

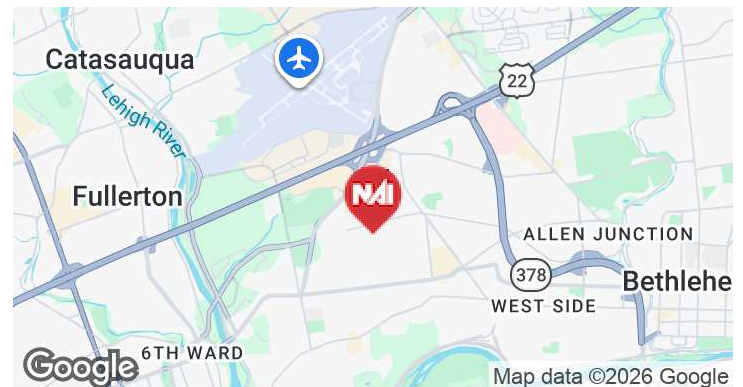


1249-1367 N. Quebec St Allentown, Pennsylvania 18109

Overview

Multiple warehouse & distribution spaces available for lease. Suite 250 features a 17'6" clear ceiling height, providing ample vertical capacity for storage and operations. The space is equipped with energy-efficient LED lighting and 3-phase electrical service to support a variety of industrial users. Includes a single dock door allows for convenient loading and unloading, with potential for additional dock door. Suite includes small office area and restroom. Suite 100 features 22' clear ceiling height in a 5,500 SF warehouse, 2 dock doors and 1 drive in door, plus 4,000 SF dedicated office space.

Spaces	Lease Rate	Space Size
Suite 250	\$11.00 SF/yr	4,650 SF
Suite 100	\$11.00 SF/yr	6,500 - 9,500 SF



