

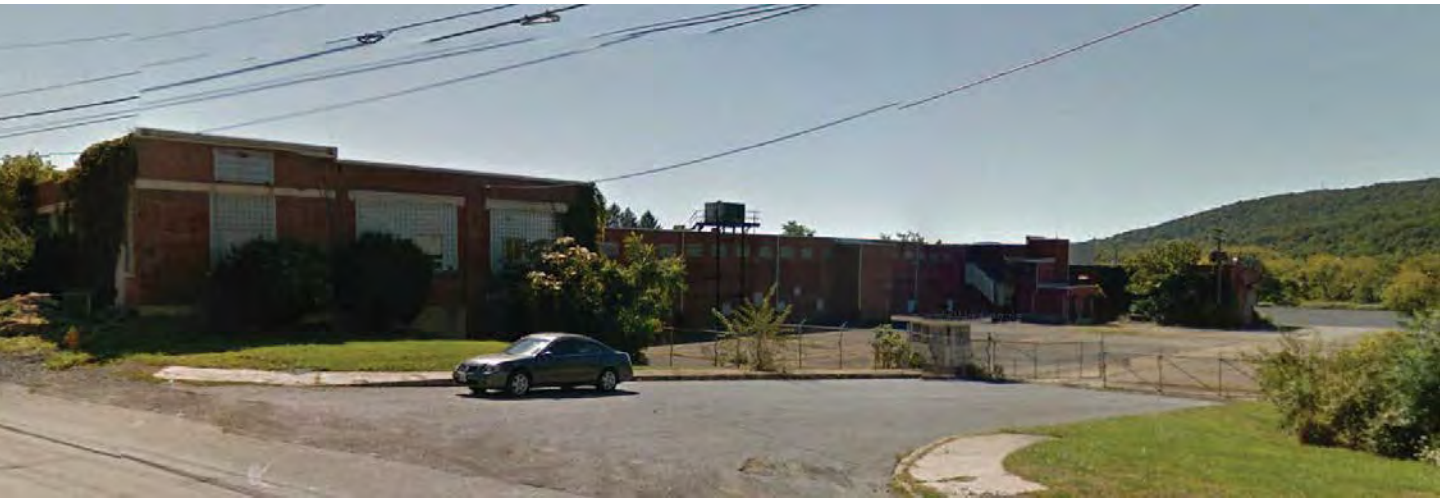


# Eagle Realty USA

*For Sale!*

1770 Main Street, Hellertown, Northampton County, PA

[Link to Google Aerial](#)



- **UNDER CONTRACT!**
- Location: The property is located directly off of the Interstate 78 exit on PA Route 412
- +/- 110,957 SF 2 Floor Distribution Warehouse Facility with Office Space
- +/- 59,736 SF 1<sup>st</sup> Floor
- +/- 51,221 SF 2<sup>nd</sup> Floor
- +/- 4,990 Unattached Building
- Freight elevator to provide access to 2<sup>nd</sup> floor
- Lot Size: +/- 7.35 Acres
- Parking: TBD
- Warehouse Ceiling Height: 11'-13' and +/- 7,995 SF at 20'
- Column Spacing: 15' x 20'
- 3- Dock High Tail Gate Doors (2 exterior, 1 interior)
- 2- Drive-In Doors
- Construction: Masonry & Steel
- Heat: Oil or Gas-Fired Low-Pressure Steam (not operational)
- Air Conditioning: Office Only (not operational)
- Sprinkler System: Yes (not operational)
- Utilities: Public Sewer and Public Water – currently turned off
- Power: Per Code
- Zoning: HC Highway Commercial
- Zoning Code: <https://ecode360.com/14682357>
- Environmental Link: <https://cumulis.epa.gov/supercpad/CurSites/srchsites.cfm>
- Taxes: \$36,765 (2019)
- 1917 Year Built
- 1975 Year Expanded
- Traffic Count:
  - PA Route 412: 26,135 AADT
  - Route 78 WB: 29,298 AADT
  - Route 78 EB: 29,398 AADT
  - Source: Penndot

