

# FIRST PARK 33

2200 - 2240 NEWLINS MILL ROAD, EASTON, PA 18045  
FOR LEASE: 761,850 SF, FOUR-BUILDING, CLASS A INDUSTRIAL CAMPUS



**DELIVERED**  
Q4 2025

**CLOSE PROXIMITY**  
TO UPS & FEDEX HUBS

**11-HR DRIVE TIME**  
ENCOMPASSES AN AREA WITH NEARLY  
\$2.27 TRILLION IN CONSUMER SPENDING (USD)

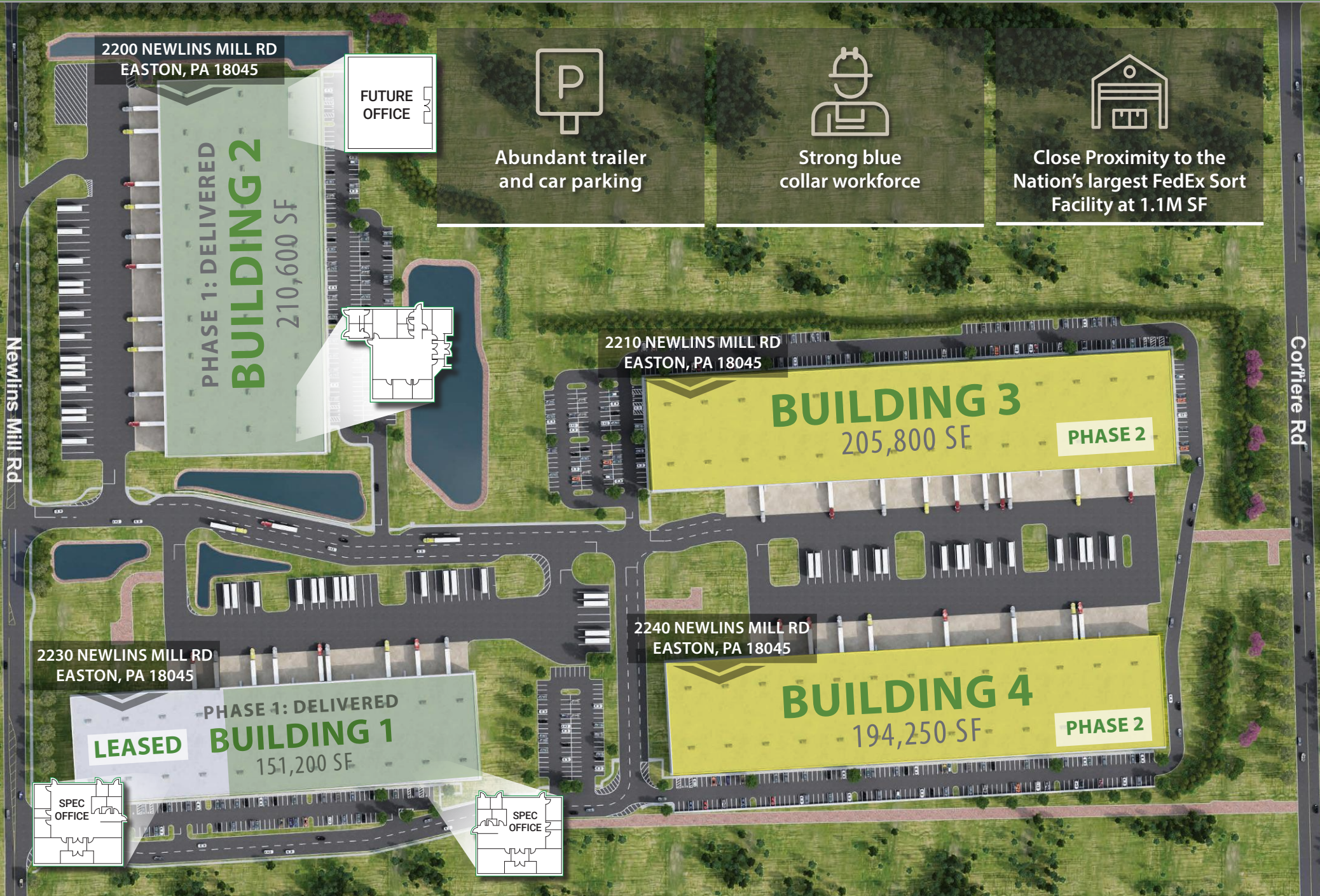
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# PARK / PHASING PLAN



