



Eagle Realty USA

For Sale or Lease!

493 & 495 Moorestown Road, Wind Gap (Plainfield Twp.), Northampton County, PA

Click Aerial Link: <https://goo.gl/maps/G743htDbkd3cpi4L6>



Eagle Realty USA

Licensed Real Estate Broker
35 Righter Road, Suite B
Randolph, NJ 07869

“We Close Deals... That’s the Bottom Line”

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.

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- Parcel A: Vacant land +/- 3.26 acres is available for ground lease and purchase
- Parcel B & C: Pad parcel available for ground lease or build to suit
- Utilities: City Sewer and Water
- Zoning: HI (Highway Interchange)
- Zoning Land Use Link: <https://ecode360.com/31719301>
- Zoning Map Link: <https://plainfieldtownship.org/forms/zoning-map.pdf>
- Traffic Count:
 - Quick access to Route 33
 - Route 33: 37,369 AADT in both directions
 - East Moorestown Road: 10,836 AADT
 - S Broadway 20,994 AADT
 - Sullivan Trail: 5,220 AADT Source: Penn DOT
- Area Retailers Include: ESSA Bank, First Northern Bank, Fulton Bank, Wells Fargo, Wendy's, Arby's McDonalds, Burger King, Dunkin Donuts, CVS, Giant Food Store, Advanced Auto, Ocean State Job Lot, Ashley Furniture, Taco Bell, St Luke's, Coordinated Health.

▪ Demo's:

Radius:	Population:	Housing Units:	Median Income:
3 Mile	8,486	3,486	\$77,830.00
5 Mile	24,089	9,436	\$81,315.00
10 Mile	126,755	48,356	\$86,165.00

▪ Source: The Right Move 2024



AERIAL VIEW

493 & 495 Moorestown Road, Wind Gap (Plainfield Twp.), Northampton County, PA

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Link 33 Logistic Center
+/- 427,000 sq ft

Conri Services
+/- 318,440 sq ft
Facilities OLD - CONRI
Services

Warehouse
+/- 18,919 sq ft

The West side of Route 33 is experiencing a major increase in industrial, warehouse & laboratory space between the newly constructed, approved & proposed projects totaling +/- 1,714,831 Sq Ft.

As a result of this expansion, the daytime population and traffic is anticipated to increase considerably, due to the creation of many jobs and increased traffic to handle shipping and receiving.



LogistiCenter at
Lehigh Valley
+/- 557,820 sq ft

For More Information:
[LogistiCenter-at-Lehigh-Valley-Property-Brochure_042721.pdf](https://www.jgpetrucci.com/wp-content/uploads/2016/06/1403-Jacobsburg-Rd-1.pdf)

Jacobsburg
Flex Center
+/- 43,680 sq ft

For More Information:
<https://www.jgpetrucci.com/wp-content/uploads/2016/06/1403-Jacobsburg-Rd-1.pdf>

Wind Gap
Logistics
+/- 349,012 sq ft

For More Information:
[Wind Gap Logistics Center - The Davis Companies](https://www.jgpetrucci.com/wp-content/uploads/2016/06/1403-Jacobsburg-Rd-1.pdf)

Newly Constructed Industrial Warehouse Space: +/-906,832 Sq Ft

Newly Constructed Industrial Warehouse Space: +/- 43,680 Sq Ft

Newly Constructed Industrial Warehouse Space: +/-745,440 Sq Ft

Projected Total Industrial Warehouse Space: +/- 1,695,952 Sq Ft

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CONTOUR MAP

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PARCEL MAP

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