## Eagle Realty USA

Licensed Real Estate Broker

35 Righter Road, Suite B

Randolph, NJ 07869

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

For More Information Please Contact:

**Gary J. Drechsel, Sr.**

Member–Broker of Record

Phone 973.598.0300 Ext 11

Mobile 973.713.7700

Gary@EagleRealtyUSA.net

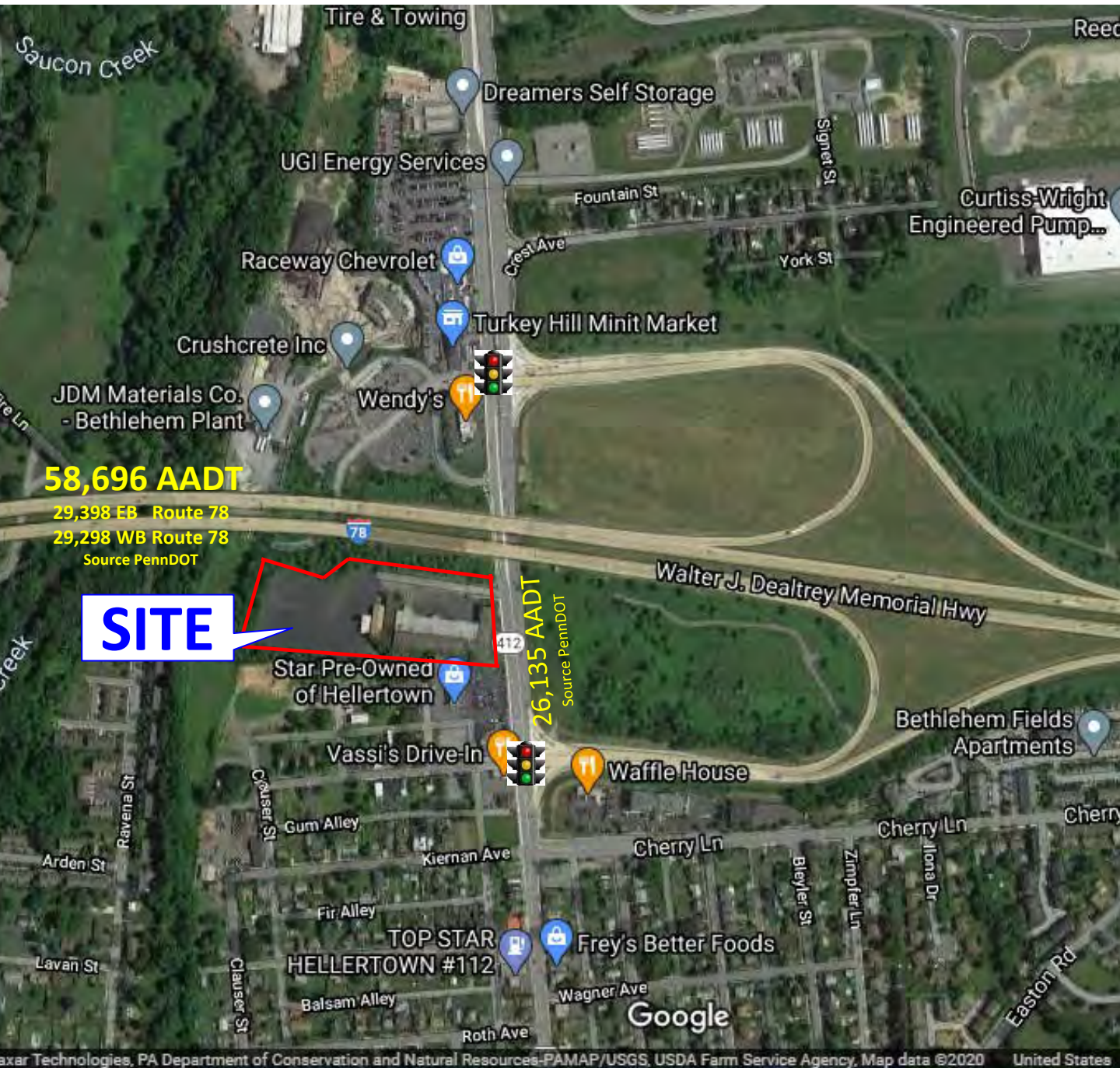
All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently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



# SITE TRAFFIC AERIAL

1770 Main Street, Hellertown, Northampton County, PA

[Link to Google Aerial](#)



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.

