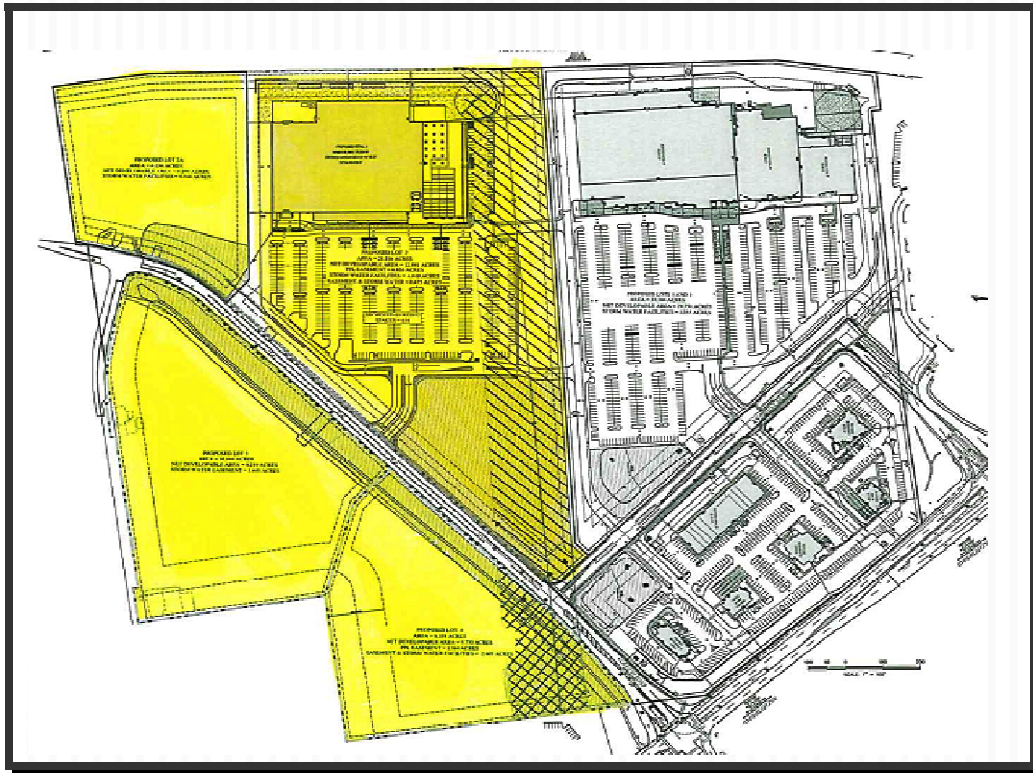




**CORRIERE ROAD  
Lower Nazareth Township  
Easton, Northampton County, PA**



**Lot Size:** Lot #2 – 3824 Corriere Road – 27 acres  
Lot #3 – 3819 Corriere Road – 10.864 acres  
Lot #4 – 3783 Corriere Road – 8.338 acres

**Description:** Three commercial lots, fully improved with all public utilities, Lot #2 has visibility along the eastern side of PA Route 33 and is adjacent to the new Target Store, Lots #3 and #4 are contiguous for potentially larger projects. Zoned PIC / Planned Industrial Commercial which allows for a variety of uses from Retail, R&D Facilities, Medical Uses, other permitted uses include light industrial zone projects.

**Location:** Within ½ mile of PA Route 33 and PA Route 248 Interchanges. Direct access to US 22 two miles south; I-78 five miles south, and I-80 25 miles north, all accessible from Route 33.

**Sale Price:** Lot #2 - \$250,000.00 per acre  
Lot #3 - \$300,000.00 per acre  
Lot #4 - \$300,000.00 per acre

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

THIS DOCUMENT SHALL NOT BE DEEMED TO BE AN OFFER TO SELL OR LEASE, NOR IS IT INTENDED TO EMPLOY ANY OUTSIDE BROKER WITHOUT SUCH BROKER ENTERING INTO A WRITTEN BROKERAGE COMMISSION AGREEMENT ACCEPTABLE TO THE OWNER OR LESSOR AND ITS COUNSEL. ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, SUCH INFORMATION HAS NOT BEEN VERIFIED AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE IN PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL, WITHOUT NOTICE.