



BUSHKILL INDUSTRIAL PARK

Lease, Sale or BTS | 85 Miles to Port Newark | 50' Height | 3 Buildings | Proven Market | FTZ



Bushkill Industrial Park – 454 Male Road

Parcel	Square Footage	Acreage	Proposed Bldg. Dimensions	Height Limitation	FF	Car	Trailer	Docks
Lot 1	32,400	7.9	180' x 180'	50'	723'	68	-	11
Lot 2	216,000	13.3	600' x 360'	50'	735'	154	39	32
Lot 3	180,250	14.3	515' x 350'	50'	730'	124	24	30
428,650		35.48						

For More Info, Contact:
Eric Fishkin – Greystone Capital
(O) 610.332.3300 | (C) 301.302.6648 | efishkin@greystonecap.net

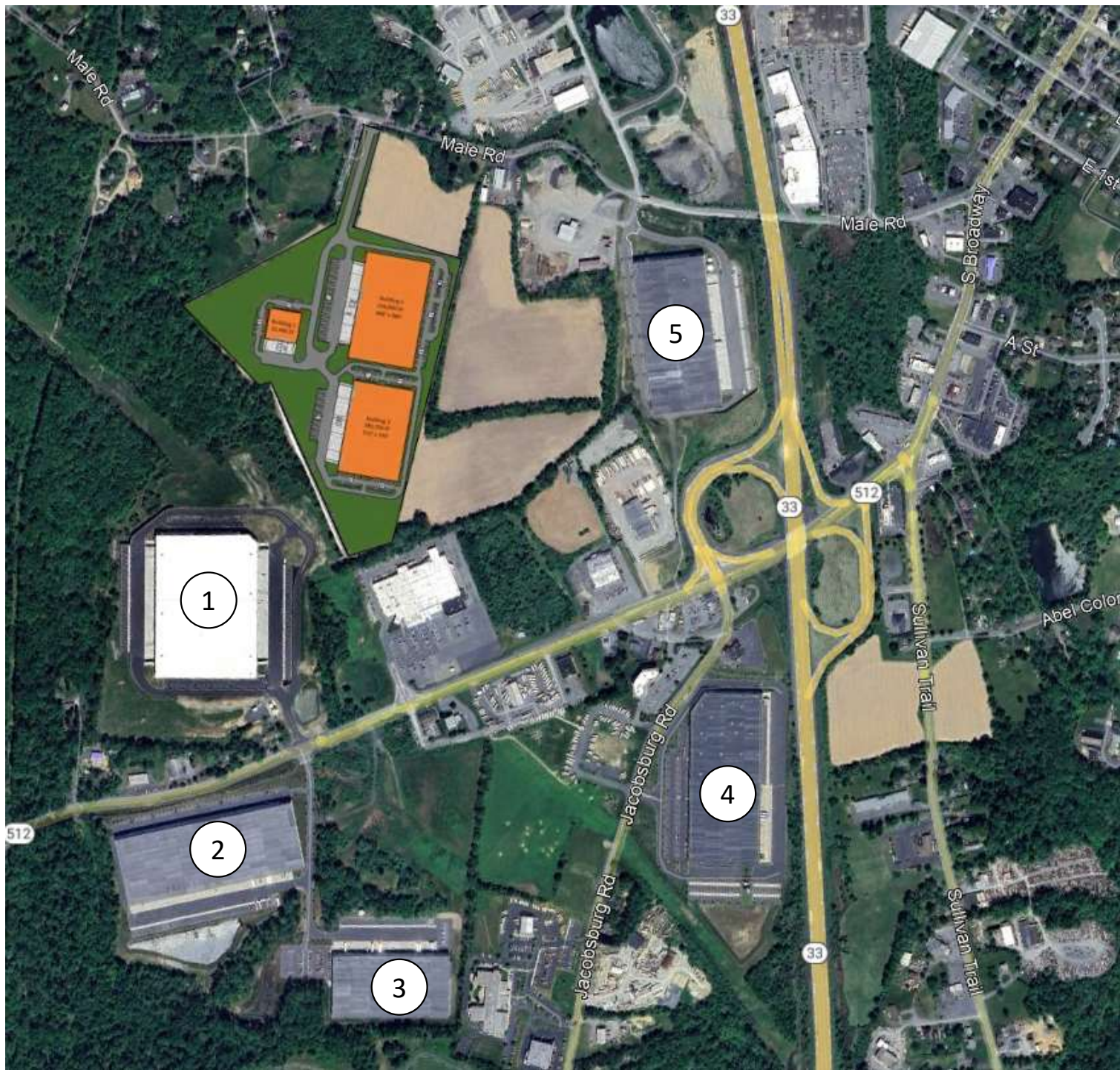




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Wind Gap Market



1	Iron Mountain	3	Main Freight	5	Conri Services
2	Iron Mountain / Conri Services	4	CJ Logistics		

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Connectivity



Drive Times & Distances

New York City: 91 miles | 85 min
 Philadelphia: 85 Miles | 80 min
 Baltimore: 171 Miles | 2 hours 40 min
 Boston: 292 miles | 4 hours 40 min

Port of NY/NJ: 85 miles | 85 min
 Port of Philadelphia: 85 miles | 90 min
 Port of Baltimore: 175 miles | 2 hours 40 min

Lehigh Valley Int: 21 miles | 22 min
 Newark Liberty Int: 81 miles | 75 min
 JFK Int: 102 miles | 110 min

