

7428

INDUSTRIAL PARK WAY

MACUNGIE, PENNSYLVANIA

FOR SALE OR LEASE



IDEAL FOR TENANT
BUILD-TO-SUIT

±54,930 SF

AVAILABLE



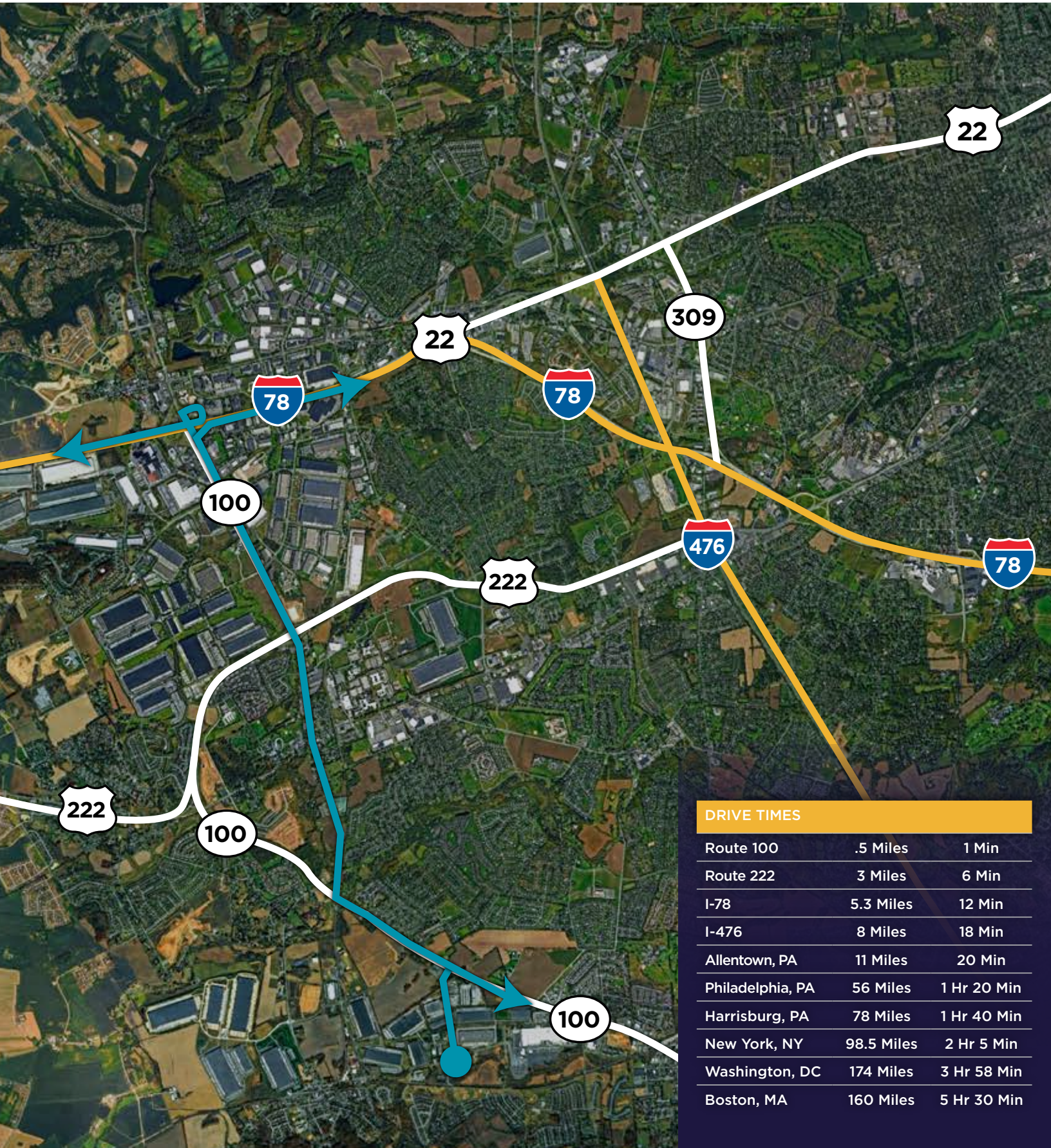
CUSHMAN &
WAKEFIELD

Collin Potter
Senior Director
+1 717 231 7460
collin.potter@cushwake.com

Hunter Kessell
Director
+1 610 589 0639
hunter.kessell@cushwake.com

LOCATION

7248 INDUSTRIAL PARK WAY
MACUNGIE, PENNSYLVANIA



LOCAL MAP

7248 INDUSTRIAL PARK WAY
MACUNGIE, PENNSYLVANIA



LEHIGH VALLEY DEVELOPMENT OPPORTUNITY

Zoned for Light Manufacturing, Building Supply Companies, Datacenters, Bottling and Packaging, Light Metal Processing, Manufacturers of Electronic, Wood, and Metal Products, Metal Processing, Scientific Research and Development Laboratories, and Ultra-Light Manufacturing



STRONG LABOR BASE

With a strong blue-collar workforce and industrial base well suited for manufacturing and logistics operations. The Lehigh Valley has a high concentration of employment in manufacturing, transportation, and warehousing, driven by the region's strategic Northeast location and established distribution infrastructure.



PRIME ACCESS

Offering truck-friendly connectivity to Route 100 & I-78

BUILDING SPECS

7248 INDUSTRIAL PARK WAY
MACUNGIE, PENNSYLVANIA



±54,930 SQUARE FEET

±6 DOCK DOORS

50' CLEAR HEIGHT

±63 AUTO SPACES

BUILDING AREA	±54,930 SF
ACRES	±7.5
OFFICE SPACE	Build-to-Suit
DOCK DOORS	±6
DRIVE-IN DOORS	±1

AUTO PARKING	±63
TRAILER PARKING	±2
CLEAR HEIGHT	Up to 50'
UTILITIES	Public Water / Public Sewer / Natural Gas
ZONING	ORLIC

For More Information, Please Contact:

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