



Industrial Property
Manufacturing
Warehouse



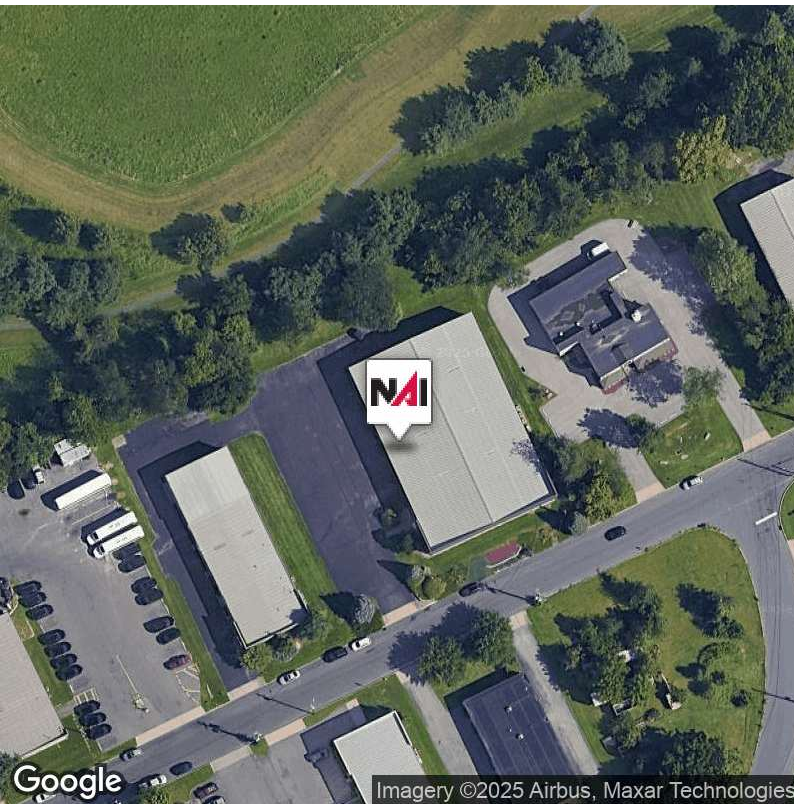
475-485 Business Park Ln

Allentown, PA 18109

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Property Type	Industrial
Property Subtype	Manufacturing
Building Size	24,000 SF
Lot Size	1.01 Acres

This well-maintained industrial facility offers a versatile layout ideal for manufacturing, operations, and administrative use. The property includes a spacious first-floor office area, well-appointed executive suites with private amenities, warehouse with two drive-in doors, and an expansive open fabrication area. With a range of amenities and infrastructure in place—including motion sensor lights in the warehouse, convenient air compressor drop-downs, LED lights in office and operations area, and recently updated radiant heating system—this property is move-in ready for a variety of operational needs. The second floor provides additional warehouse and storage space, accessible by conveyor belt, elevator, and forklift access point, it is currently equipped with racks for optimized organization. Designed for functionality and efficiency, the building amenities also feature a full kitchen, security system, secured front entry, and truck court.

- Warehouse with 23' ceiling height and two (2) drive-in doors
- Executive office suites with private amenities
- Open fabrication/operations area with air compressor drop-downs
- Second-floor warehouse/storage with conveyor belt access and racking

Location Information

Street Address	475-485 Business Park Ln
City, State, Zip	Allentown, PA 18109
County	Lehigh

Building Information

Tenancy	Single
Ceiling Height	23 ft
Number of Floors	2
Year Built	2001
Condition	Excellent
Drive-in Doors	2 (16'x10')
Security System	Yes

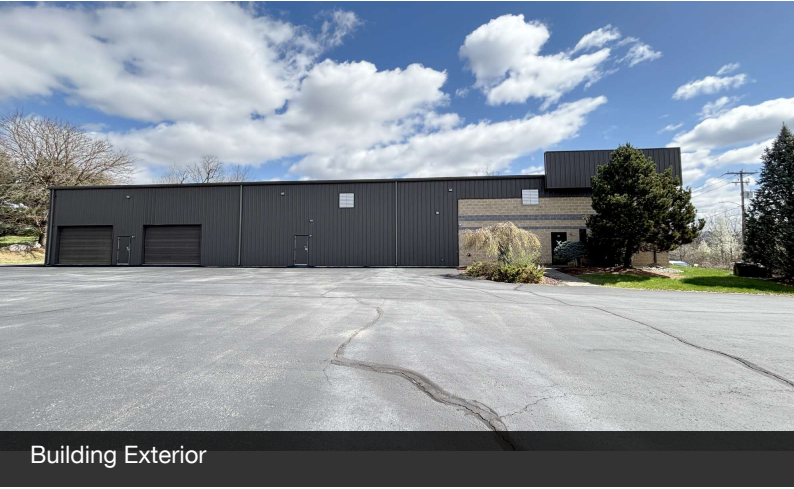
Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	11

