

# Coming Soon to the Route 33 Corridor



Another Quality Development by:



Building	SF	Phase	Construction Start	Site Work	Pad Ready	Vertical/Roof	Ready for Occupancy
1	263,195	I	2024	✓			
2	224,595	I	2024	✓			
3	174,444	I	2024	✓			
4	260,855	II	TBD	TBD	TBD	TBD	TBD
5	232,613	II	TBD	TBD	TBD	TBD	TBD

## Zoning - NEB North End Business:

Permitted Uses Include\*

- Processing
- Packaging
- Manufacturing
- Research & Development
- Distribution Centers
- Warehouses

\*<https://ecode360.com/29829374?highlight=north%20end&searchId=31095167489438319%29829374>

Join current **CARSON33** tenants:

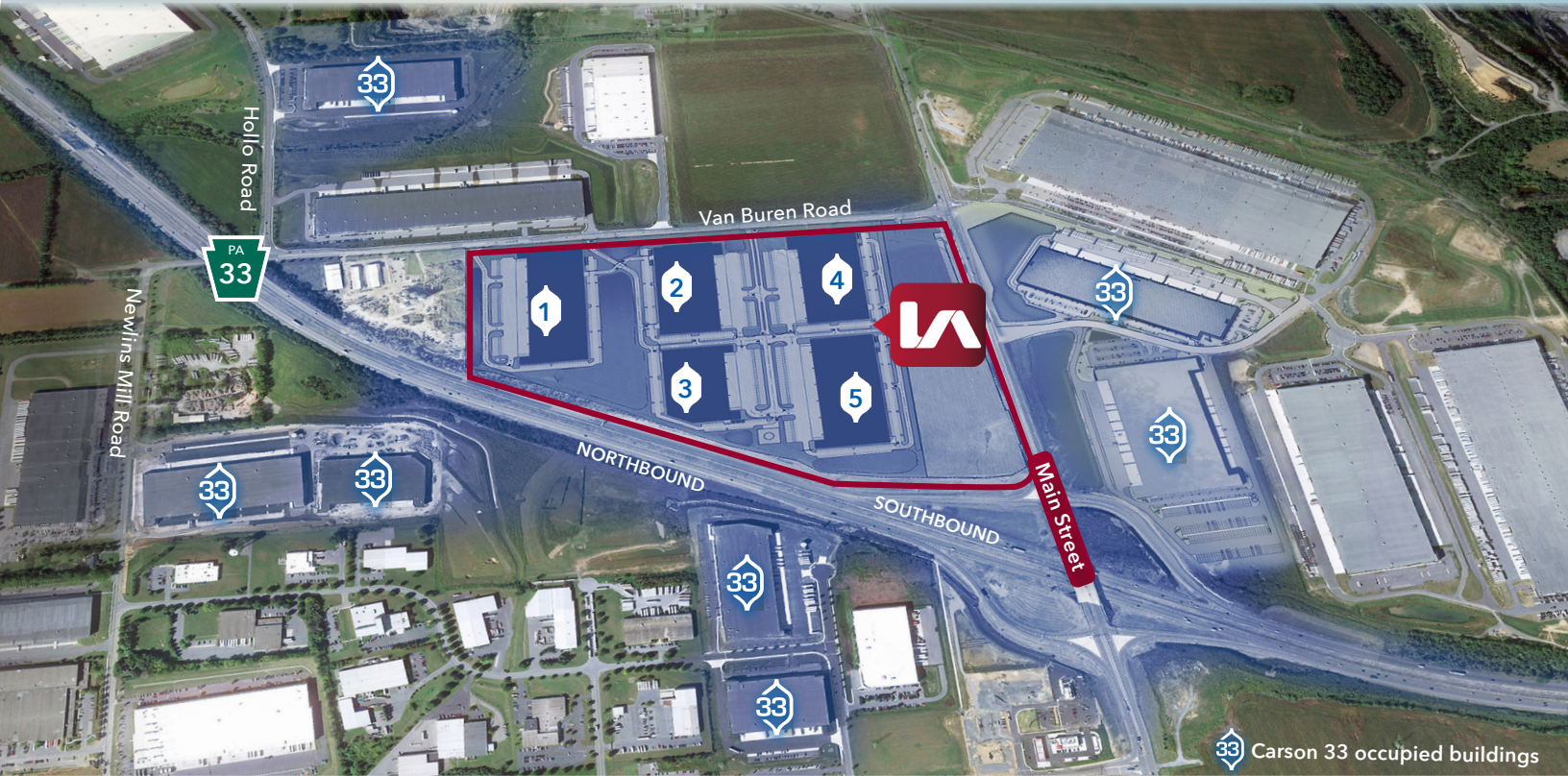


For Further Information:

**Brian Knowles, CCIM, SIOR**  
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 D 610.400.0484



# Main Street Interchange



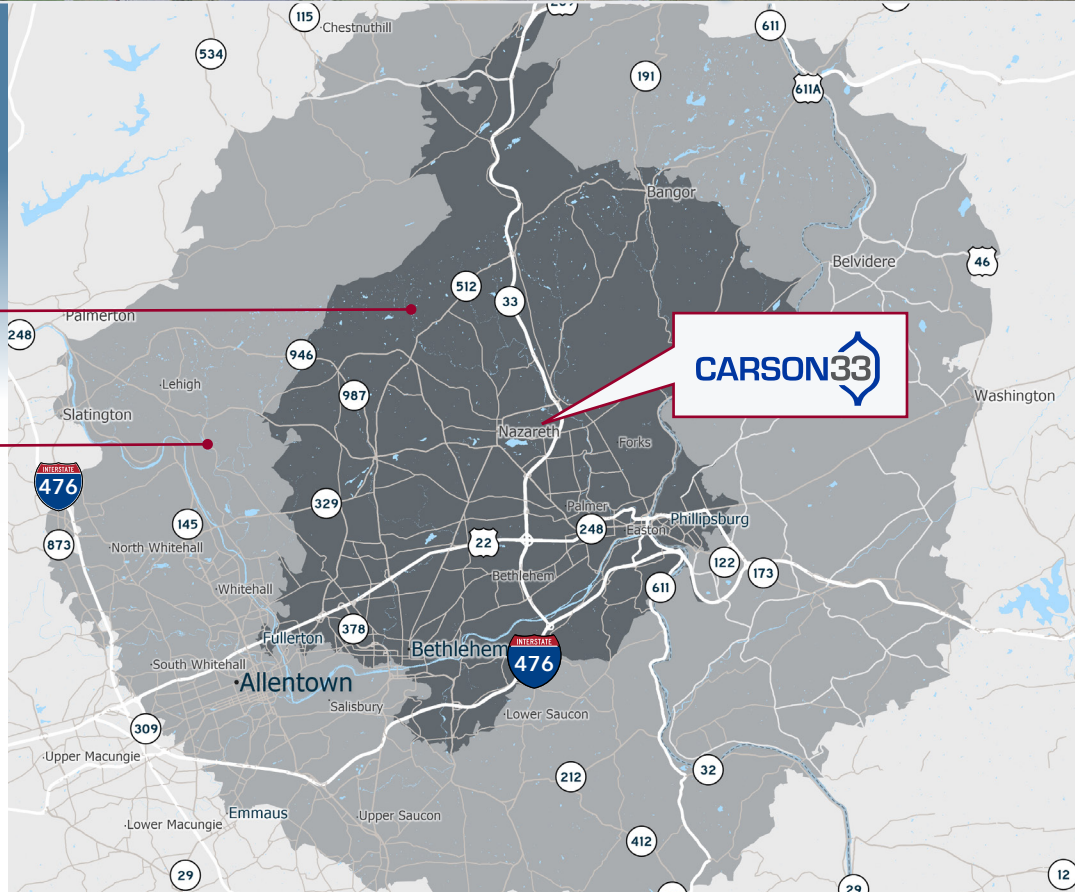
## Superior Access and Labor Availability