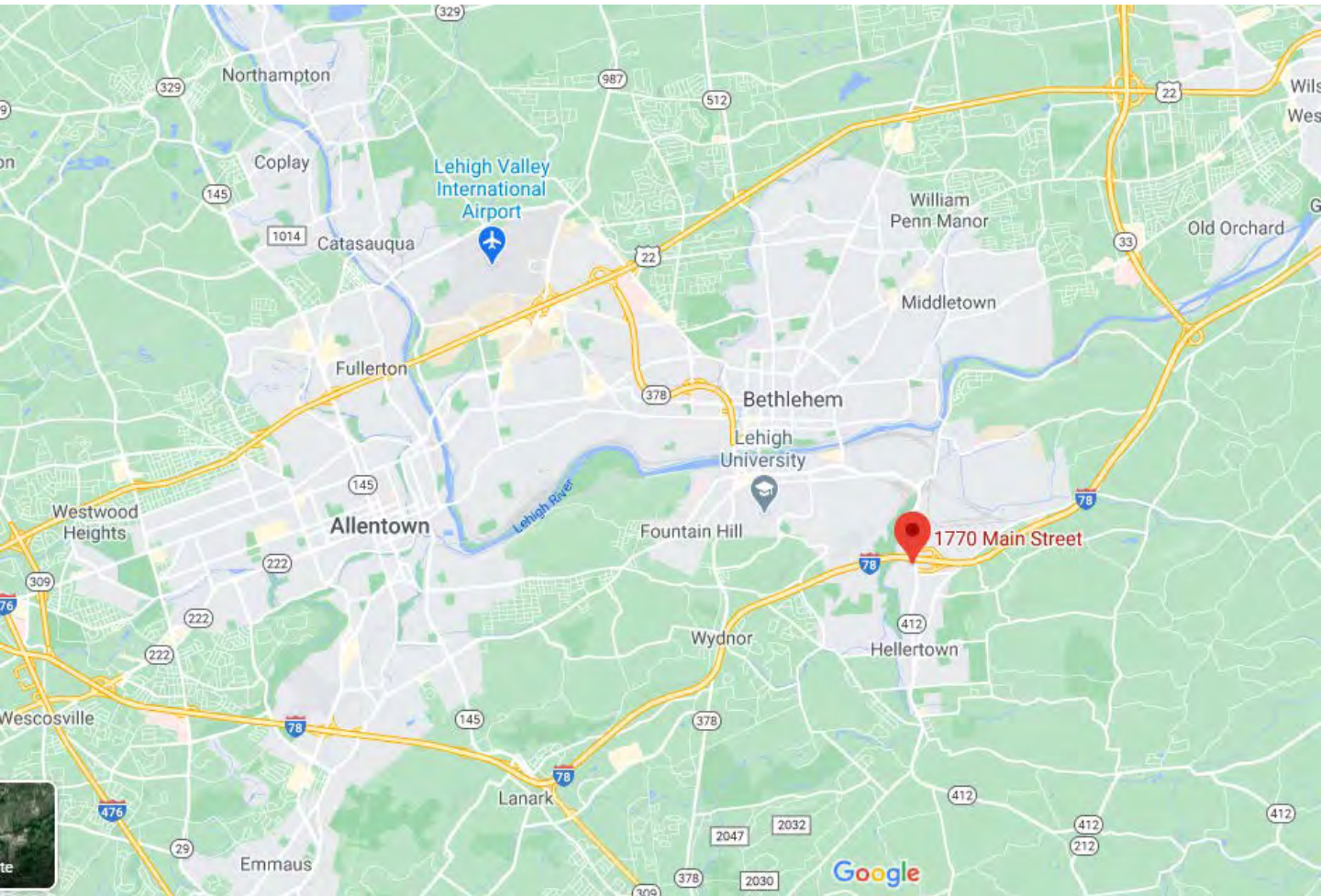




# LOCATION MAP

1770 Main Street, Hellertown, Northampton County, PA

[Link to Google Aerial](#)



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.



