



## 2843 Mitchell Avenue

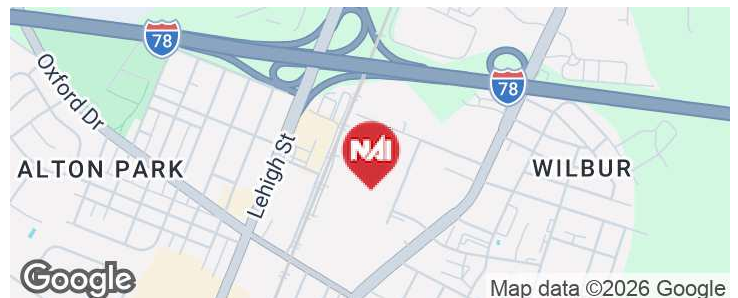
Allentown, Pennsylvania 18103

### Property Highlights

- Under Construction - October 2026 Occupancy

### Property Overview

46,000 SF available for lease (divisible to 20,000 SF) within a newly constructed 70,000 SF industrial facility. The warehouse features 32' clear height ceilings and an 8" concrete slab designed for heavy-duty operations. The available space offers efficient access with three (3) drive-in doors and five (5) dock doors, along with 53'4" x 53'8" column spacing. Ideally located just minutes from I-78 and Route 309, providing excellent regional connectivity for distribution and logistics.



### For More Information

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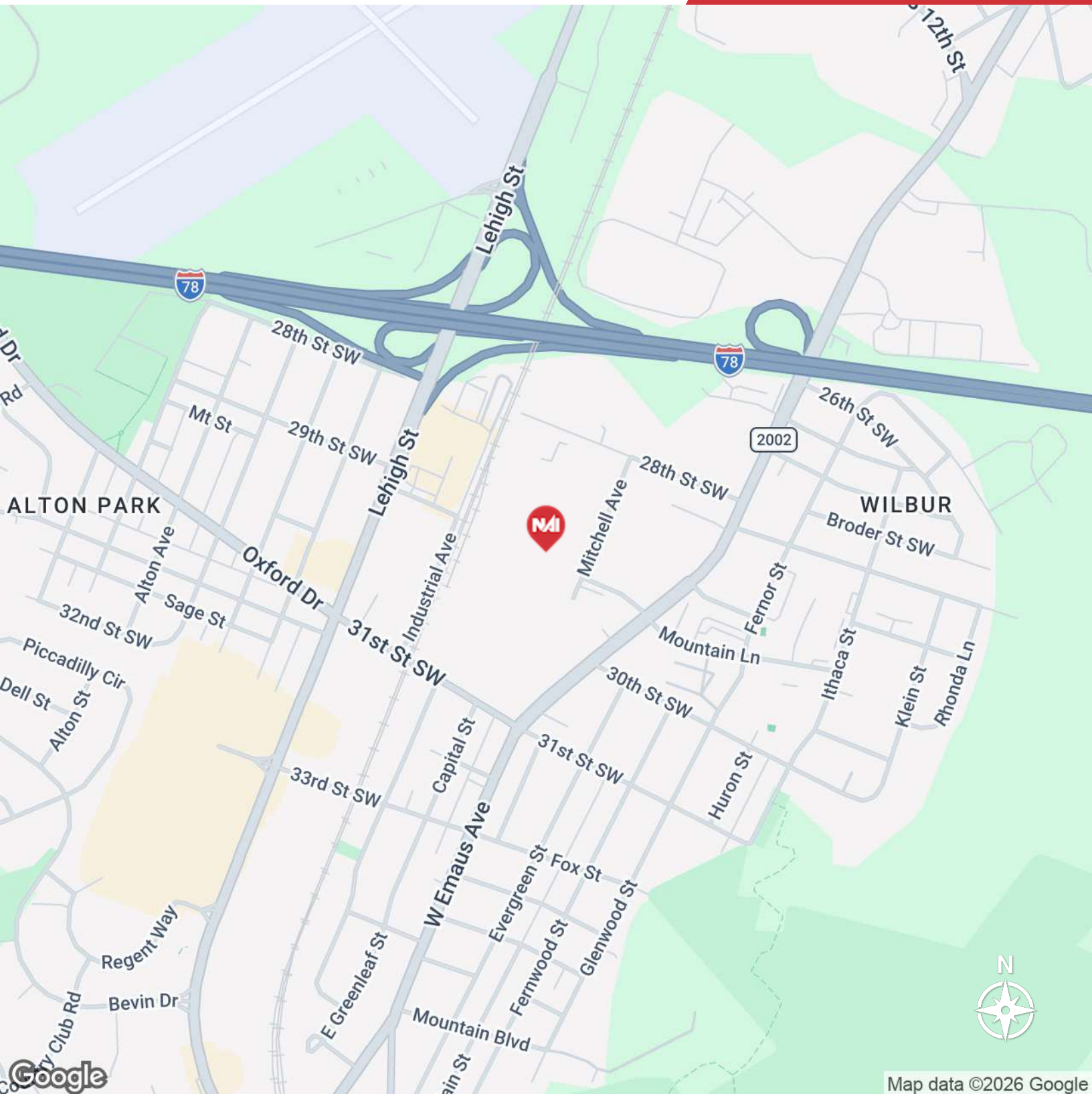
#### Lease Rate