# PROPERTY SPECIFICATIONS

BUILDING 1  
PHASE 1



**151,200 SF**  
Building Size

**756' X 200'**  
Dimensions

**(2) 2,610 SF**  
Office Space

**32'**  
Clear Height

**54' x 46'8"**  
Column Spacing

**54' x 60'**  
Speed Bay

**23**  
Loading Docks

**39**  
Trailer Stalls

**184**  
Car Parking

**(2) 14'X16'**  
Drive Ins

**195'**  
Truck Court Depth

**7"**  
Slab

**ESFR K-25.2**  
Sprinkler System

**3000A 480/277v 3-Phase**  
Power

# PROPERTY SPECIFICATIONS

BUILDING 2  
PHASE 1

2200 NEWLINS MILL RD  
EASTON, PA 18045

TATAMY RD



NEWLINS MILL RD

**BUILDING 2**  
210,600 SF

97,200 SF  
14 Docks  
1/6,942 SF

113,400 SF  
18 Docks  
1/6,300 SF

300'

702'

FUTURE  
OFFICE

**210,600 SF**  
Building Size

**702' X 300'**  
Dimensions

**(2) 3,186 SF**  
Office Space

**32'**  
Clear Height

**54' x 46'8"**  
Column Spacing

**54' x 60'**  
Speed Bay

**32**  
Loading Docks

**(2) 14'X16'**  
Drive Ins

**212**  
Car Parking

**195'**  
Truck Court Depth

**35**  
Trailer Stalls

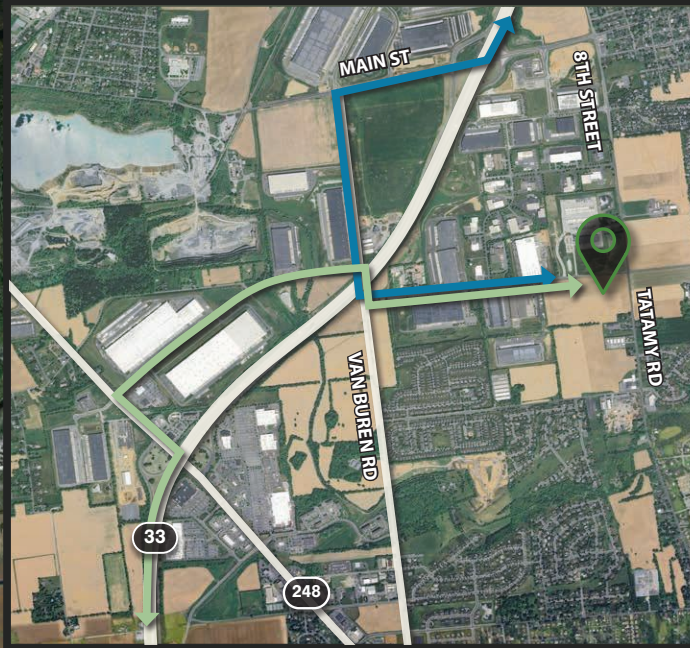
**ESFR K-25.2**  
Sprinkler System

**3000A 480/277v 3-Phase**  
Power

**7"**  
Slab

# IMMEDIATE ACCESS

|       |                             |            |
|-------|-----------------------------|------------|
| 📍     | 248/33 INTERCHANGE          | 2.0 MILES  |
| 📍     | HIGHWAY 33                  | 2.3 MILES  |
| 📍     | NJ/PA STATE LINE            | 7.5 MILES  |
| 📦     | UPS HUB                     | 8 MILES    |
| ✉️    | USPS HUB                    | 14.5 MILES |
| ✈️    | LEHIGH VALLEY INT'L AIRPORT | 15 MILES   |
| FedEx | FEDEX MEGA HUB              | 16.2 MILES |



# HEAT MAP



## WAREHOUSE WORKERS

**\$17.53** AVERAGE HOURLY EARNINGS

| Drive Time | Past 5-Yr Growth | 2025 *Net Commuters | 2025 Resident Workers |
|------------|------------------|---------------------|-----------------------|
| 30 Min     | 0%               | -2,191              | 22,715                |



## FORKLIFT DRIVERS

**\$20.03** AVERAGE HOURLY EARNINGS

| Drive Time | Past 5-Yr Growth | 2025 *Net Commuters | 2025 Resident Workers |
|------------|------------------|---------------------|-----------------------|
| 30 Min     | 32%              | -497                | 3,959                 |



## FABRICATORS & MANUFACTURERS

**\$20.26** AVERAGE HOURLY EARNINGS

| Drive Time | Past 5-Yr Growth | 2025 *Net Commuters | 2025 Resident Workers |
|------------|------------------|---------------------|-----------------------|
| 30 Min     | -9%              | -394                | 3,825                 |

\* **Net Commuters** are defined as the difference between the occupational residents in a region and the occupational employment in a region