# SITE PHOTOS EXTERIOR

1770 Main Street, Hellertown, Northampton County, PA

[Link to Google Aerial](#)



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.



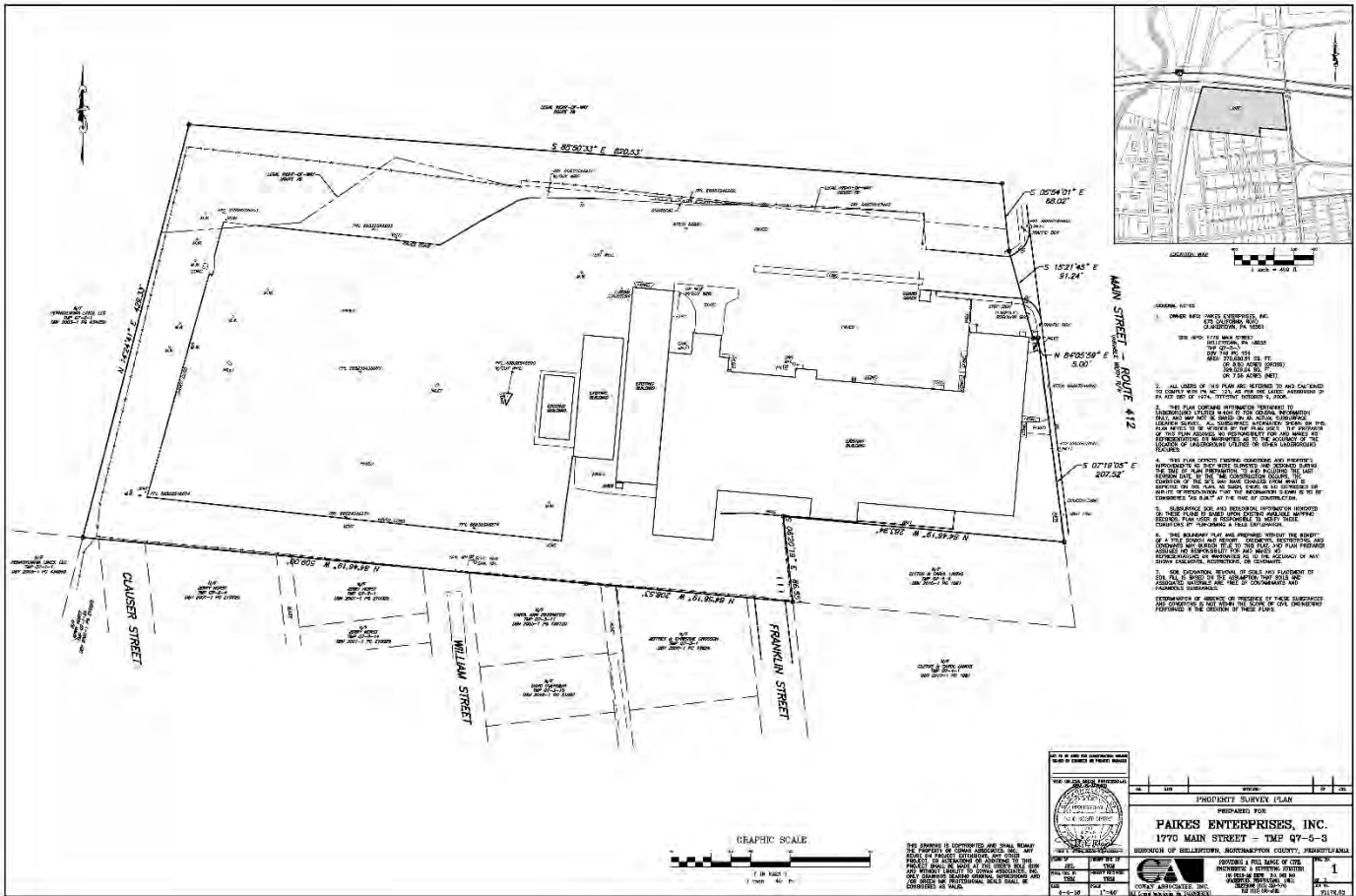




# PROPERTY SURVEY PLAN

1770 Main Street, Hellertown, Northampton County, PA

[Link to Google Aerial](#)



