

# 36 DOOR CROSS DOCK TRUCK TERMINAL ON 3 ACRES

## AN ADDITIONAL 5.56 ACRES OPTIONALLY AVAILABLE

### SITUATED AT THE SCHOENERSVILLE RD INTERCHANGE OF I-78/ROUTE 22

### WITHIN 2 MILES OF THE LEHIGH VALLEY INTERNATIONAL AIRPORT



*Route 22 & Schoenersville Road, Bethlehem, Lehigh County, PA*

**LAND AREA:** Approx. 3 Acres - Up to an additional 5.56 acres optionally available.

**DOCK:** 12,332 Sq. Ft. (61'8" x 200')

**OFFICE:** Approx. 2,440 Sq. Ft.

**DOCK LOADING:** 36 Dock Cross Dock Terminal, 10' (w) x 9' (h) doors with edge-of-dock levelers.

**DRIVE-IN LOADING:** One (1) dock door on the end of the terminal has been converted to a drive-in via a concrete ramp.

**YARD:** Paved, lighted, fenced.



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#### LOCATION

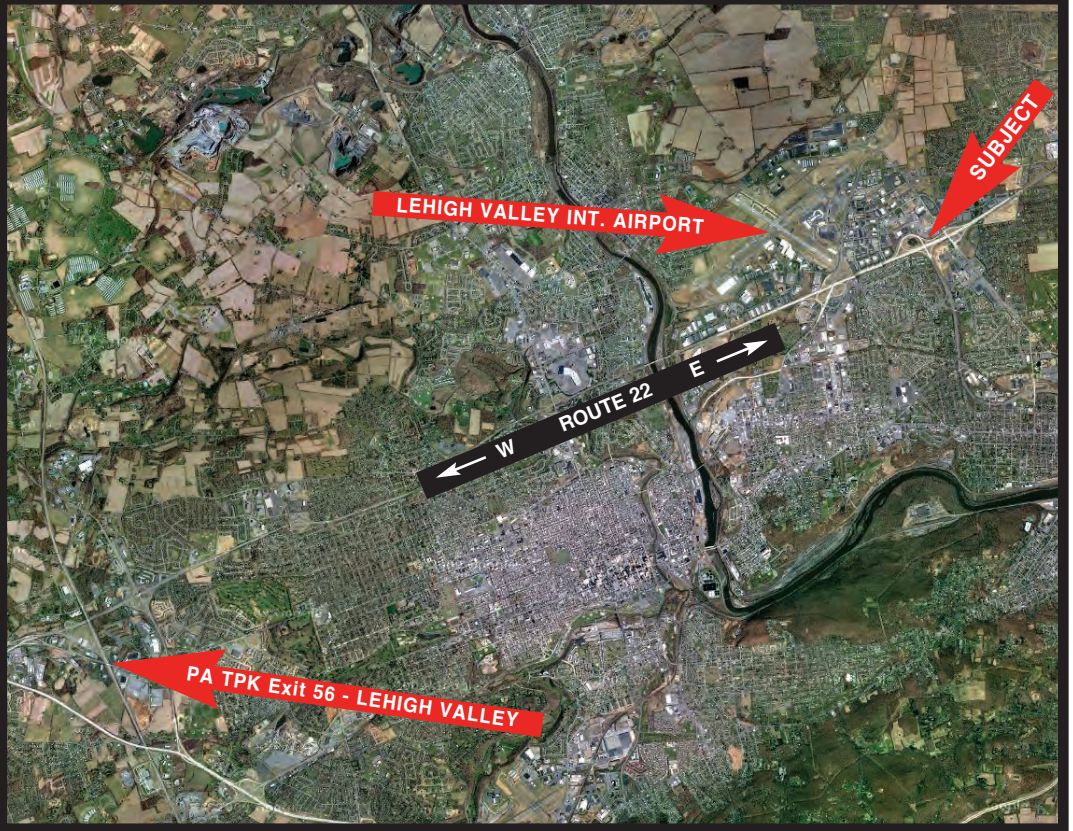
The property is located at the Schoenersville Road interchange of Route 22 (I-78) and is approximately two (2) miles from the Lehigh Valley International Airport and approximately ten (10) miles to the Lehigh Valley Interchange (Exit 56) of the Pennsylvania Turnpike (I-476).

#### AIRPORT

The property is located approximately two (2) miles from the Lehigh Valley International Airport and approximately seventy (70) miles from the Philadelphia International Airport.

#### HOTELS

Most major hotels are represented in the area within a five (5) to fifteen (15) minute drive of the property.



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