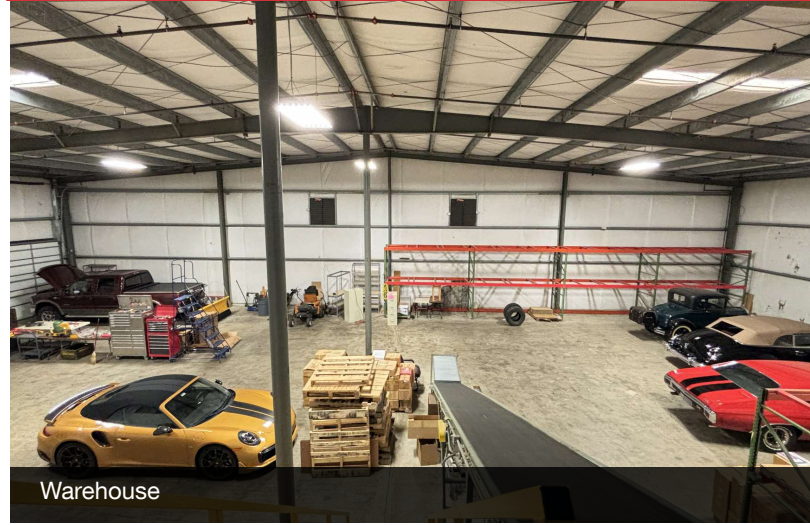
Utilities & Amenities

Number of Elevators	1 (Passenger Elevator)
Restrooms	3
Gas / Propane	Yes
Heating	Radiant (3 zones)
Air Conditioning	Office & Operations Area Only
LED Lights	Office & Operations Area Only
Air Compressor Drop-Downs	Available
Racking System	Available