**20 Minutes**  
 Population: 280,164  
 Workforce (18+): 223,848

**20 Miles**  
 Population: 657,187  
 Workforce (18+): 520,362

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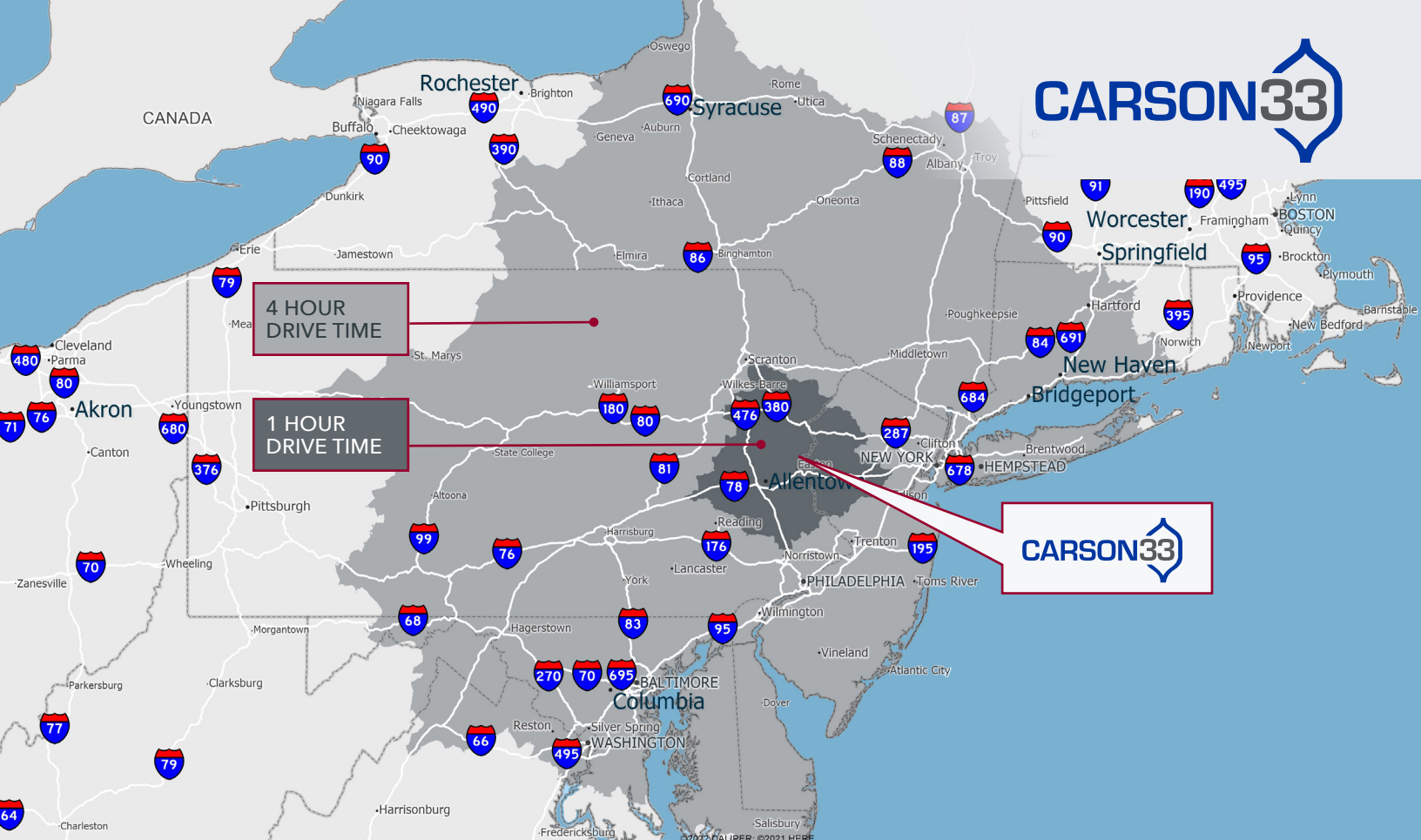




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# Market Access and Infrastructure

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		MILES	MINUTES
<b>SAME DAY DELIVERY</b> 	Harrisburg, PA	104	97
	Philadelphia, PA	97	77
	Washington, DC	219	202
	New York, NY	102	85
<b>PORTS</b> 	Port of Philadelphia	106	82
	Port of Wilmington	111	94
	Port of Newark	73	75
<b>AIRPORTS</b> 	Lehigh Valley International	18	13
	Philadelphia International	95	85
	Newark Liberty Intl.	70	73
<b>PARCEL FACILITIES</b> 	FedEx Shipment Center, Bethlehem, PA	17	8
	FedEx Ground (MegaHub), Northampton, PA	23	15
	UPS Easton, PA	1	1
<b>INTERMODAL YARDS</b> 	Norfolk Southern Intermodal Yard, Bethlehem, PA	18	14
	Norfolk Southern, Harrisburg, PA	102	103
	Norfolk Southern Taylor, PA Intermodal	65	65