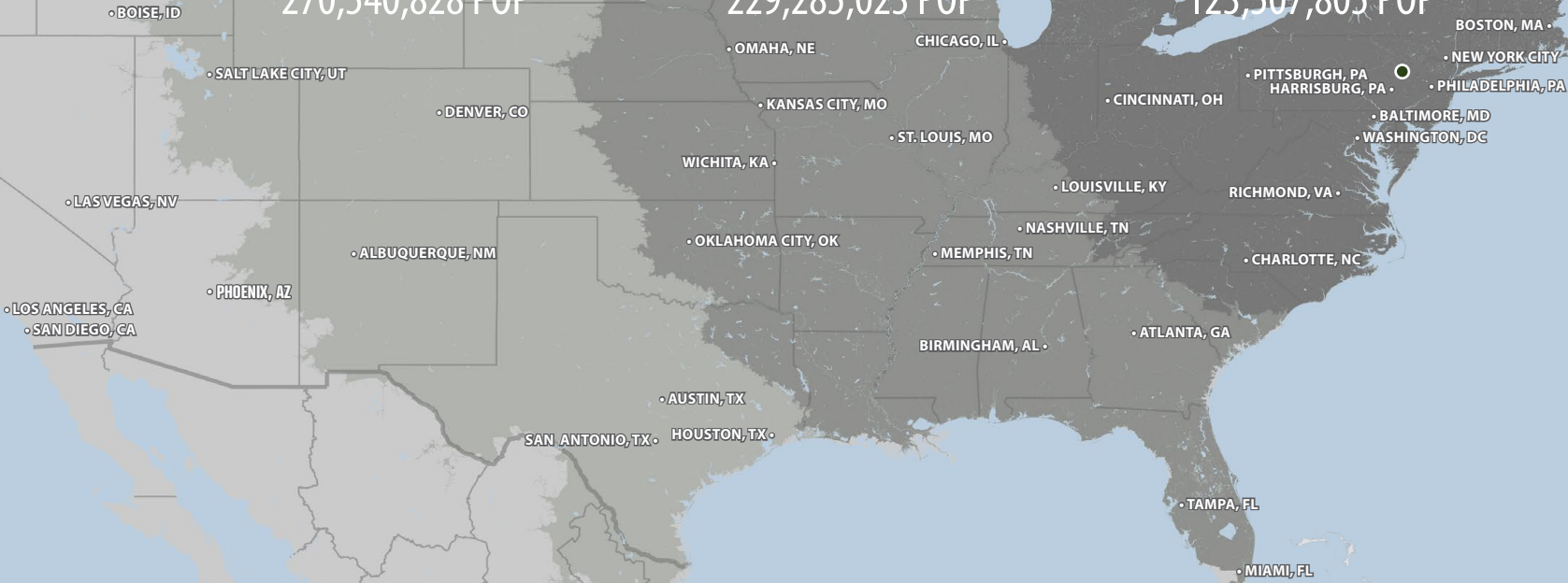
270,540,828 POP

2 DAY

229,285,023 POP

1 DAY

123,507,805 POP



Michael Zerbe
+1 610 462 3956
michael.zerbe@kbcadvisors.com

Mark Chubb
+1 302 275 5043
mark.chubb@kbcadvisors.com

Summer Coulter
+1 909 636 4777
summer.coulter@kbcadvisors.com

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