

4000 AIRPORT ROAD ALLENTOWN, PA

**CLASS A MANUFACTURING, PACKAGING,
PRODUCTION, & ASSEMBLY FACILITY**



179,400 SF FOR SALE/LEASE
FULLY APPROVED, PERMITTED & SHOVEL-READY!

PROPERTY OVERVIEW

BUILDING SIZE	179,400 SF
PROPERTY SIZE	22.25 AC
BUILDING DIMENSIONS.	260' (D) x 690' (L)
PROPERTY USES	Manufacturing & Industrial
COLUMN SPACING	50' x 50' with 60' Speed Bay
CLEAR HEIGHT	Up to 40'
DOCK DOORS	Up to 27
GRADE DOORS	2
TRUCK COURT	185'
TRAILER PARKING	37
CAR PARKING	479
UTILITIES	Public
LIGHTING	LED
ELECTRICAL	To Suit
SPRINKLER	ESFR



PERMITTED BY-RIGHT USES:

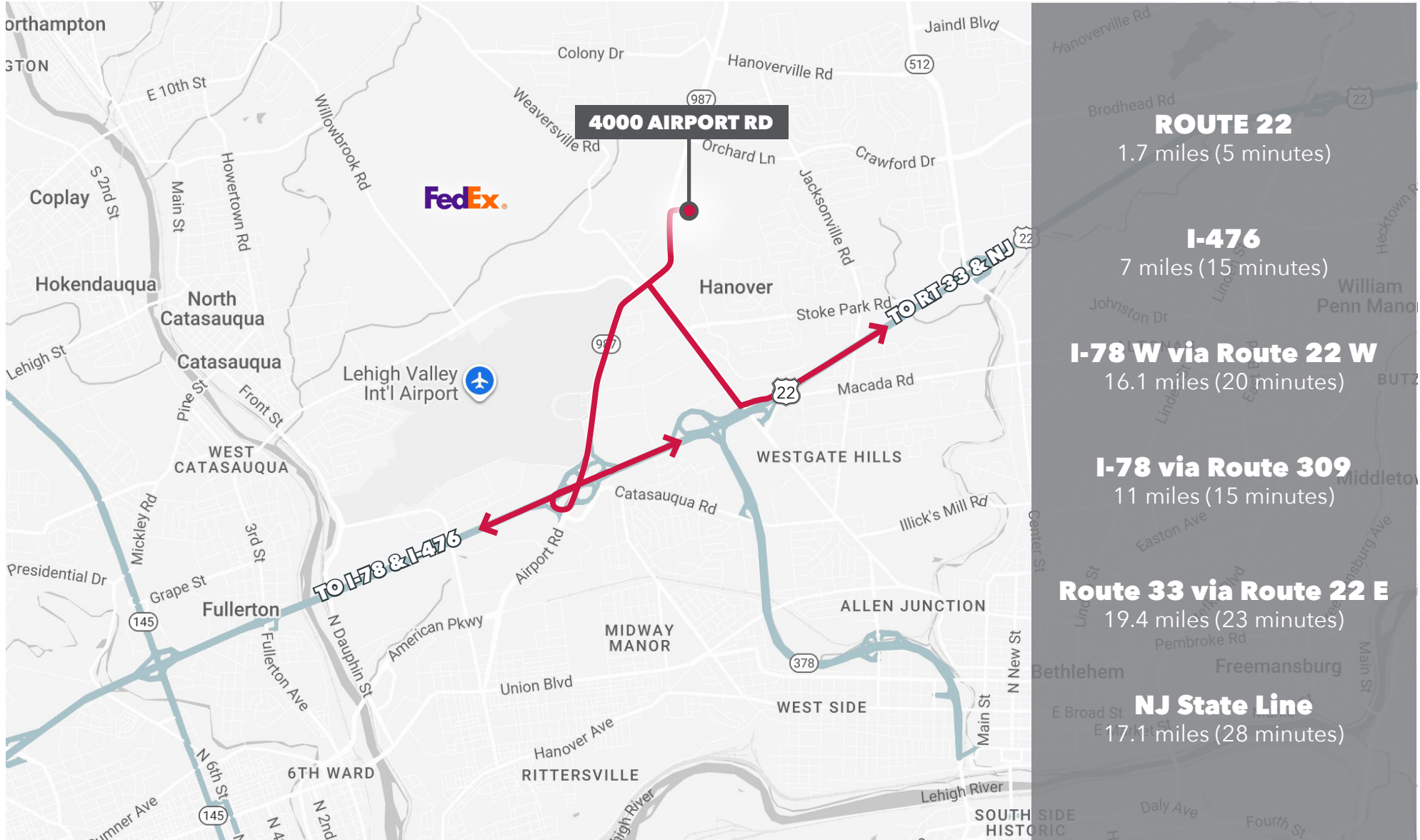
- » Light Assembly
- » Light Manufacturing
- » Packaging
- » Building Materials & Storage
- » Beverage / Bottling Plant
- » Grower / Processor Facility