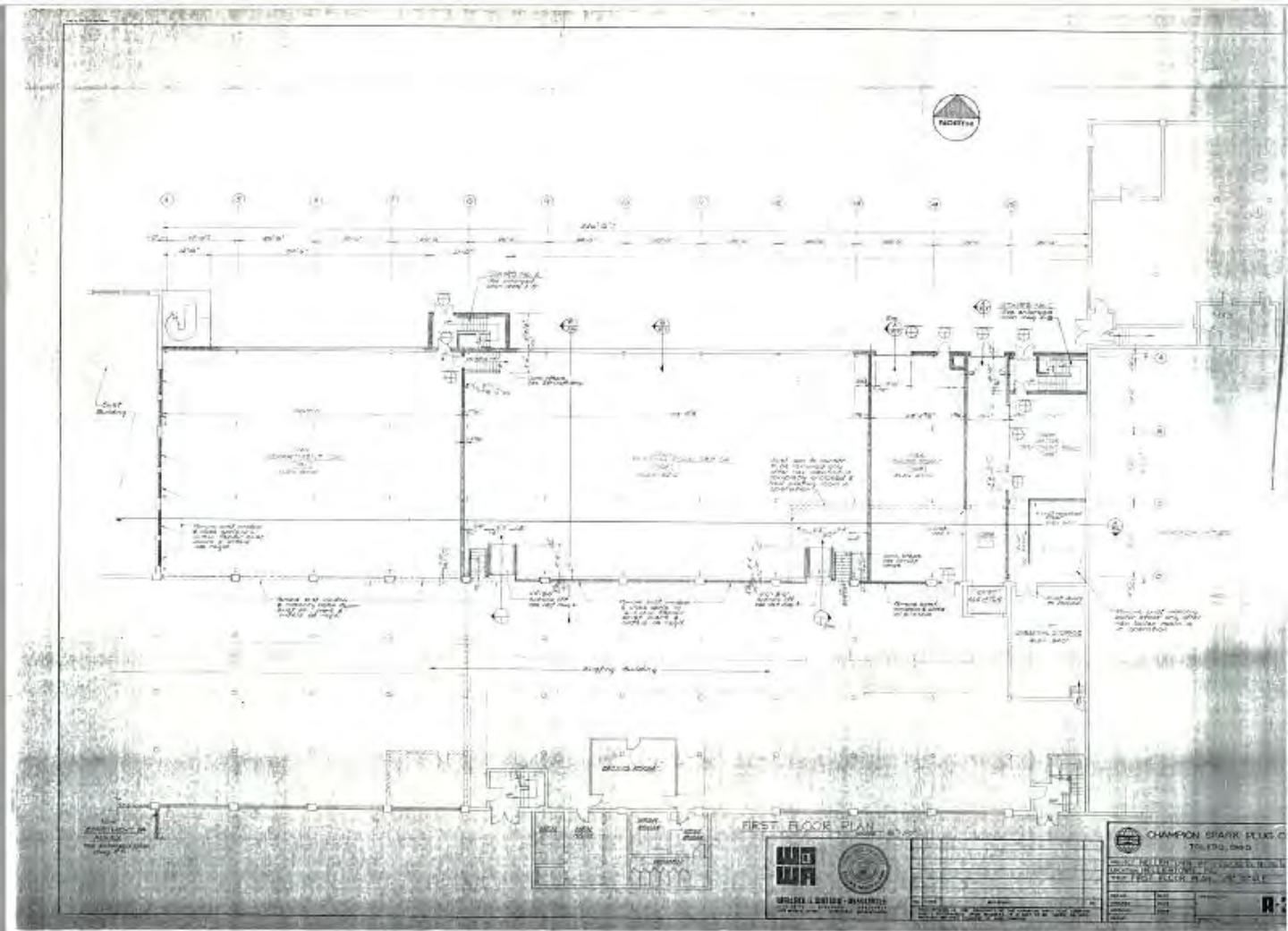
All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently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



# FIRST FLOOR PLAN

1770 Main Street, Hellertown, Northampton County, PA

[Link to Google Aerial](#)



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.

