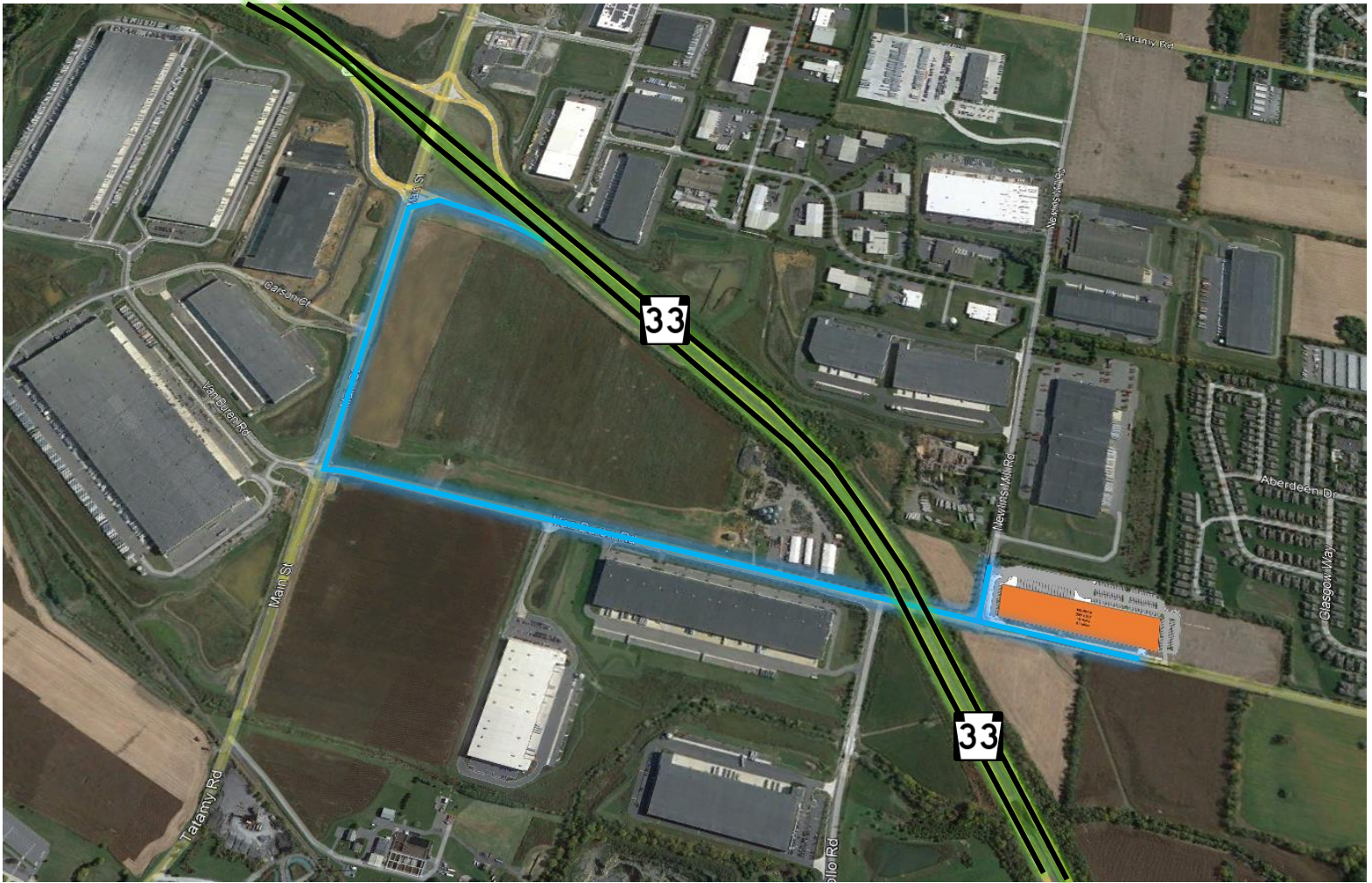


For Lease - 185,000 SF Easton, PA



Executive Summary

1493 Van Buren Road is a proposed 185,000 sf manufacturing facility conveniently located 1 Mile from PA Route 33 with easy access to Interstate 80 & 78 via the Chrin Interchange.

