

770 SAVAGE RD

NORTHAMPTON, PA

Q2 2026 DELIVERY

±358,234 SF

AVAILABLE FOR LEASE

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REGIONAL LOCATION

770 SAVAGE RD | NORTHAMPTON, PA

INTERSTATES

Route 22:	8 miles	15 minutes
Route 33:	13 miles	22 minutes
Interstate 476:	16 miles	25 minutes
Interstate 78:	16 miles	25 minutes
Interstate 80:	28 miles	37 minutes
Interstate 81:	65 miles	1 hr 10 mins

CITIES

Philadelphia, PA:	69 miles	1 hr 30 mins
Trenton, NJ	73 miles	1 hr 29 mins
Harrisburg, PA:	90 miles	1 hr 32 mins
New York, NY:	94 miles	1 hr 45 mins
Baltimore, MD:	155 miles	2 hrs 50 mins
Washington, D.C.	194 miles	4 hrs 10 mins



MULTIMODAL ACCESS

770 SAVAGE RD | NORTHAMPTON, PA

PENNSYLVANIA

NEW JERSEY

770 SAVAGE ROAD
LEHIGH VALLEY

POTTSVILLE

BETHLEHEM
INTERMODAL

NEWARK

ELIZABETH

NEW JERSEY

ALLENTOWN

READING

TRENTON

PHILADELPHIA

PORT OF PHILADELPHIA

DRIVE TIMES

FEDEX GROUND (NORTHAMPTON)	5 MIN	2.1 MILES
FEDEX HUB (NORTHAMPTON)	6 MIN	2.5 MILES
FEDEX FREIGHT (BETHLEHEM)	16 MIN	7.5 MILES
ABE LEHIGH VALLEY INTERNATIONAL AIRPORT	10 MIN	5 MILES
UPS FREIGHT (BETHLEHEM)	16 MIN	6.6 MIN
UPS GROUND (BETHLEHEM)	17 MIN	7.8 MILES