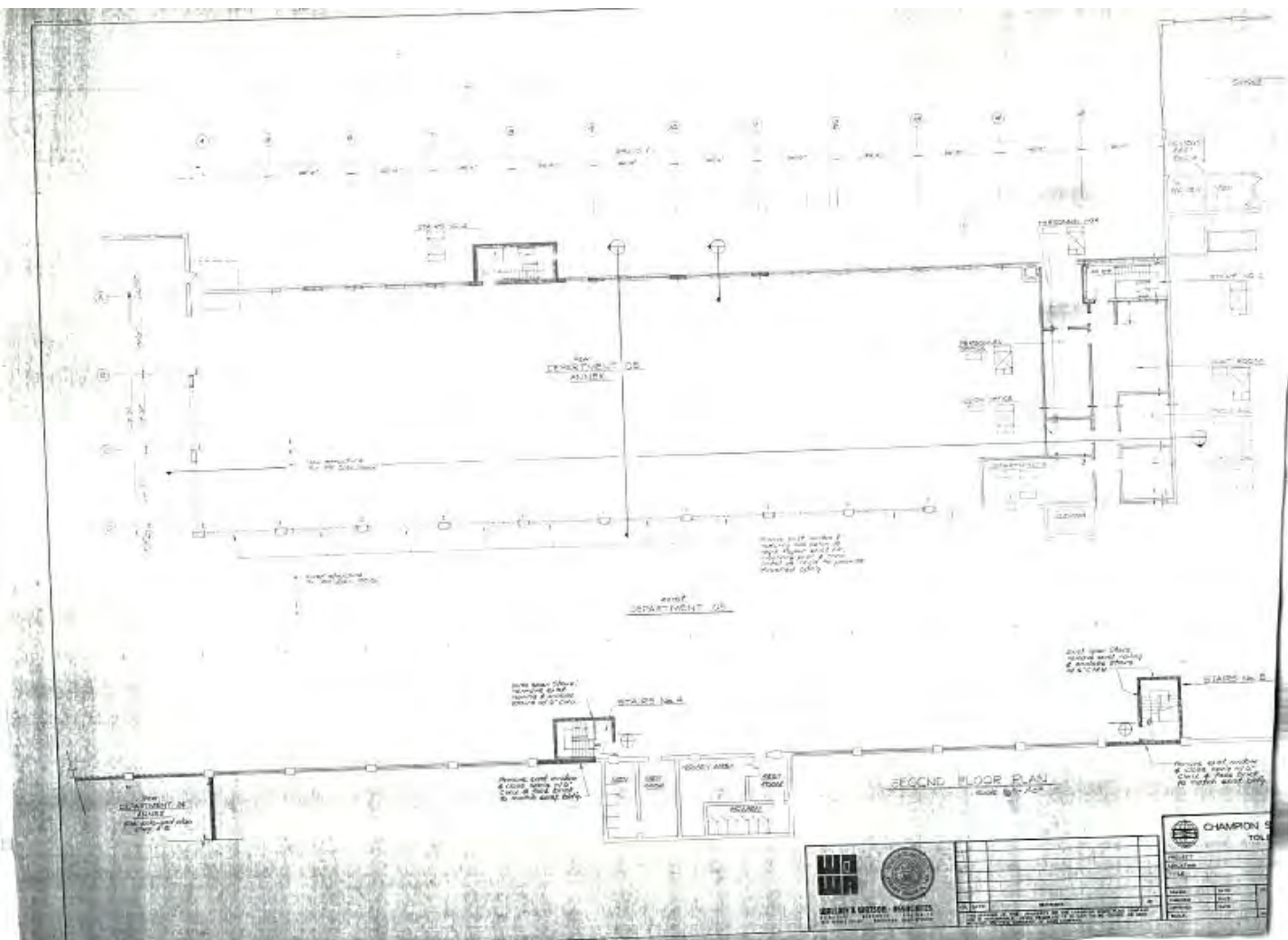




# SECOND FLOOR PLAN

1770 Main Street, Hellertown, Northampton County, PA

[Link to Google Aerial](#)



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.