For More Information

Michael Adams, SIOR

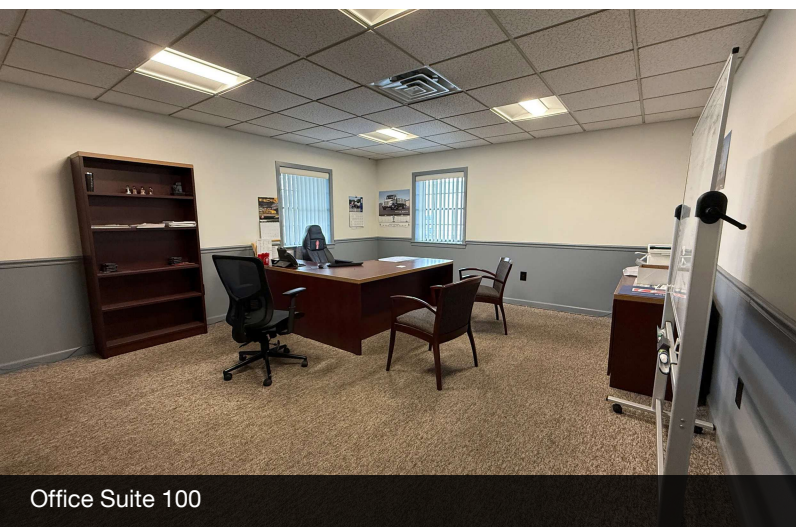
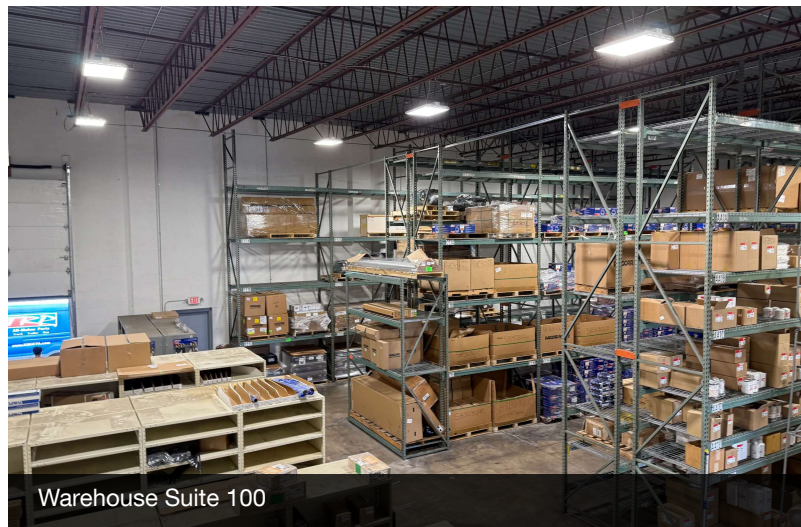
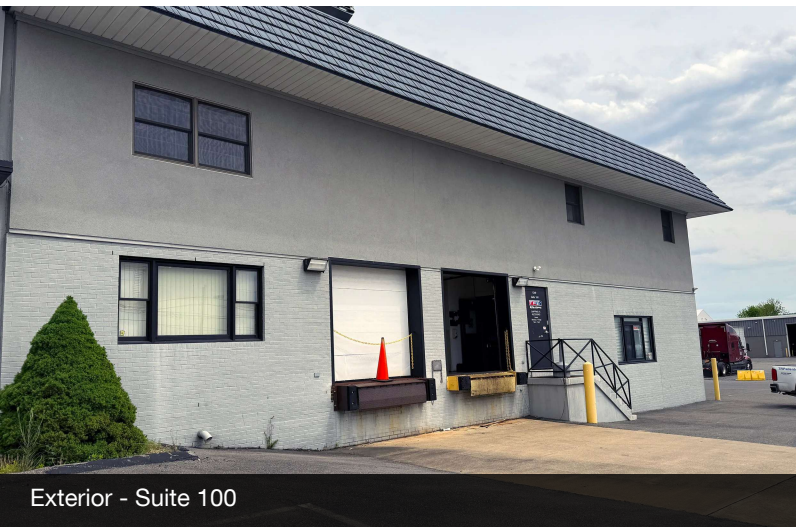
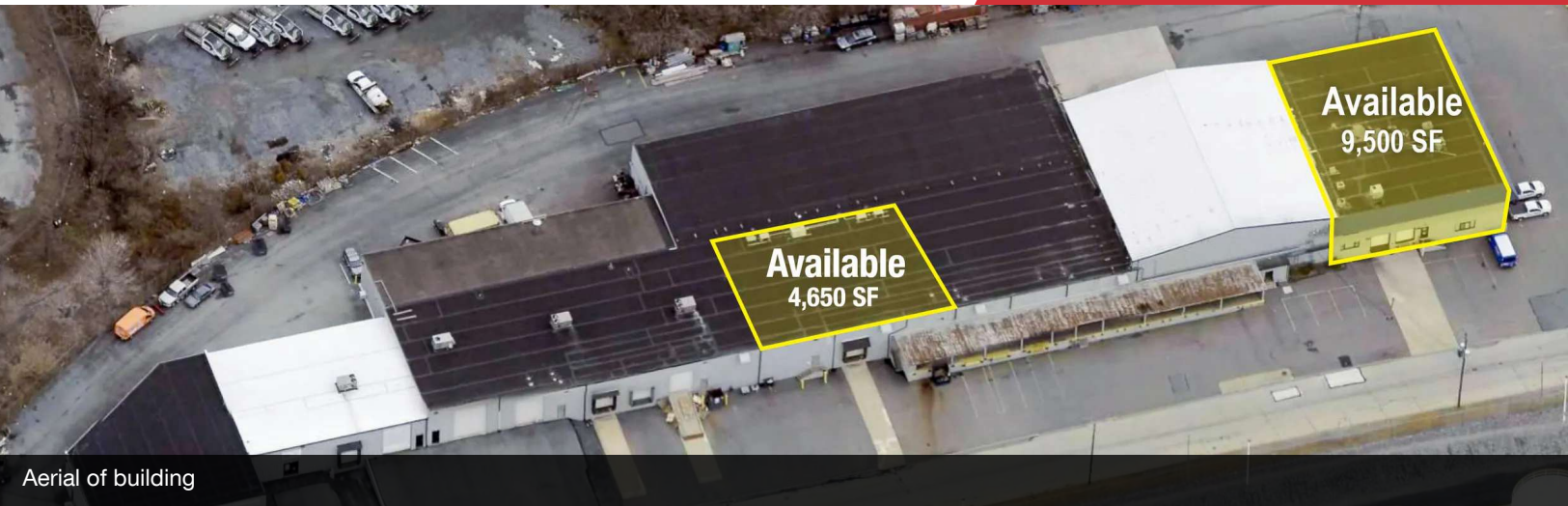
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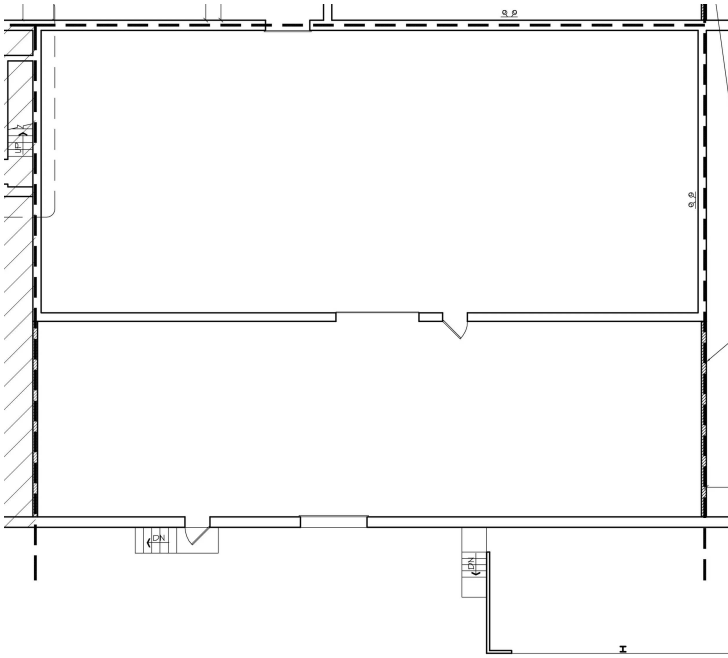
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Floor Plan Suite 250



