



MaxPort Realty Solutions, Inc
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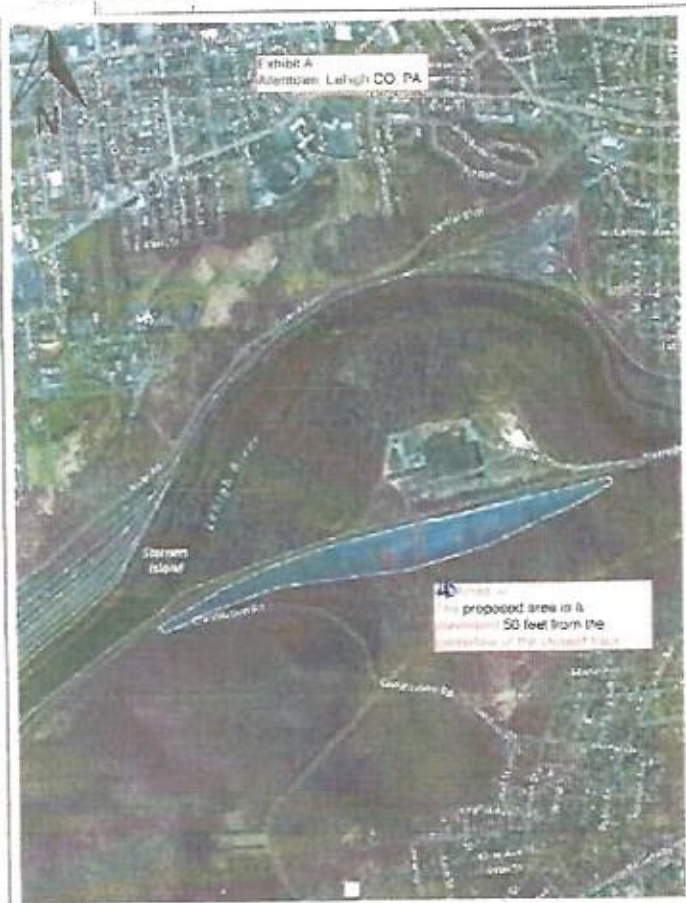
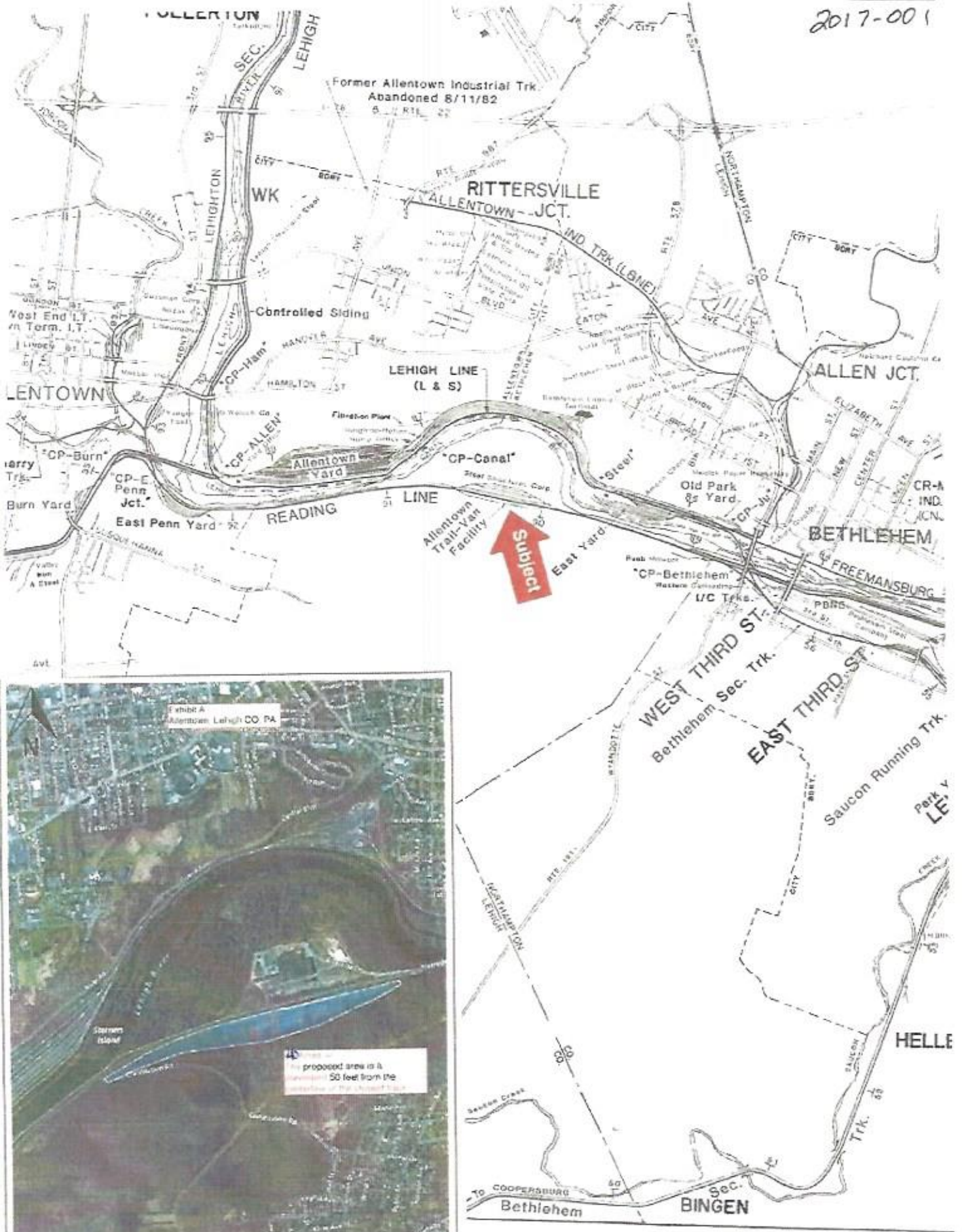
PARCEL IDENTIFICATION	2017001
OWNERS NAME	Norfolk Southern Railway Company 1200 Peachtree Street NE Atlanta, GA 30309
PARECEL ADDRESS	Constitution Drive
POLITICAL SUBDIVISION	Salisbury Township Lehigh County, PA 18015
TAX IDENTIFICATION	641783494473-1
LAND AREA	40.12 Acres +/-
ZONING CODE	Light Industrial
TAXABLE STATUS	PURTA
LEGAL ACCESS	Constitution Drive and Riverside Drive
FLOOD PLAIN INFO	42077CO256F 7/16/2004
ADJACENT RAIL FACILITY	Former Allentown Trail Van Facility
VALUATION MAP	V7/
LINE CODE	O502
LIST PRICE	\$7,400,000
UNIT RATE PER ACRE	\$184,000
REGULATORY RELEASE	Yes
SUBDIVISION REQUIRED	Yes
IMPROVEMENTS	Two (2) small buildings small office containing 840SF built 1987 small equipment shed containg 1200 SF built 1987
OTHER	Possibly existing lease in effect Access through private and public road Possibility will require grade crossing agreements