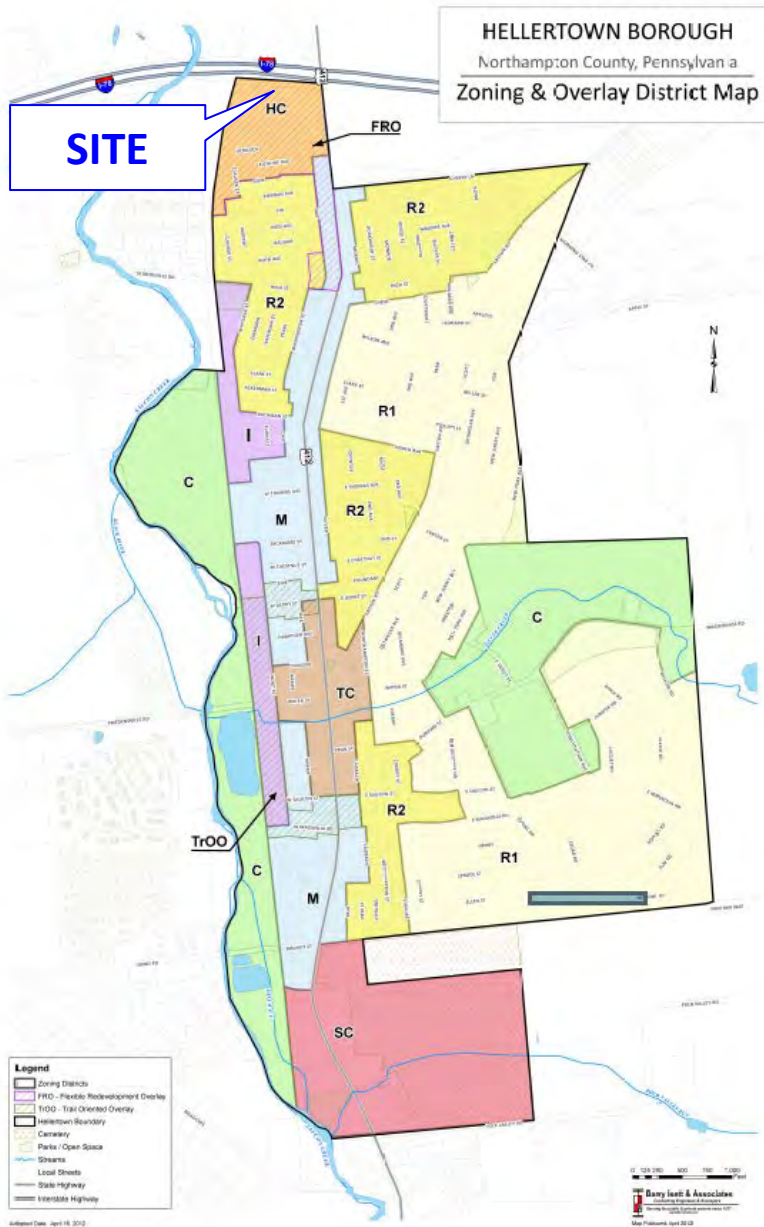




# ZONING MAP

1770 Main Street, Hellertown, Northampton County, PA

[Link to Google Aerial](#)



[Zoning Map](#)

[Zoning Code](#)

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.



# ZONING CODE

1770 Main Street, Hellertown, Northampton County, PA

[Link to Google Aerial](#)

## § 450-17. HC Highway Commercial District.

Purpose. To provide for a mix of commercial uses oriented toward serving transient motorists from the nearby highway as well as Hellertown and surrounding communities. These uses shall be compatible with adjacent neighborhoods and promote efficient traffic access.

