



1660 E Race St

Allentown, Pennsylvania 18109

Property Overview

Space features 24,000 SF of fully conditioned warehouse space complemented by 2,800 SF of dedicated office area. The warehouse is equipped with four (4) 8' x 10' dock doors and one (1) 12' x 14' drive-in door, with each dock position including levelers, seals, and bumpers to support efficient loading operations.

The facility offers strong industrial specifications suited for a variety of warehouse, manufacturing, and distribution users, including 20' clear ceiling heights, 75' x 25' column spacing, 3-phase 480V / 2000A electrical service, and upgraded LED lighting throughout. Additional features include outdoor storage and yard area available for tenant use. The space was remodeled in 2024, providing a modernized and functional industrial environment.

Offering Summary

Lease Rate:	Call for details
Building Size:	48,000 SF
Available SF:	26,800 SF
Lot Size:	4.4 Acres

For More Information

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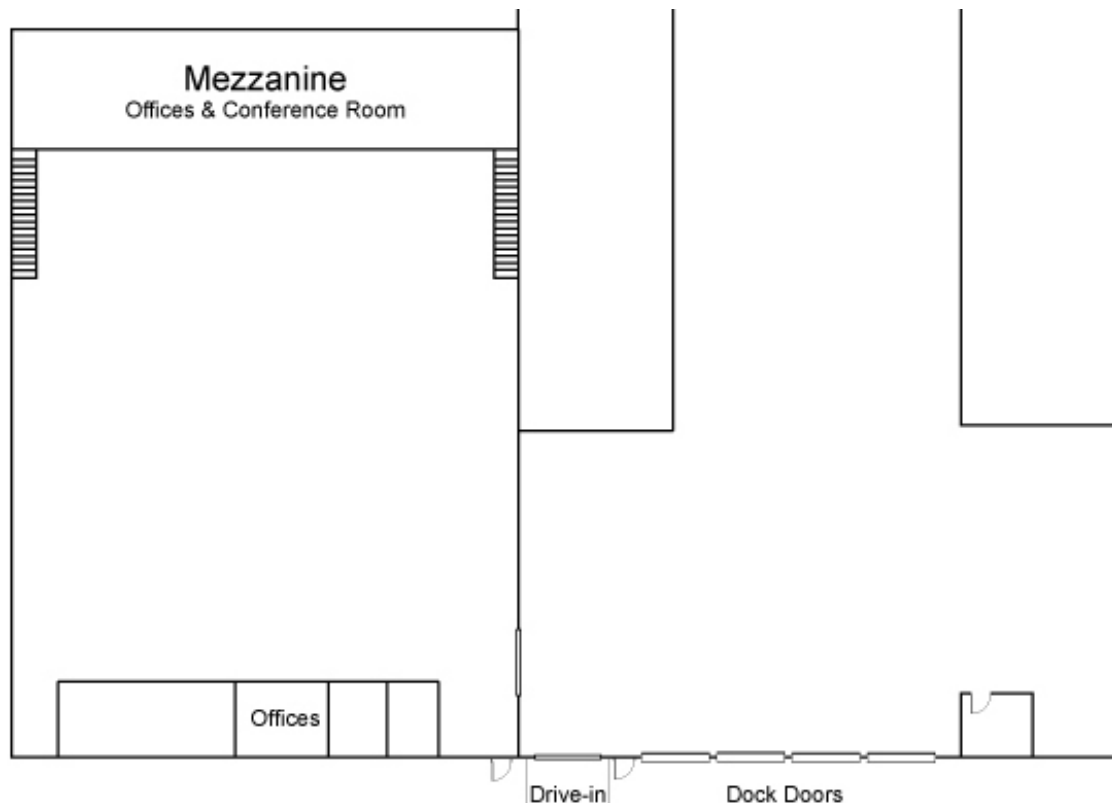
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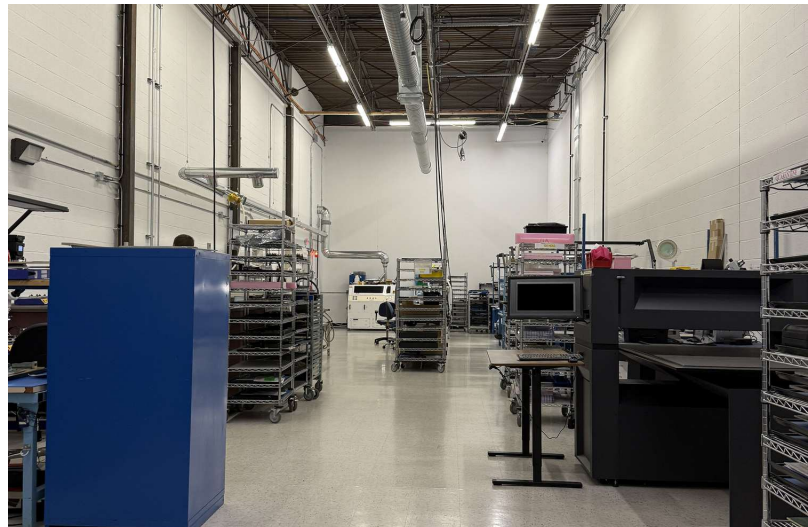
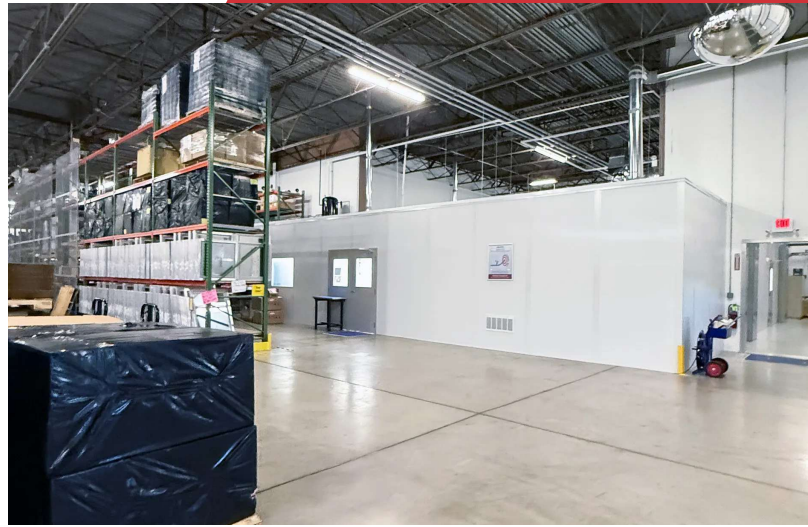
Property Information

