

1115 AMERICAN PARKWAY ALLENTOWN, PA



154,446 SF FOR LEASE
BEST-IN-CLASS BUILDING SPECIFICATIONS

1115 AMERICAN PARKWAY

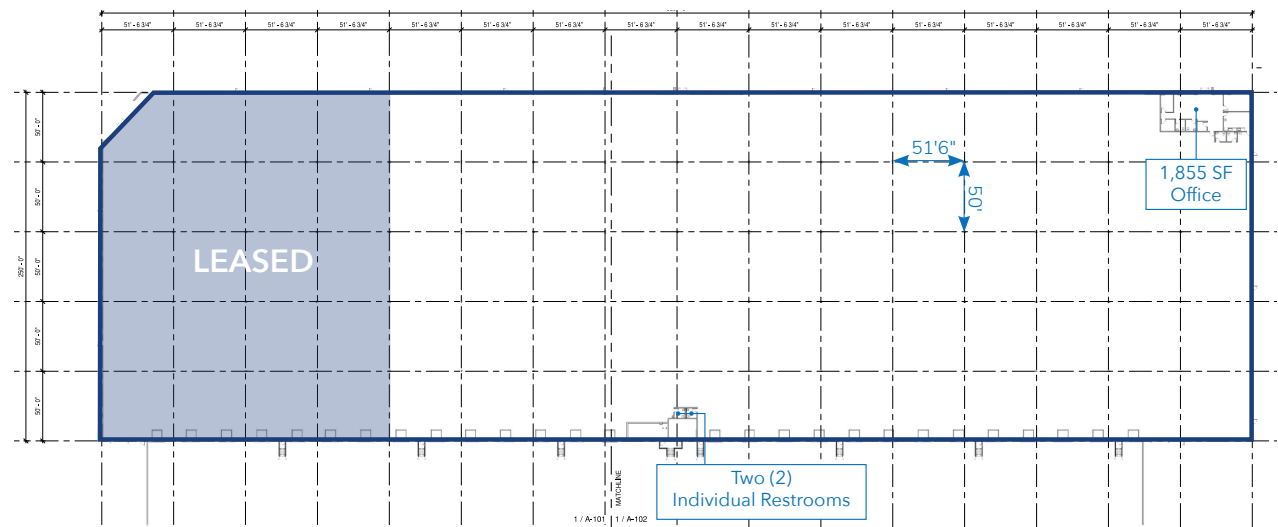
ALLENTOWN, PA

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PROPERTY OVERVIEW

AVAILABLE SIZE	154,446 SF
FULL BUILDING SIZE	205,468 SF (825' W x 250' D)
OFFICE SIZE	1,855 SF, Plus two remote restrooms
CEILING HEIGHT	36' Inside First Column Line
COLUMN SPACING	51' 6" W x 50' D
LIGHTING	LED
LOADING DOORS	20 Loading Docks fully equipped (expandable to 32)

DRIVE-INS	1 (12' x 14') Motorized
SPRINKLER	ESFR
POWER	2,000 amp; 480/240 volt, 3-phase
HVAC	Gas Fired Heading Unit (Warehouse) Heat Pump HVAC (Office)
UTILITIES	Public
TRAILER PARKING	53 Total Spaces 13 on-wall positions; 40 optional auxiliary trailer spaces
FULL BUILDING CAR PARKING	121 Spaces