**30 MIN**  
DRIVE TIME

**FIRST PARK 33**

**ALLENTOWN**

|                  | 2025-2030 Growth Rate | 2025 Median Household Income | 2025 Total Households | 2025 Total Labor Force | 2025 Transportation/ Material Movers | 2025 Transportation/ Material Moving Workers as a % of the Labor Force |
|------------------|-----------------------|------------------------------|-----------------------|------------------------|--------------------------------------|------------------------------------------------------------------------|
| 30 Min Drivetime | 1.20%                 | \$80,943.00                  | 273,660               | 370,603                | 39,854                               | 11%                                                                    |

RICHLAND TWP

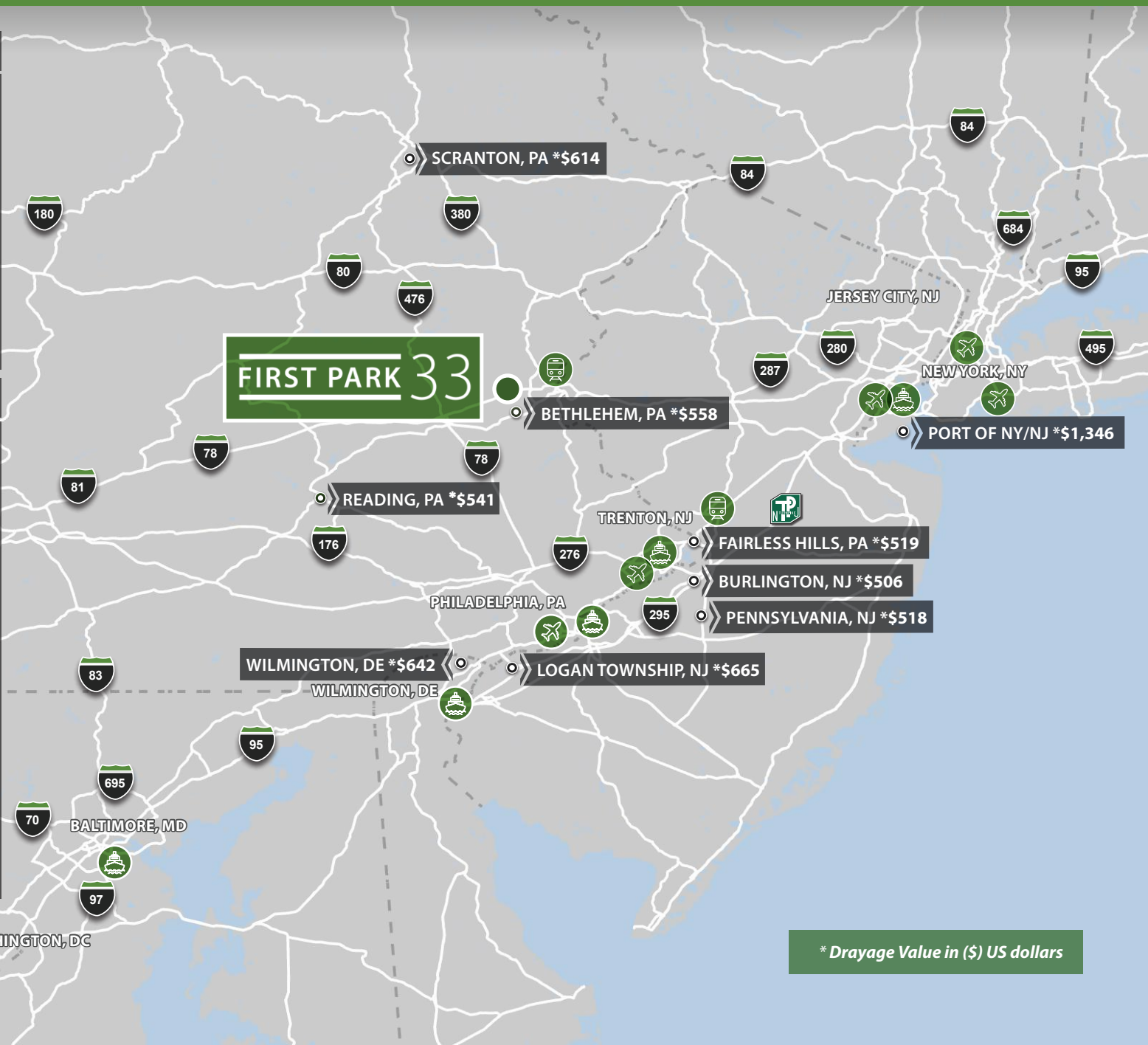
# REGIONAL MAP

## CITIES

|                                                                                   |                  |           |
|-----------------------------------------------------------------------------------|------------------|-----------|
|  | New York, NY     | 76 Miles  |
|  | Philadelphia, PA | 78 Miles  |
|  | Harrisburg, PA   | 98 Miles  |
|  | Baltimore, MD    | 165 Miles |
|  | Washington, D.C. | 199 Miles |
|  | Boston, MA       | 296 Miles |