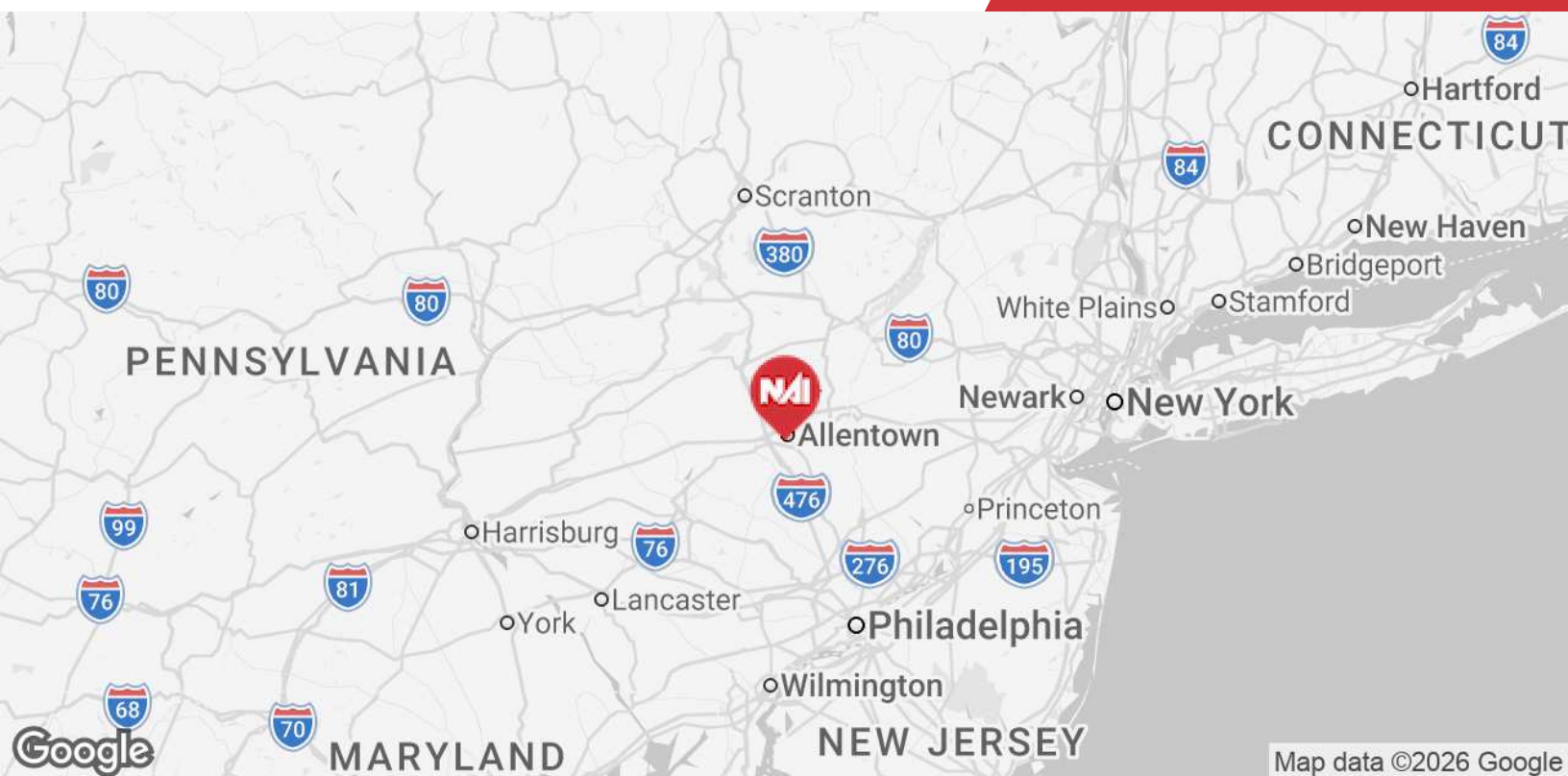
#### Space Size

| Property Address  | Lease Rate    | Space Size         |
|-------------------|---------------|--------------------|
| 2843 Mitchell Ave | \$12.50 SF/yr | 20,000 - 46,000 SF |









|                         | Time    | Miles     |
|-------------------------|---------|-----------|
| <b>I-78 / Route 309</b> | 4 min   | 1 mile    |
| <b>I-476</b>            | 13 min  | 8.3 miles |
| <b>Philadelphia</b>     | 60 min  | 70 miles  |
| <b>New York City</b>    | 90 min  | 88 miles  |
| <b>Baltimore</b>        | 160 min | 150 miles |

## Location Advantages

- Within minutes to I-78 and Route 309 providing excellent connectivity to the region.
- 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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