Parcel 2017001
40.12 acres rail served facility
Zoned Heavy Industrial
Two (2) small buildings built 1987
Small office containing 840 sf of GBA
Equipment shed containing 1200 sf of GBA
Salisbury Township, Lehigh County, PA

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2017-001





I – LIGHT INDUSTRIAL COMMERCIAL DISTRICT ZONING REQUIREMENTS

1. MINIMUM LOT AREA: 50,000 Sq. Ft.
2. MINIMUM LOT WIDTH AT THE MINIMUM FRONT YARD BUILDING SETBACK LINE: 100 Ft.
3. MINIMUM LOT WIDTH AT THE POST-DEVELOPMENT RIGHT-OF-WAY LINE:
 - a. For a Lot granted Preliminary Subdivision approval after the adoption of this Chapter that will have direct vehicle access involving left-hand turns onto or off of an arterial street: N/A
 - b. For any other Lot: 50 Ft.
 - c. Minimum Building Setback for Principal and Accessory Structure:
 - Front Yard: 40 Ft. – except 20 Ft. if there will be no vehicle parking between the face of the building and the adjacent existing street right-of-way line
 - Side Yard: Minimum of 20 Ft.
 - Rear Yard: 20 Ft.
 - For Any Yard adjacent to a Public Street: 40 Ft.
4. MINIMUM BUILDING SET BACK FOR A PRINCIPAL STRUCTURE OR CERTAIN USES (FEET):
 - a. 100 Ft. - for a portion of a building used for manufacturing, or an area routinely used for the parking, storage or loading / unloading of tractor-trailer trucks; or refrigerated trucks to an abutting residential lot line other than a natural preserve.
 - b. 50 Ft. - for any newly constructed non-residential principal structure other than a portion of a building used for manufacturing to an abutting lot line of a residential lot line.
5. MAXIMUM HEIGHT (FEET): 100 Ft. - see exceptions in Section 802 for any building
6. MAXIMUM NUMBER OF STORIES: 3
7. MAXIMUM BUILDING COVERAGE: 50 Percent
8. MAXIMUM IMPERVIOUS COVERAGE: 80 Percent