

7660 Imperial Way

 **Jaindl Land Company**

LEASE

Jaindl 7660

7660 IMPERIAL WAY

Allentown, PA 18106

PRESENTED BY:

TOM SKEANS, CCIM

Phone: 484.245.1003

tom.skeans@svn.com

PA #RM425736

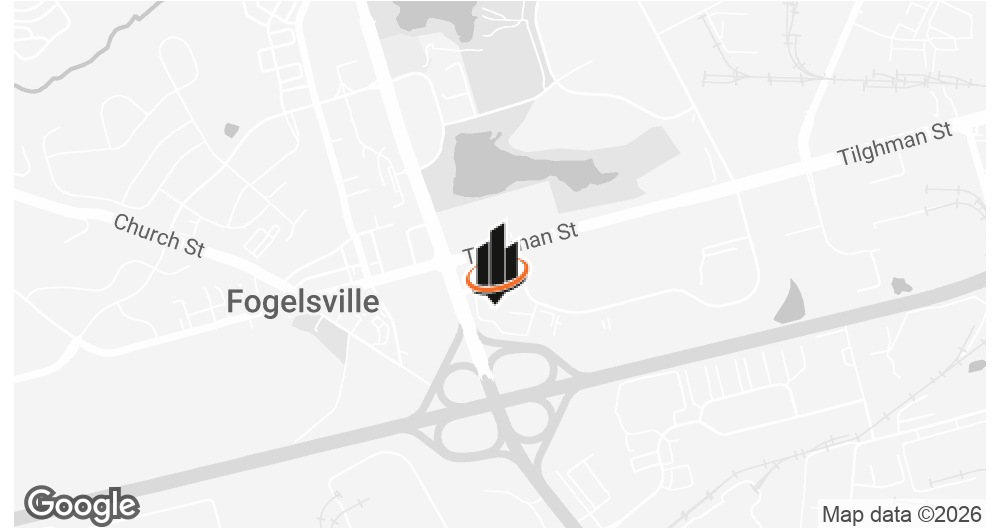
MICHAEL CICCONE, JR.

Phone: 484.245.1034

michael.cicccone@svn.com

PA #RS359711

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	124,408 SF
AVAILABLE SF:	2,500 - 64,856 SF
RENOVATED:	2015
ZONING:	LI
MARKET:	Lehigh Valley

PROPERTY OVERVIEW

Landmark building with great visibility anchored by multiple large corporate tenants. 2,500-64,856 sf available. The building's 3 wing construction provides ample windows. In addition, sky lights offer tons of natural light through out the space. Loading dock access, dedicated freight elevator, additional storage, and on-site property management. Features include ample parking, key card access, fitness center and new HVAC.

PROPERTY HIGHLIGHTS

- Prime/Convenient Location
- Great Demographics & Employee Pool
- Generous TI Allowances
- Fitness Center

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,500 - 64,856 SF	LEASE RATE:	Negotiable

