



HAWLEY REALTY, INC.
COMMERCIAL AND INDUSTRIAL REAL ESTATE

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**9 MCFADDEN ROAD
Palmer Industrial Park
Palmer Township
Easton, Northampton County, PA**



- BUILDING SIZE:** 57,000 square feet (1,800 square feet of office) – subdivision of space possible.
- LOT SIZE:** 4 acres – corner lot at end of cul-de-sac
- DESCRIPTION:** 18 foot ceiling height, 25' x 50' x 25' x 60' column spacing, 7 loading docks, 5 of these with levelers, natural gas space heaters in production area, public utilities.
- ELECTRIC SERVICE:** 2000 amp, 480/277 volt, 3 phase 4 wire distribution, 750 KVA transformer.
- ZONING:** PO/IP Planned Office – Industrial Park District
Permitted uses include but are not limited to: Manufacturing, warehousing, greenhouse/nursery; business, medical, public and semipublic offices, exercise club, membership club, printing and publishing establishment, facility for providing repairs and maintenance and services to office equipment.
- LOCATION:** 1.5 miles of PA Route 33 with connections to I-80 and PA Route 22.
- LEASE RATE:** \$3.99 per sq. ft. Net (3)

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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