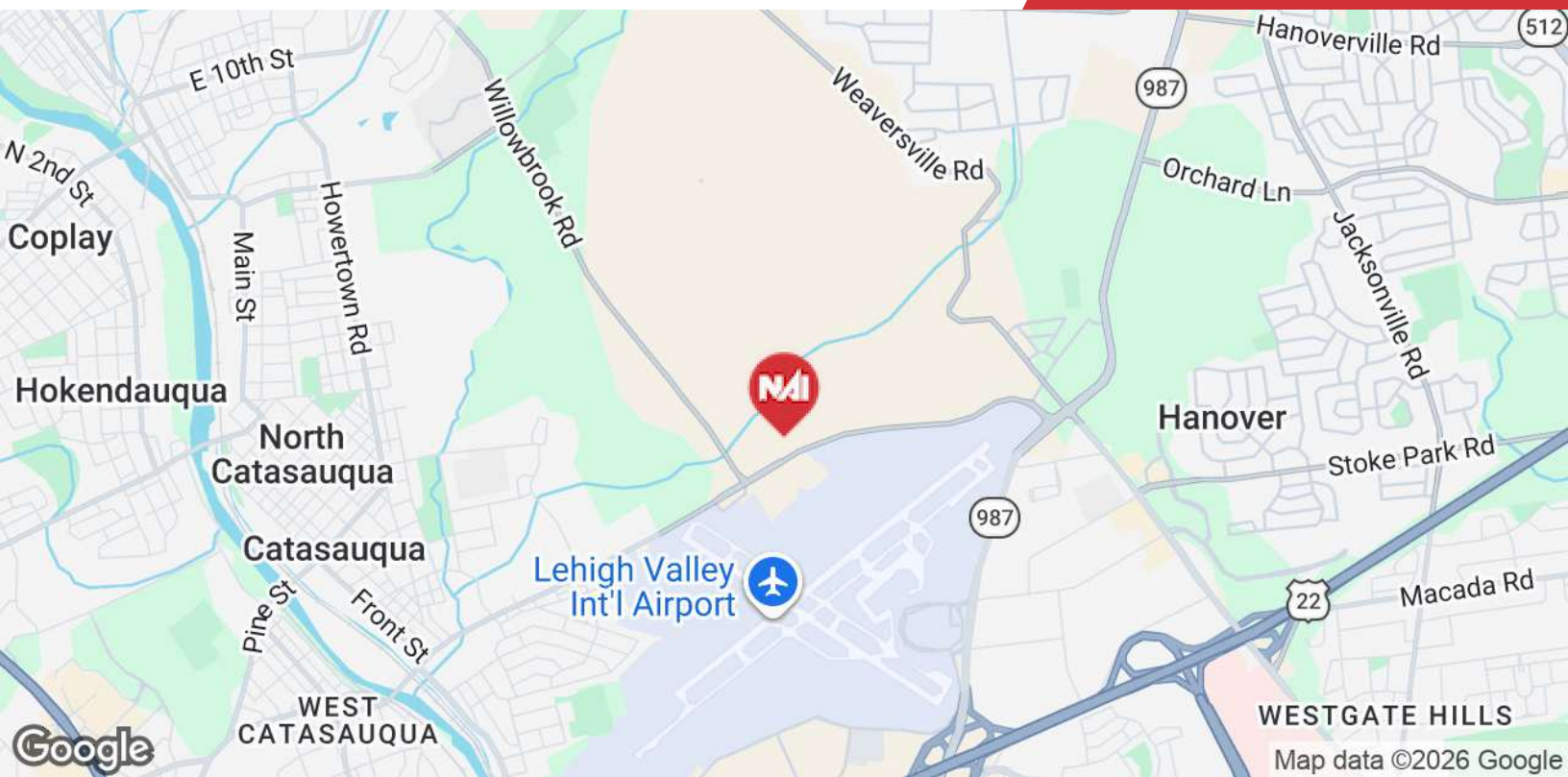
Property Type	Industrial
Property Subtype	Refrigerated/Cold Storage, Warehouse/Distribution, Manufacturing, Flex, and R&D
Zoning	PIO - Planned Industrial/Office
Lot Size	4.4 Acres
Year Built / Renovated	1966 / 2024
Parking Spaces	51
Truck Court	125 ft
Outdoor Storage	Yes
Gas/Propane	Gas Heat
Water/Sewer	Public
Power	3-Phase, 240V, 2000A

Suite Information

Total Space	26,800 SF
Warehouse Space	24,000 SF
Office Space	2,800 SF
Number of Dock High Doors	4 (8'x 10') All docks equipped with levelers, seals, & bumpers
Number of Drive in Bays	1 (12' x 14')
Ceiling Height	20 ft
Column Space	70 ft x 25 ft
Condition	Good
Sprinkler System	Wet
HVAC	Fully Air-Conditioned
Lighting	LED







Column 1

	Time	Miles
Lehigh Valley International Airport	3 min	1.5 miles
Route 22	5 min	2.5 miles
Route 33	14 min	10 miles
I-476 NE Extension	16 min	11 miles
I-78 W	16 min	12 miles

Location Advantages

- Strategically located with near-immediate access to Lehigh Valley International Airport and Route 22
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

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