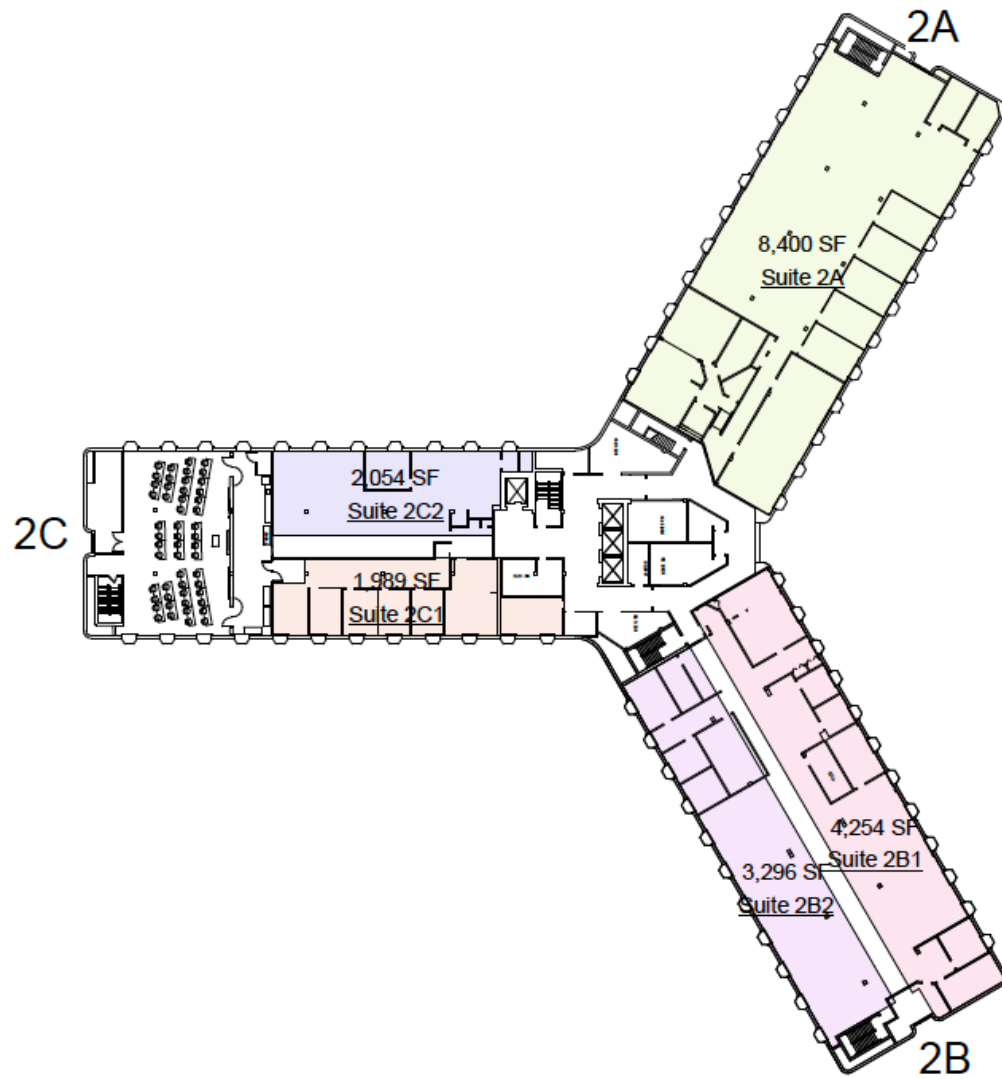
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
2nd Floor	2,500 - 32,428 SF	NNN	Negotiable
3rd Floor	2,500 - 32,428 SF	NNN	Negotiable

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2ND FLOOR PLAN



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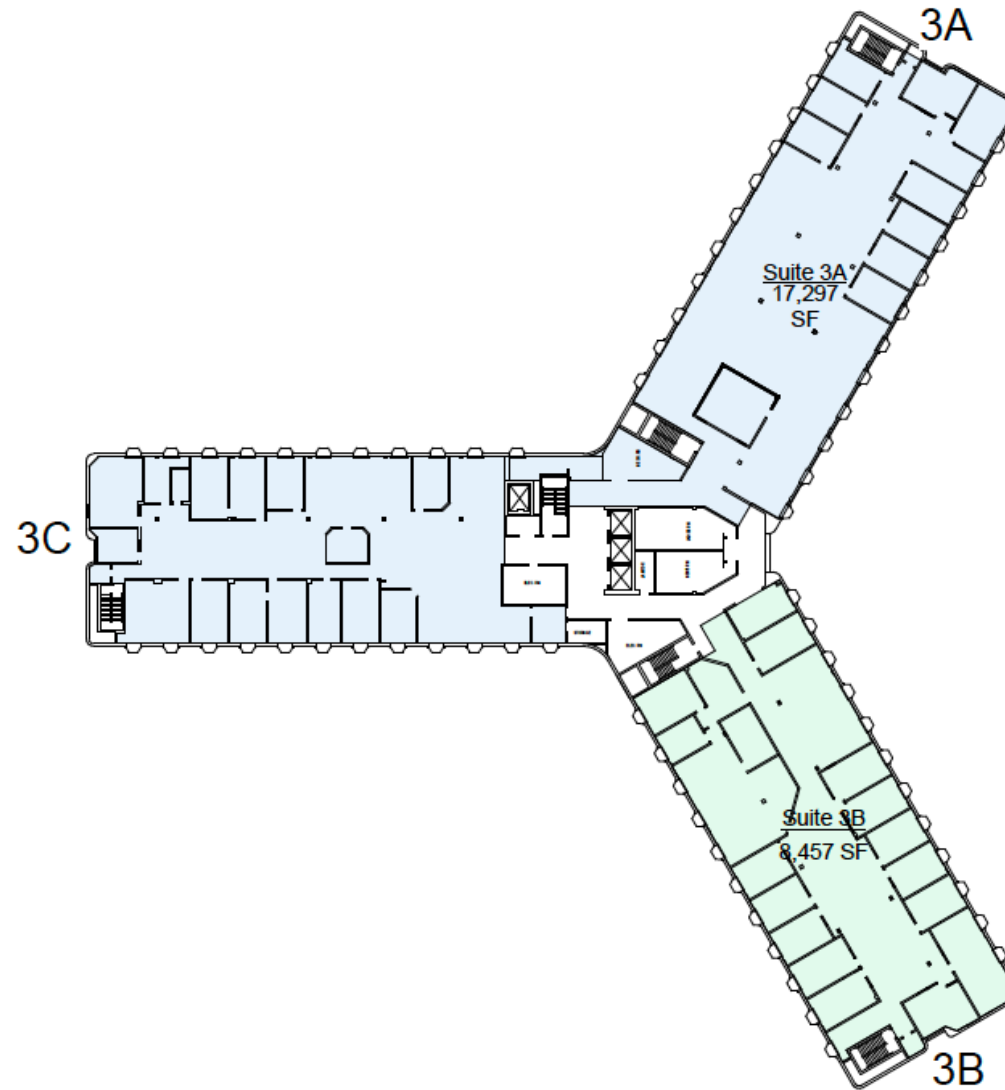
O: 484.245.1034