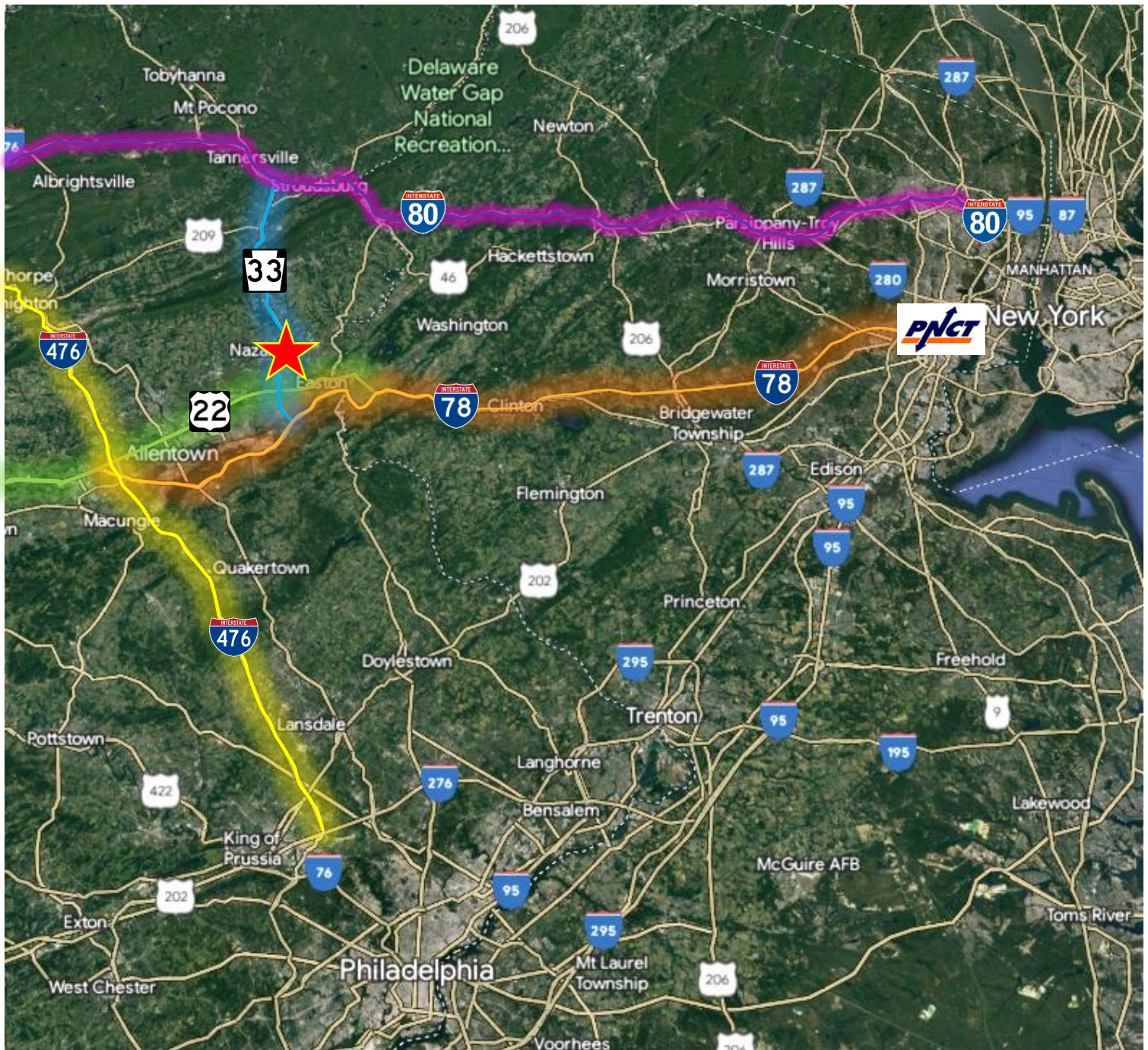
Highlights

- Zoned for Manufacturing
- Public Water & Sewer
- Direct Access to PA-33
- Proven Market
- Flexible Building Configurations
- Approvals Q1 2025