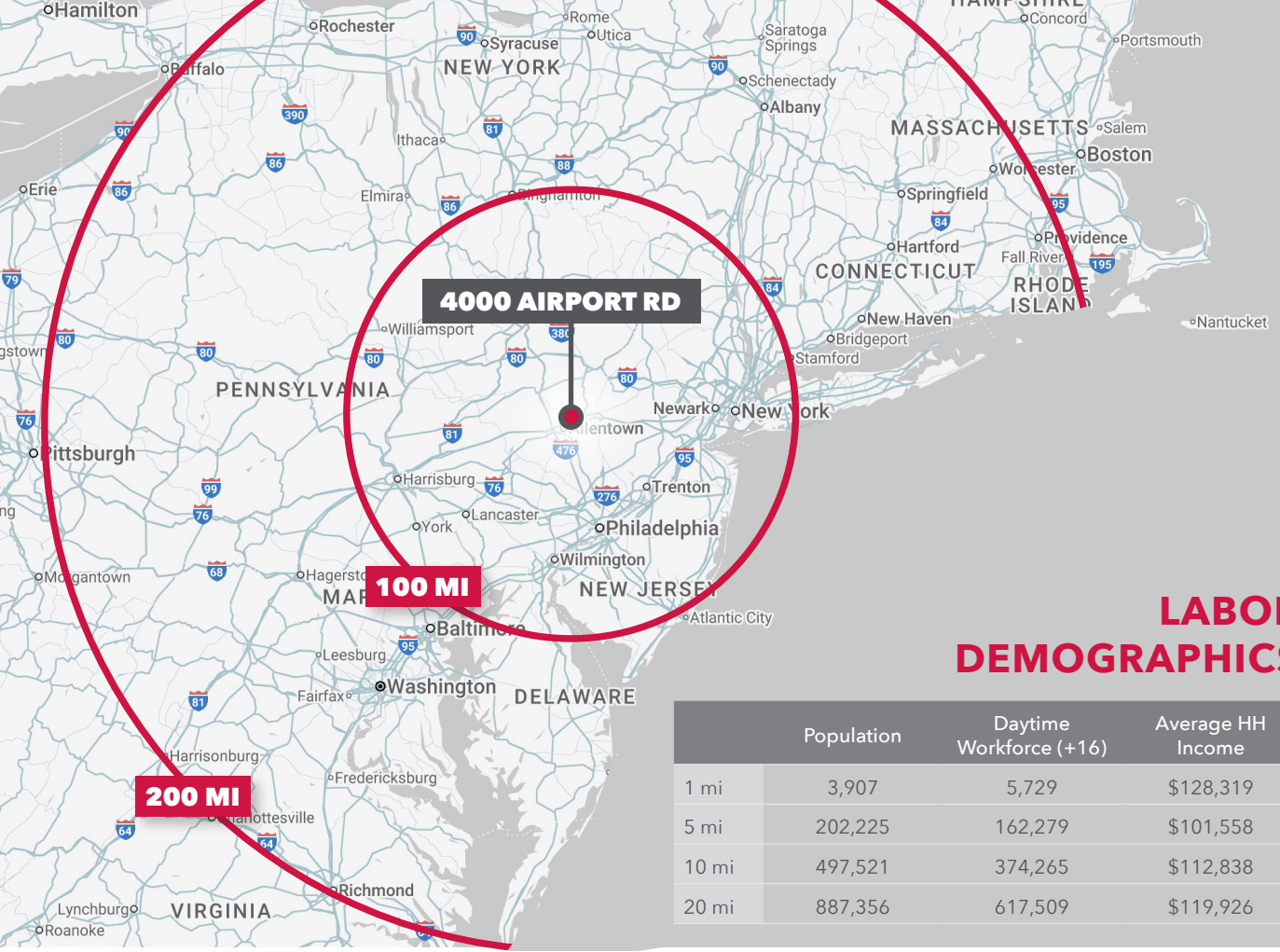
4000 AIRPORT ROAD

ALLENTOWN, PA

179,400 SF FOR SALE/LEASE
FULLY APPROVED DEVELOPMENT SITE

LOCATION ACCESS





DRIVE TIMES

CITY	MILES	MINUTES
Philadelphia, PA	66	81
Harrisburg, PA	86	87
New York, NY	87	100
Baltimore, MD	158	163
Boston, MA	307	303

INTERMODEL	MILES	MINUTES
Norfolk Southern Bethlehem	5	13

PORTS	MILES	MINUTES
Port of Philadelphia	71	82
Ports of NY/NJ	81	85
Port of Baltimore	158	163

PARCEL FACILITIES	MILES	MINUTES
FedEx Allentown Hub	2	5
USPS Bethlehem Hub	7	15
UPS Easton Hub	14	18
FedEx Smartport	16	24
UPS Bethlehem Hub	15	21

LABOR DEMOGRAPHICS

	Population	Daytime Workforce (+16)	Average HH Income
1 mi	3,907	5,729	\$128,319
5 mi	202,225	162,279	\$101,558
10 mi	497,521	374,265	\$112,838
20 mi	887,356	617,509	\$119,926

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