A. Permitted uses. These uses are permitted by right in the district. Upon demonstration to the Zoning Officer or his designee that the dimensional and other applicable requirements of this chapter are met, the Zoning Officer or his designee shall issue a zoning permit.

- (1) Shopping center.
- (2) Hotel or motel.
- (3) Retail store or shop.
- (4) Restaurant, standard.
- (5) General servicing or repair shop.
- (6) Professional or medical offices.
- (7) Commercial recreation area or use.<sup>1</sup>
- (8) Gas station.
- (9) Theater.
- (10) Office buildings.
- (11) Personal service facilities.
- (12) Commercial school.
- (13) Bus passenger or taxi station.
- (14) Public utility installations.
- (15) Municipal facilities/services.
- (16) Medical marijuana growers/processors, with consideration for the applicable performance standards found in § 450-22.1A(2). **[Added 3-6-2017 by Ord. No. 811]**

[Zoning Code](#)





# ZONING CODE

1770 Main Street, Hellertown, Northampton County, PA

## [Link to Google Aerial](#)

- (17) Medical marijuana transport vehicle offices, with consideration for the applicable performance standards found in § 450-22.1A(3). **[Added 3-6-2017 by Ord. No. 811]**
- (18) Hospital. **[Added 3-6-2017 by Ord. No. 813]**
- B. Accessory uses. These uses occur on the same lot as the permitted uses and are customarily incidental and subordinate to the permitted use. Accessory uses shall meet all yard and other applicable provisions of this chapter.
  - (1) Signs pursuant to § 450-22.
  - (2) Parking and loading areas pursuant to §§ 450-18B and 450-20.
  - (3) Customary accessory uses incidental to the principal uses.
  - (4) Home occupations.
- C. Special exception uses. Applications for special exception uses are subject to review by the Zoning Hearing Board according to the provisions of § 450-64. These rules shall be permitted after the Zoning Hearing Board has determined that the relevant standards and criteria contained in Article VI, Special Exception Uses, are met. The Zoning Hearing Board may attach any reasonable conditions and safeguards, in addition to those expressed in this chapter, as it may deem necessary to implement the purpose of this chapter and to protect the public health, safety, morals and the general welfare.
  - (1) Restaurant, other.
  - (2) Motorized vehicle repair shop.
  - (3) Automobile sales facility.
  - (4) Motorized equipment repair shop.
  - (5) Communications towers and/or communications antennas. **[Added 7-5-2005 by Ord. No. 676; amended 3-20-2006 by Ord. No. 691]**
    - (a) In Zoning Districts SC, I, C, and HC. The use shall not be permitted in R-1, R-2, Mixed or Town Center Zoning Districts.
    - (b) For the zoning districts in which the use of communication towers and/or communication antennas is permitted, as set forth above, the use shall be permitted

[Zoning Code](#)



# ZONING CODE

1770 Main Street, Hellertown, Northampton County, PA

[Link to Google Aerial](#)

by special exception. The special exception use shall be pursuant to Article VI, §§ 450-55 and 450-56.

D. Conditional uses: **[Added 3-6-2017 by Ord. No. 813<sup>2</sup>]**

(1) Bank.

E. Lot area, width, building coverage, height and yard requirements.

Uses	Minimum Lot Area	Minimum Lot Width (feet)	Maximum Building Coverage of Lot	Maximum Impervious Coverage of Lot	Maximum Building Height (feet)
Shopping centers	3 acres	200	30%	80%	40
Hotel/motel	3 acres	200	30%	80%	70
All other permitted uses	20,000 square feet	100	30%	80%	40

F. Minimum yard requirements.

Uses	Minimum Acceptable Dimensions		
	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)
Shopping centers	40	20	30
Hotel/motel	40	20	30
All other uses	30	15	25

G. Site plan approval.

(1) Required for all permitted uses pursuant to § 450-78.

(2) Required for all special exception uses pursuant to § 450-64C.

[Zoning Code](#)