NORTHAMPTON

770 SAVAGE ROAD
LEHIGH VALLEY

145

329

987

22

15 MINS
TO ROUTE 22

22

PROPERTY LOCATION

770 SAVAGE RD | NORTHAMPTON, PA



PORT OF NY/NJ
1 HR 30 MINS

LOCATION DEMOGRAPHICS

770 SAVAGE RD | NORTHAMPTON, PA

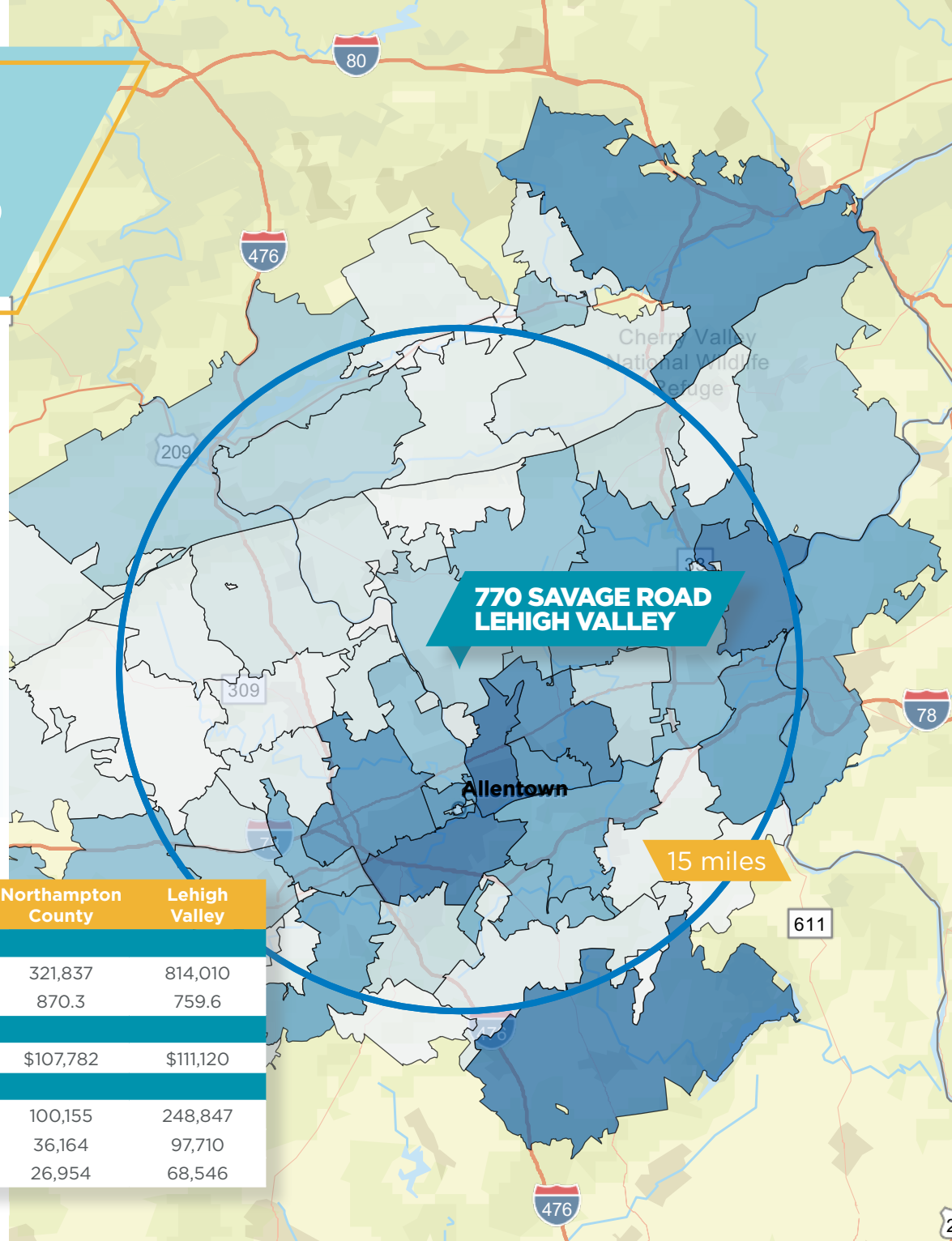
770 Savage Road is situated within the I-81/78 Distribution Corridor, one of the largest industrial markets in the nation with 438 MSF of products over 1,060 buildings. The market is comprised of 5 submarkets: Central Pennsylvania (CPA), Northeast Pennsylvania, Lehigh Valley, the SPLIT and 81-South. Located within a four hour drive of major cities such as Baltimore, Washington D.C., Pittsburgh, Philadelphia and New York City, the I-81/78 Corridor is one of the most critical industrial markets in the nation.