Existing Development



Site Location and Travel Distances



Distances to Major Roadways

Route 33: 1 Mile
Route 22: 4 Miles
I-78: 7.3 Miles
I-80: 21 Miles

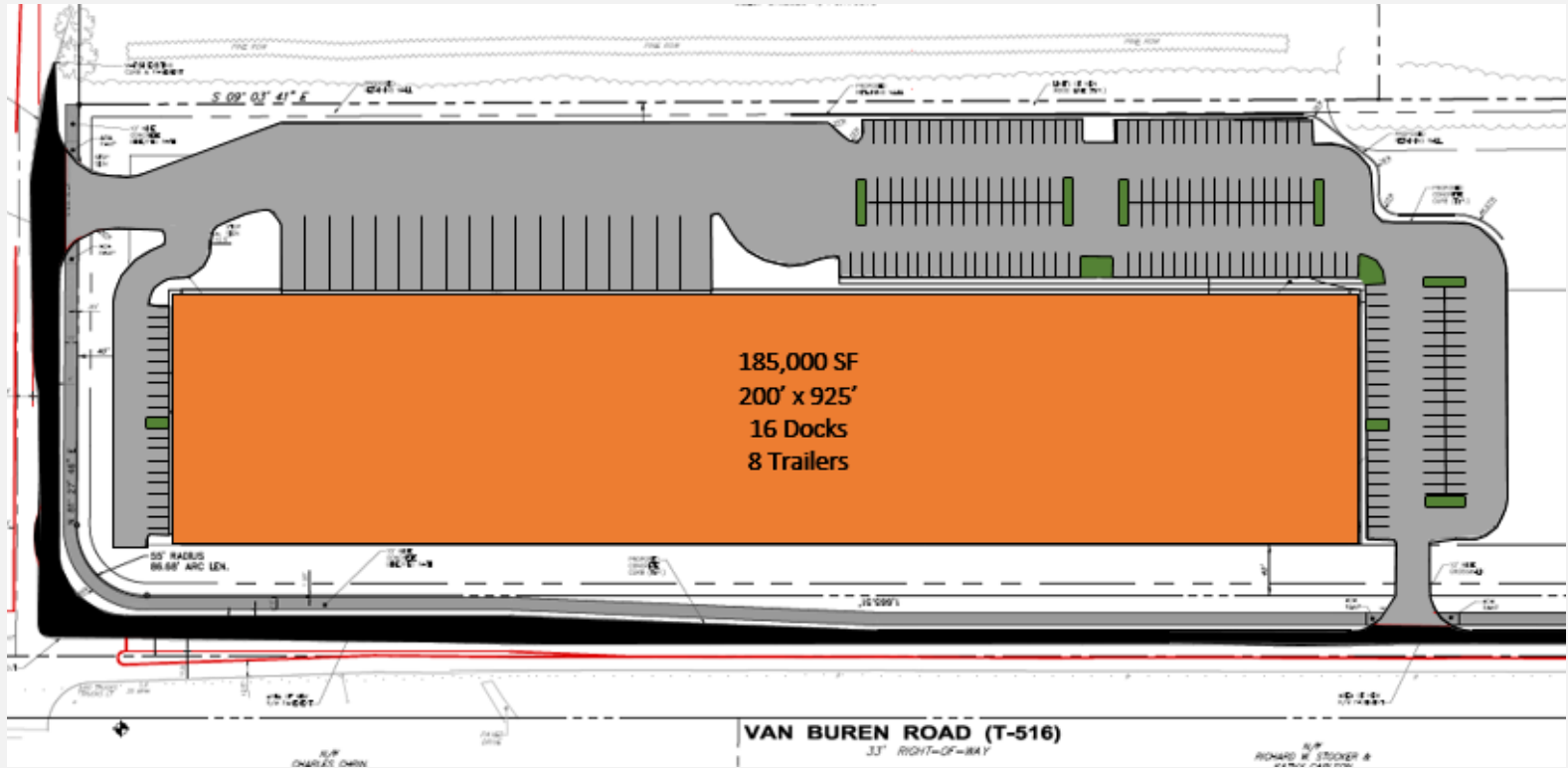
Distances to Ports

Port of Newark: 75 Miles
Port of Philadelphia: 77 Miles
Port of Baltimore: 162 Miles

Distances to Cities

New York: 83 Miles
Philadelphia: 76 Miles
Baltimore: 158 Miles
Boston: 298 Miles

Site Plan



Building Area **185,000 SF**

Building Dimensions **200' x 925'**

Dock Doors **16 Doors**

Auto Parking **222 Spaces**

Trailer Parking **8 Spaces**

Exterior Height **40'**

Fire Protection **ESFR**

Lighting **LED**

Construction **Concrete Tilt-Up**

1493 Van Buren Road
Easton, PA 18045

Eric Fishkin

Developer Representative

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