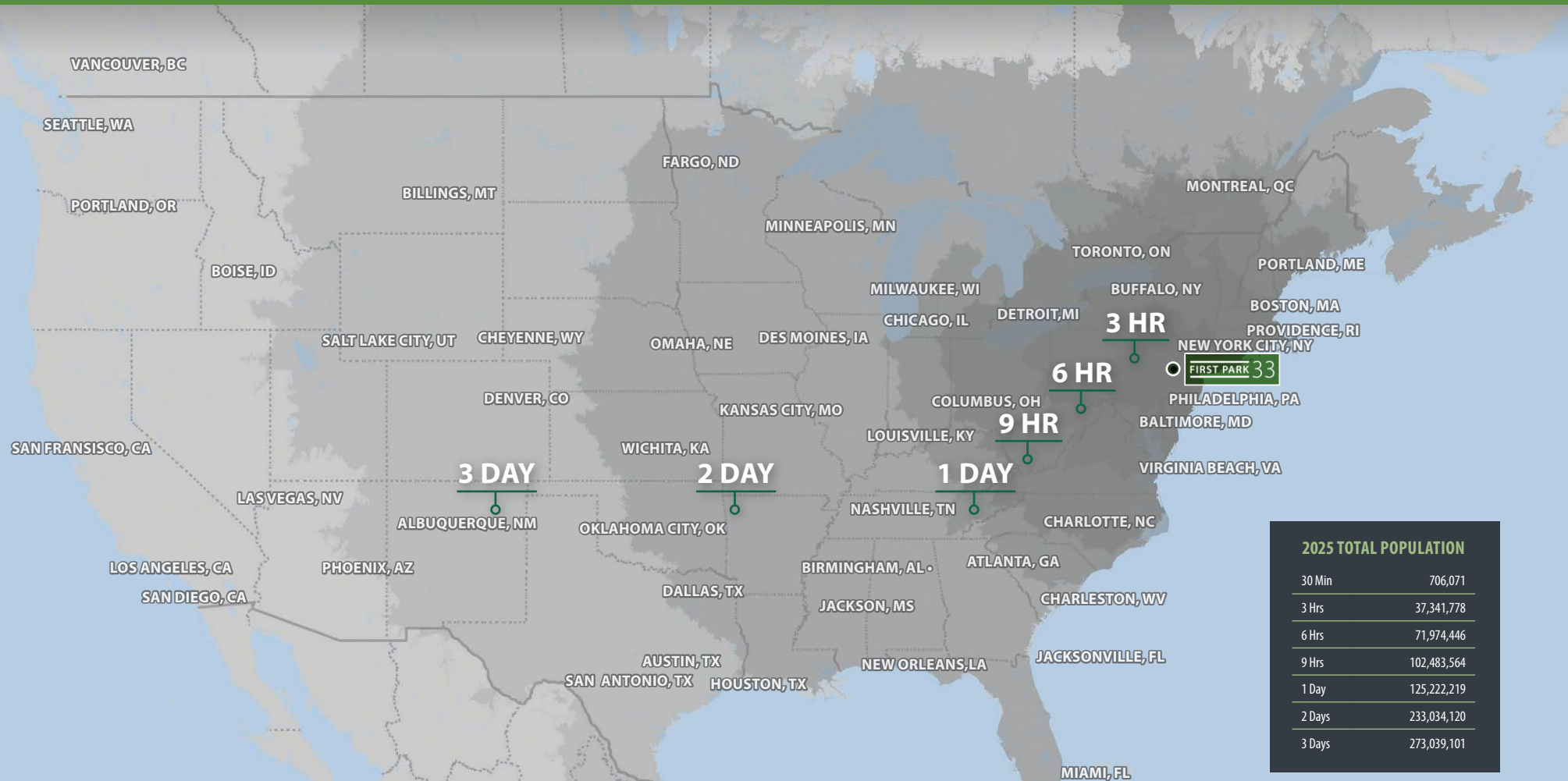
## LOGISTICS HUBS

|                                                                                     |                            |           |
|-------------------------------------------------------------------------------------|----------------------------|-----------|
|    | NS Intermodal Bethlehem    | 15 Miles  |
|    | NS Intermodal Morrisville  | 61 Miles  |
|    | Port Newark Elizabeth      | 67 Miles  |
|   | PhilaPort                  | 83 Miles  |
|  | Philadelphia Int'l Airport | 85 Miles  |
|  | LaGuardia Int'l Airport    | 94 Miles  |
|  | Port of Wilmington, DE     | 97 Miles  |
|  | JFK Int'l Airport          | 99 Miles  |
|  | Port of Baltimore          | 165 Miles |
|  | Dulles Int'l Airport       | 212 Miles |



\* Drayage Value in (\$) US dollars

# DISTRIBUTION REACH



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