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3RD FLOOR PLAN



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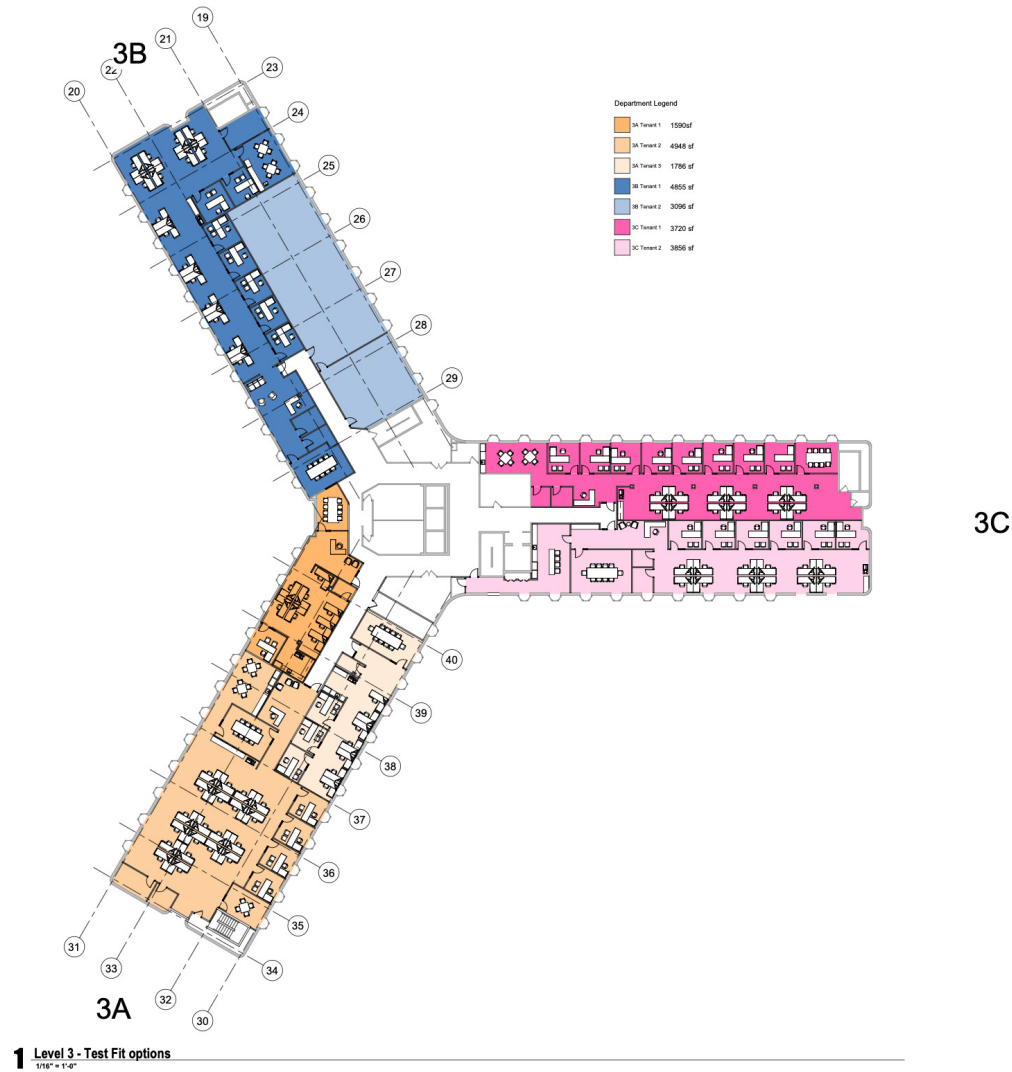
O: 484.245.1034