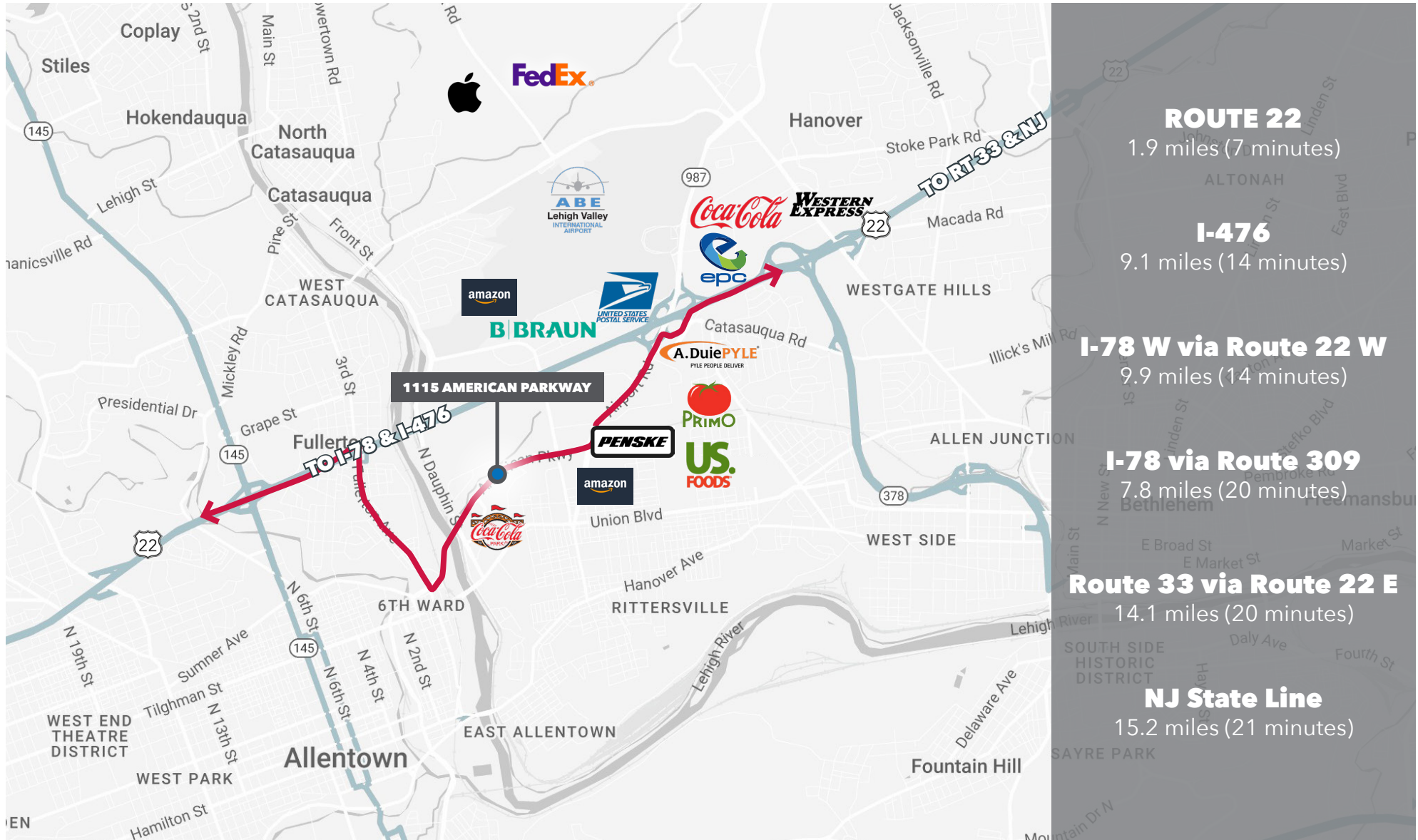


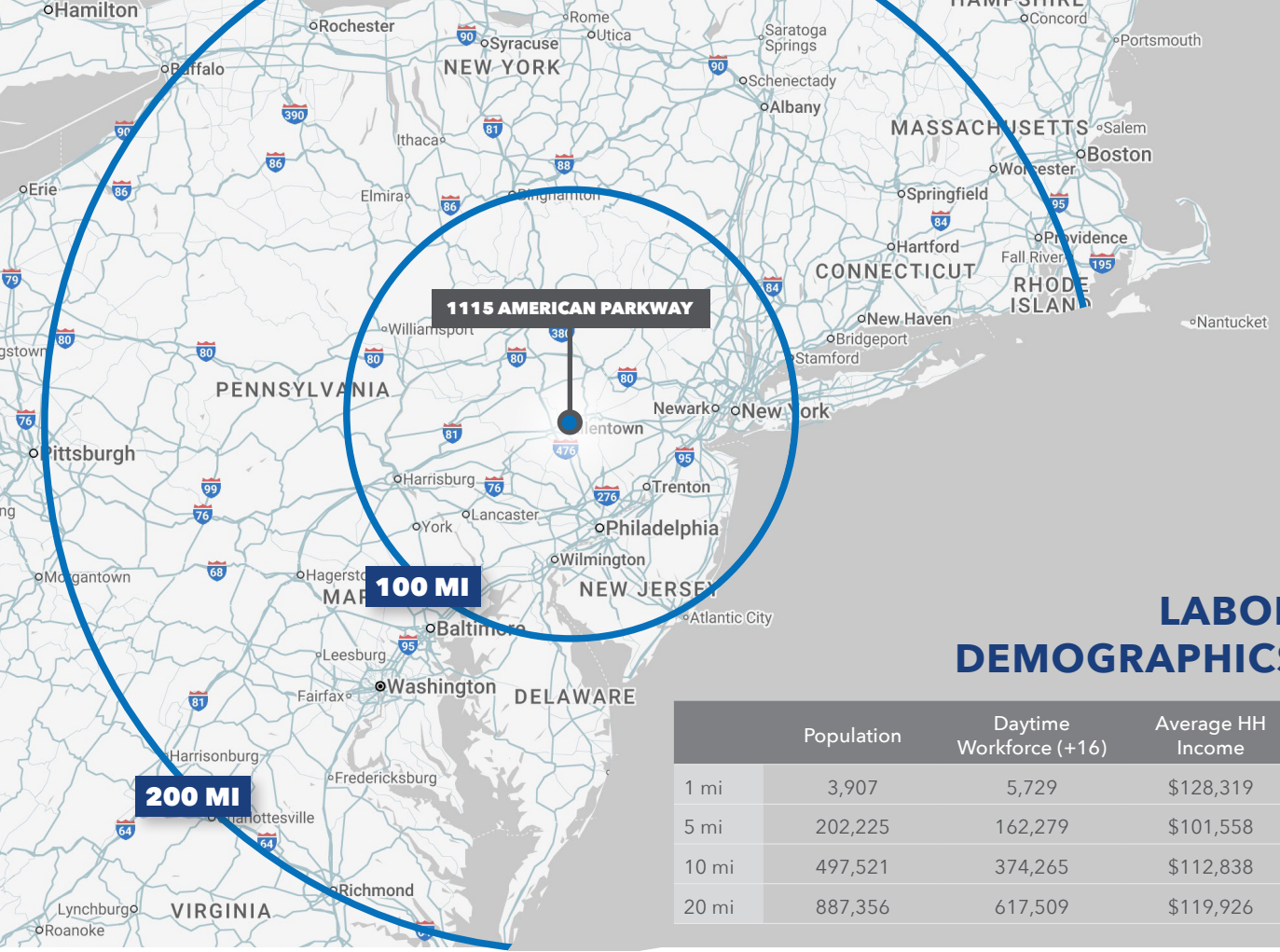
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LOCATION ACCESS





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100 MI

200 MI

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

DRIVE TIMES

CITY	MILES	MINUTES
Philadelphia, PA	65	75
Harrisburg, PA	84	86
New York, NY	90	104
Baltimore, MD	150	158
Boston, MA	301	317

INTERMODEL	MILES	MINUTES
Norfolk Southern Bethlehem	8	23

PORTS	MILES	MINUTES
Port of Philadelphia	70	85
Ports of NY/NJ	81	85
Port of Baltimore	154	156

PARCEL FACILITIES	MILES	MINUTES
UPS Bethlehem Hub	2	8
FedEx Lehigh Valley Hub	4	8
USPS Bethlehem Hub	5	14
UPS Easton Hub	14	24
FedEx Smartport	14	23

LEE FITTIPALDI
lfittipaldi@lee-associates.com
610.215.2320

KIM JACOBSEN
kjacobsen@lee-associates.com
610.400.0501

SELWYN SIMPSON
ssimpson@lee-associates.com
610.947.1952

EVAN JACOBSEN
ejacobsen@lee-associates.com
610.982.8706



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Lee & Associates of Eastern Pennsylvania LLC
610 W. Germantown Pike, Suite 160, Plymouth Meeting, PA 19462 USA | (610) 400.0499 | lee-associates.com/easternpa