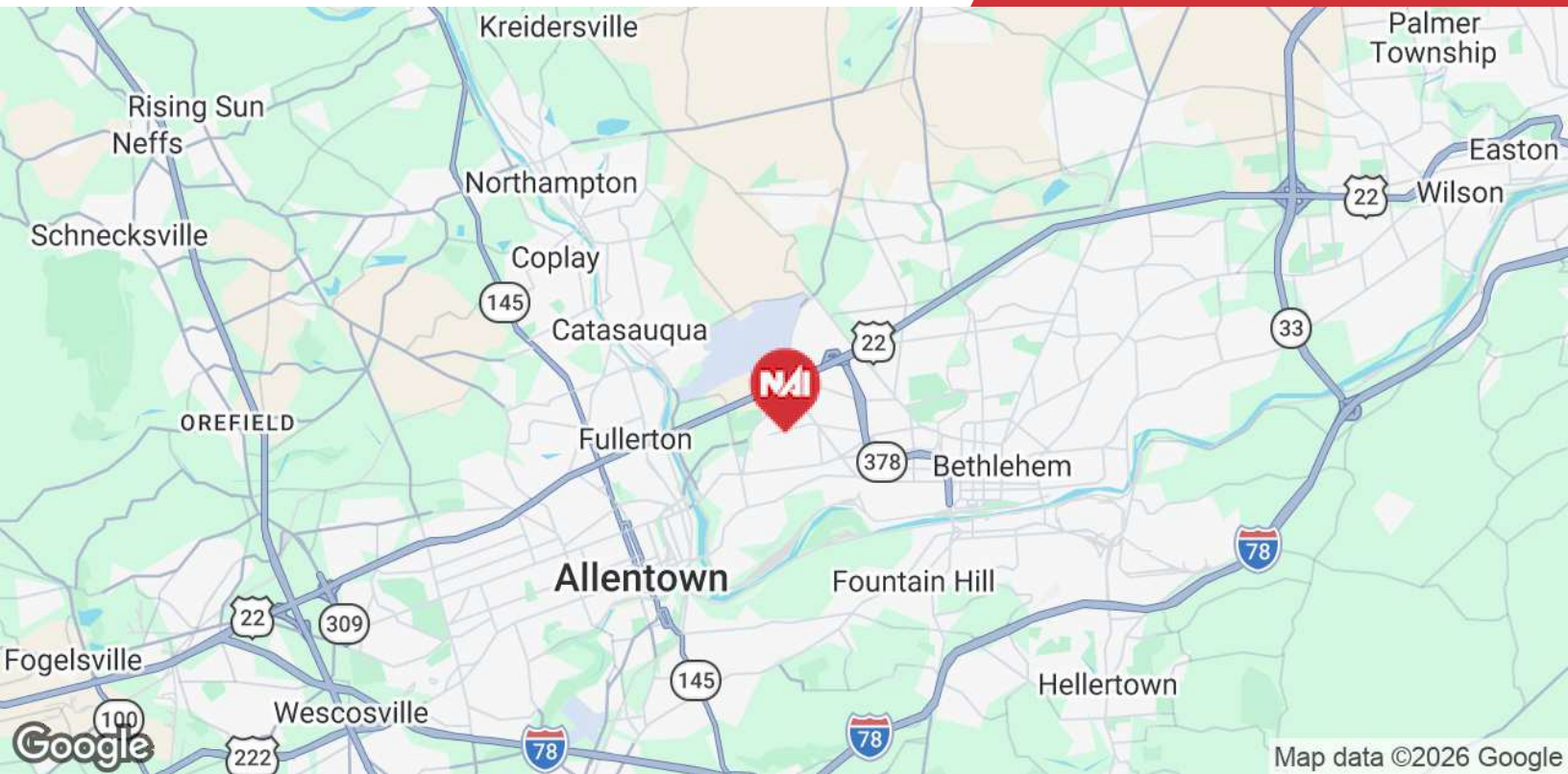
Exterior Suite 250



Warehouse Suite 250



Warehouse Suite 250



Column 1	Time	Miles
Route 378	7 min	2.9 miles
Route 22	9 min	2.5 miles
Route 33	17 min	10.7 miles
I-78	20 min	7.4 miles
I-476	20 min	10.1 miles

Location Advantages

- Within 10 minutes of Route 22 and convenient to Allentown and Bethlehem neighborhoods.
- 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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