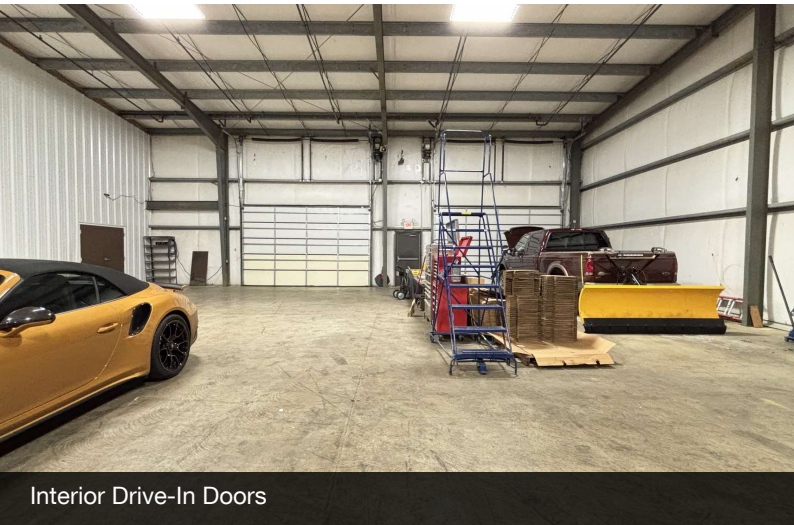




Building Exterior



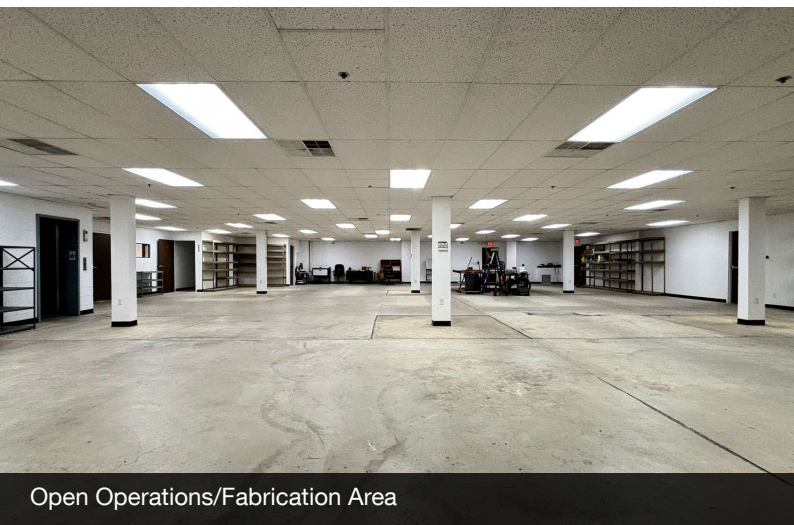
Warehouse



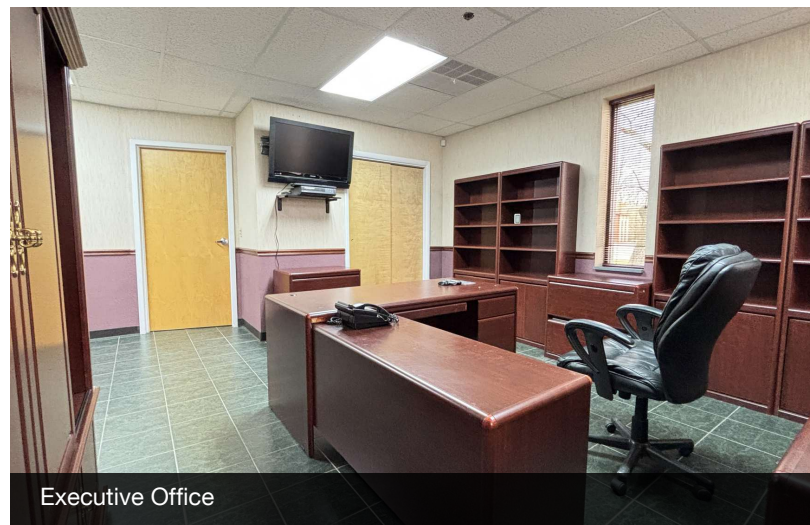
Interior Drive-In Doors



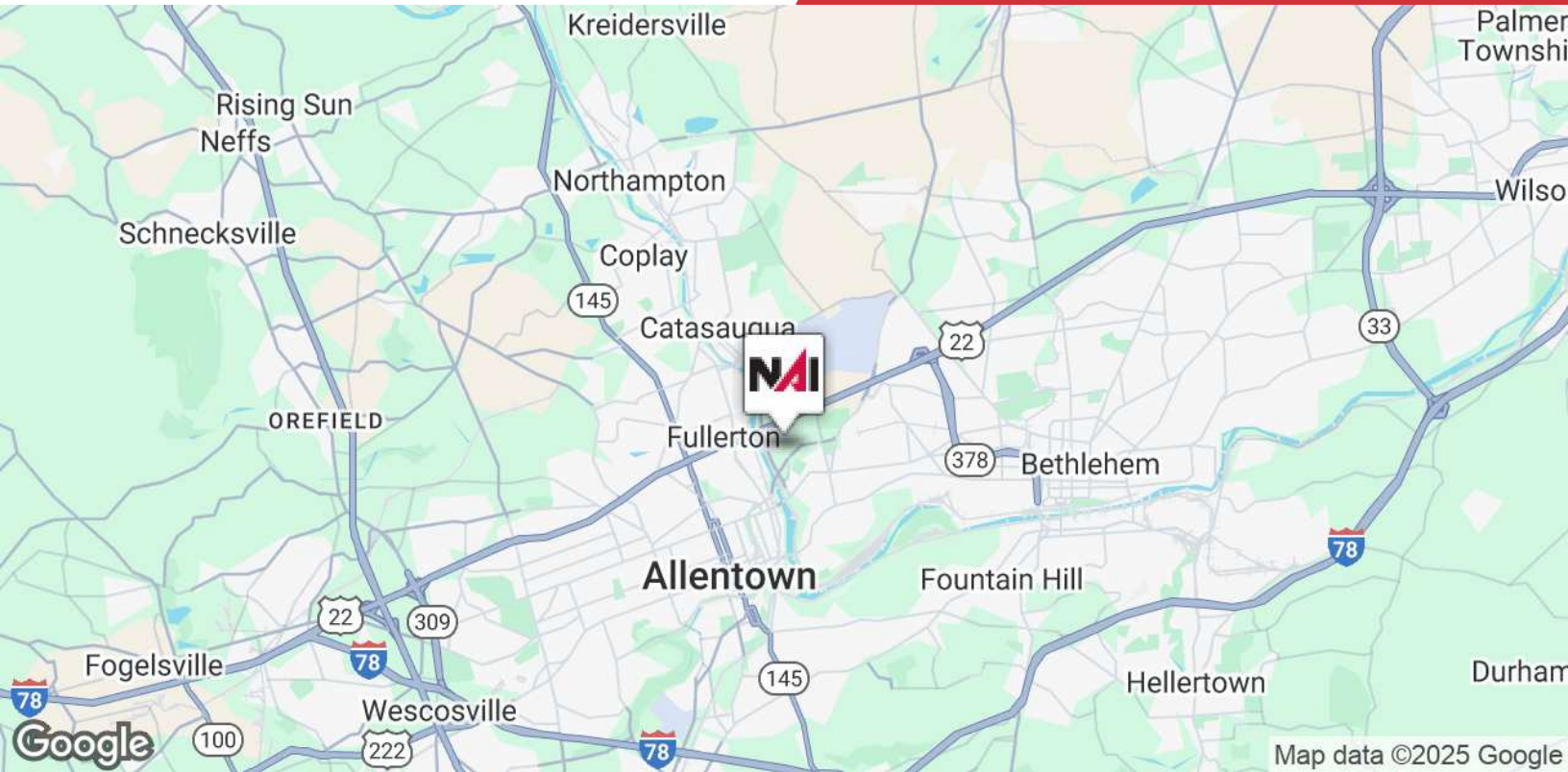
Second Floor Storage/Warehouse



Open Operations/Fabrication Area



Executive Office



	Time	Miles
LV International Airport	8 min	2.5 miles
Route 22	5 min	2.2 miles
I-476	13 min	8.6 miles
I-78 W	14 min	9.4 miles
Route 33	16 min	10.6 miles

Location Advantages

- Convenient to Route 22 and Airport Road.
- 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 largest 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 maintenance services.

For More Information

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