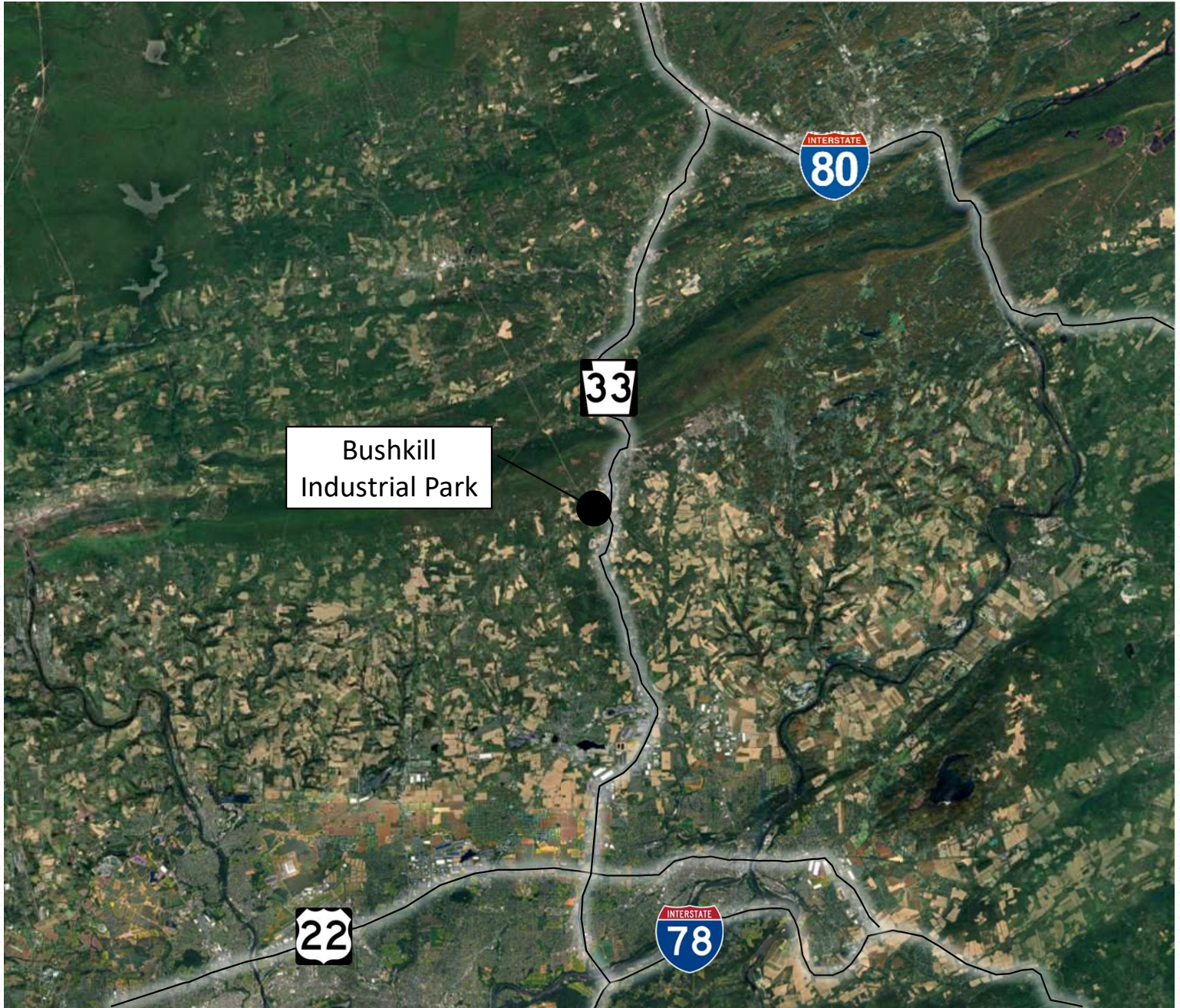
Port Newark Container Terminal Drive Times

<u>Park</u>	<u>Location</u>	<u>Distance from Port Newark</u>
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International Trade Center	Budd Lake, NJ	45
Bridge 78	Phillipsburg, NJ	60.5
River Pointe Commerce Park	Mount Bethel, PA	67.7
Hanoverville Road	Bethlehem, PA	73.1
LVIP VII	Bethlehem, PA	73.2
Chrin Commerce Center	Easton, PA	75.9
Howertown Road	Northampton, PA	79.8
Willowbrook Road	Northampton, PA	81.5
Bushkill Industrial Park	Wind Gap, PA	85
Corporate Center Drive West	Tobyhanna, PA	91.1
Industrial Boulevard	Bethlehem, PA	91.3
West Hills Business Center	Kutztown, PA	93.7
Covington Industrial Park	Gouldsboro, PA	103
Logistics Drive	Shoemakersville, PA	112
Crestwood Industrial Park	Mountain Top, PA	119
Valley View Business Park	Olyphant, PA	122
Hanover Ridge Trade Center	Wilkes-Barre, PA	126
Centerpoint East	Pittston, PA	127
Central Boulevard	Myerstown, PA	129
Humbolt Industrial Park	Hazleton, PA	132
Bordnersville Road	Jonestown, PA	138



Connectivity Cont.



13 Miles | 14 Minutes



1 Miles | 4 Minutes



16 Miles | 16 Minutes



15 Miles | 18 Minutes

Wind Gap, Pennsylvania

Eric Fishkin – Developer's Representative

Greystone Capital

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Ongoing Industrial Projects



Easton, PA | 500,000 SF Flex | Under Construction



Wind Gap, PA | 430,000 SF | Final Approvals August 26'



Whitehall, PA | 689,000 SF | Final Approvals October 26'



Whitehall, PA | 151,200 SF | Final Approvals October 26'