57.9M
CONSUMERS WITHIN
A 5-HOUR DRIVE



18.7M
CONSUMERS WITHIN
A 2-HOUR DRIVE



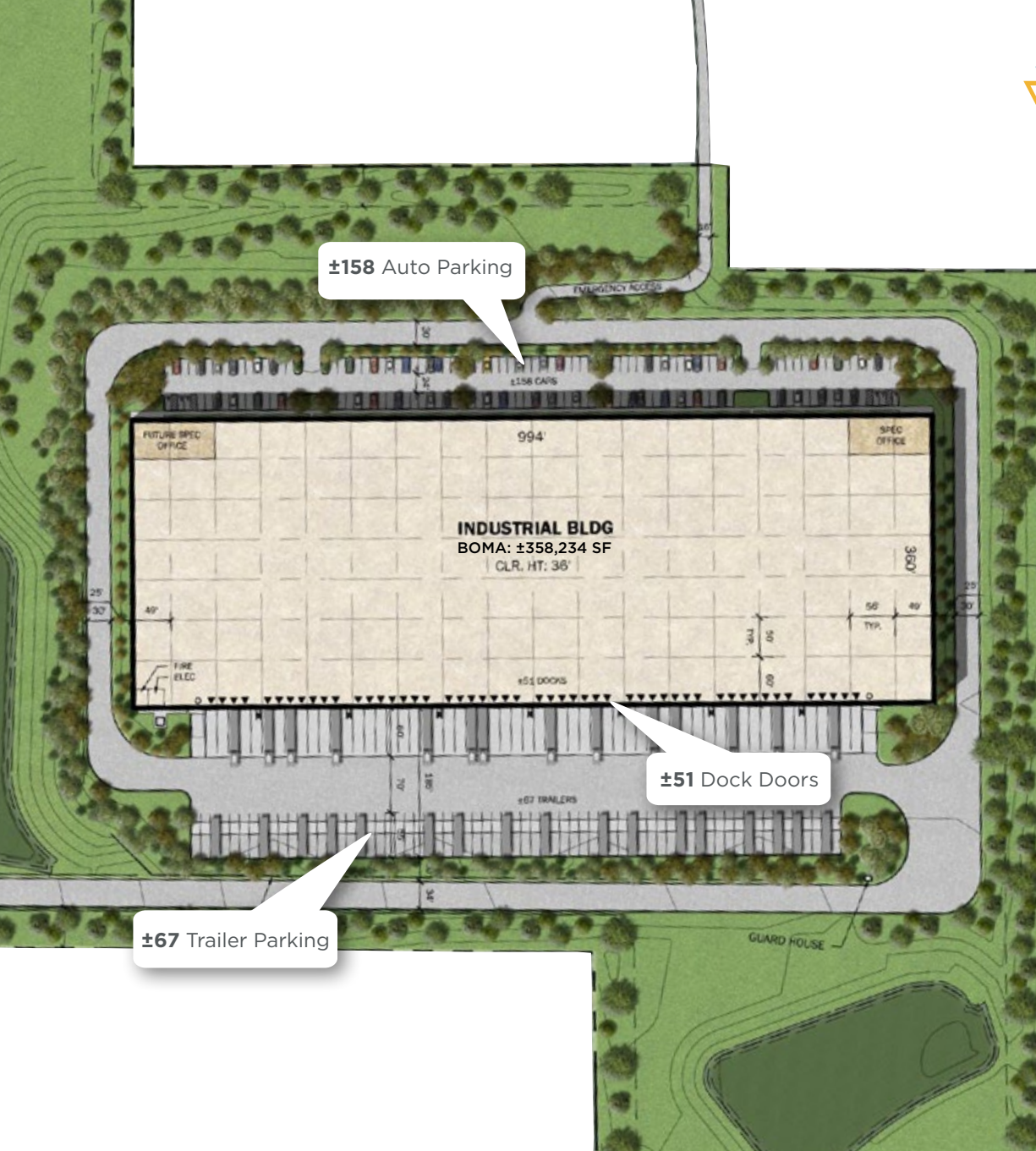
	5 Miles	10 Miles	15 Miles	Northampton County	Lehigh Valley
Population					
Total Population	96,548	453,371	705,776	321,837	814,010
Population Density	1,229.5	1,444.3	999.0	870.3	759.6
Income					
Average Household Income	\$100,553	\$100,833	\$109,399	\$107,782	\$111,120
Employment					
White Collar	30,569	127,891	213,800	100,155	248,847
Blue Collar	12,834	58,284	86,888	36,164	97,710
Services	8,614	39,376	58,926	26,954	68,546

PROJECT OVERVIEW

770 SAVAGE RD | NORTHAMPTON, PA

BUILDING

Total Rentable SF:	±358,234 SF
Building Dimensions:	944' x 360'
Column Spacing:	56' x 50' with 60' speed bays
Total Office SF:	±2,835 SF
Clear Height:	36'
Truck Court Depth:	185'
Auto Parking:	158
Trailer Parking:	67
Dock Doors:	51
Drive-in Doors:	2
Lighting:	LED
Fire Protection System:	ESFR



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