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CONCEPTUAL 3RD FLOOR TEST-FIT



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

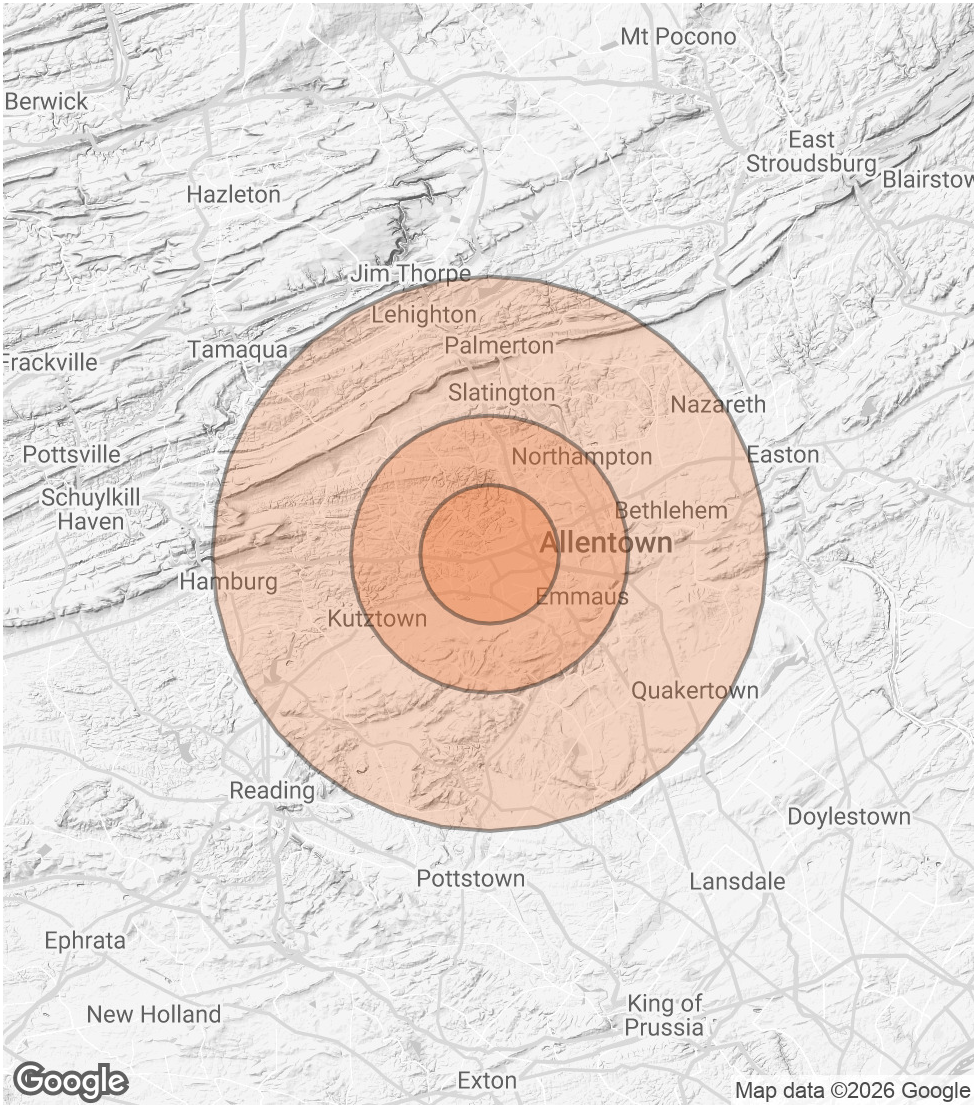
POPULATION 5 MILES 10 MILES 20 MILES

TOTAL POPULATION	53,463	243,058	783,705
AVERAGE AGE	41.8	40.5	39.5
AVERAGE AGE (MALE)	41.1	39.5	38.5
AVERAGE AGE (FEMALE)	42.0	41.2	40.4

HOUSEHOLDS & INCOME 5 MILES 10 MILES 20 MILES

TOTAL HOUSEHOLDS	19,954	93,415	301,529
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$97,529	\$79,845	\$70,027
AVERAGE HOUSE VALUE	\$302,316	\$282,752	\$254,356

* Demographic data derived from 2020 ACS - US Census



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