



Setting:	Industrial Park
Within City Limits:	Yes
Site Dimensions:	2,453,034 sf
Specialty Features:	Enterprise Zone
Last Updated:	Jul 18, 2023

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

- Institutional Class A buildings
- Two miles on Route 22 to I-78 in Phillipsburg, New Jersey
- Substantial labor base
- 15 miles to FedEx hub in Lehigh Valley
- 10 miles to NSRR Bethlehem intermodal yard facility
- 55 miles to Port of Elizabeth, New Jersey
- 30-year tax abatement
- UEZ tax incentives

Population

	82,940	494,175	1,289,500
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	32,933	189,966	494,127
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

- Nearest Highway: US-22 (0 mi.)
- Nearest Interstate: I-78 (2 mi.)
- Rail Served: Unknown
- Rail Served By: Unknown
- Rail Accessible: Unknown
- Rail Infrastructure in Place: Unknown

Utilities

- Electric: JCPL

Property Images

