

CONSTRUCTION COMPLETE

1115 AMERICAN PARKWAY

ALLENTOWN, PA

FOR LEASE

205,468 SF

- Excellent access to major highways, labor, and parcel post
- Best-in-class building specifications
- Separate on-site trailer parking lot available
- Highly visible location with abundant nearby amenities



Leasing Contact:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee Fittipaldi
lfittipaldi@lee-associates.com
D 610.215.2320

Kim Jacobsen
kjacobsen@lee-associates.com
D 610.400.0501

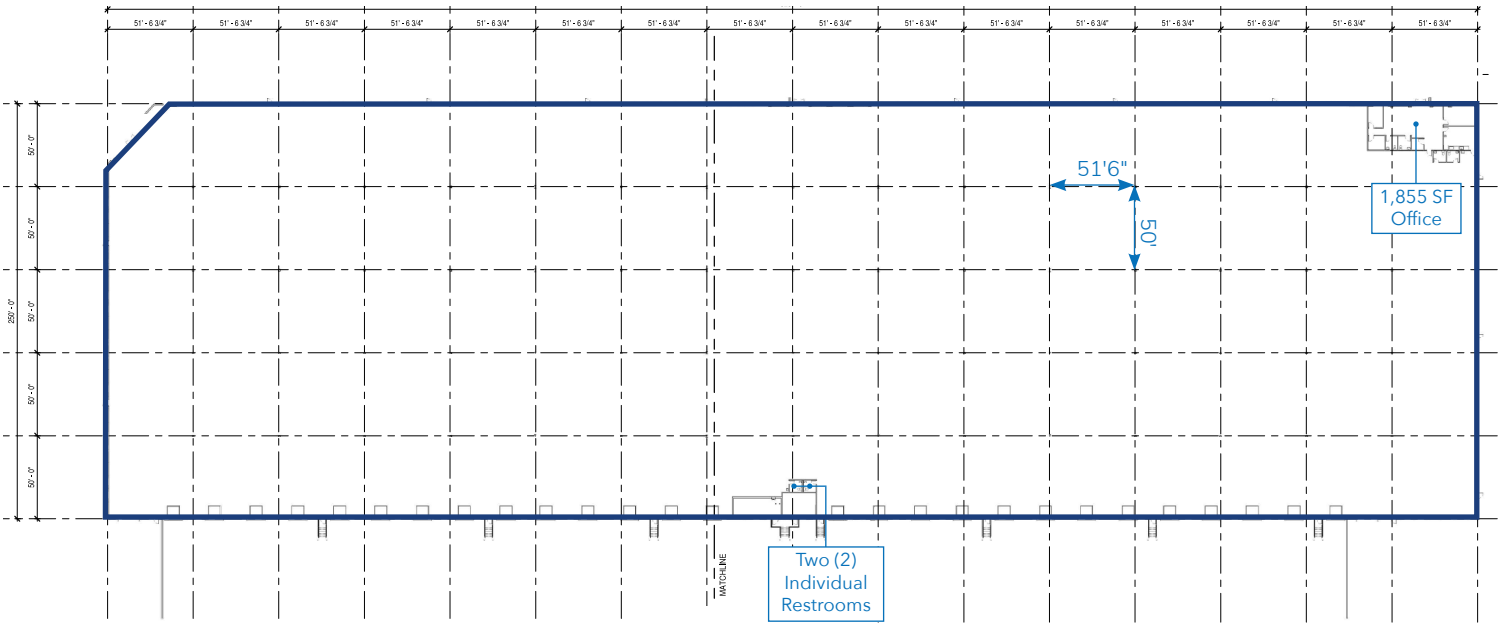
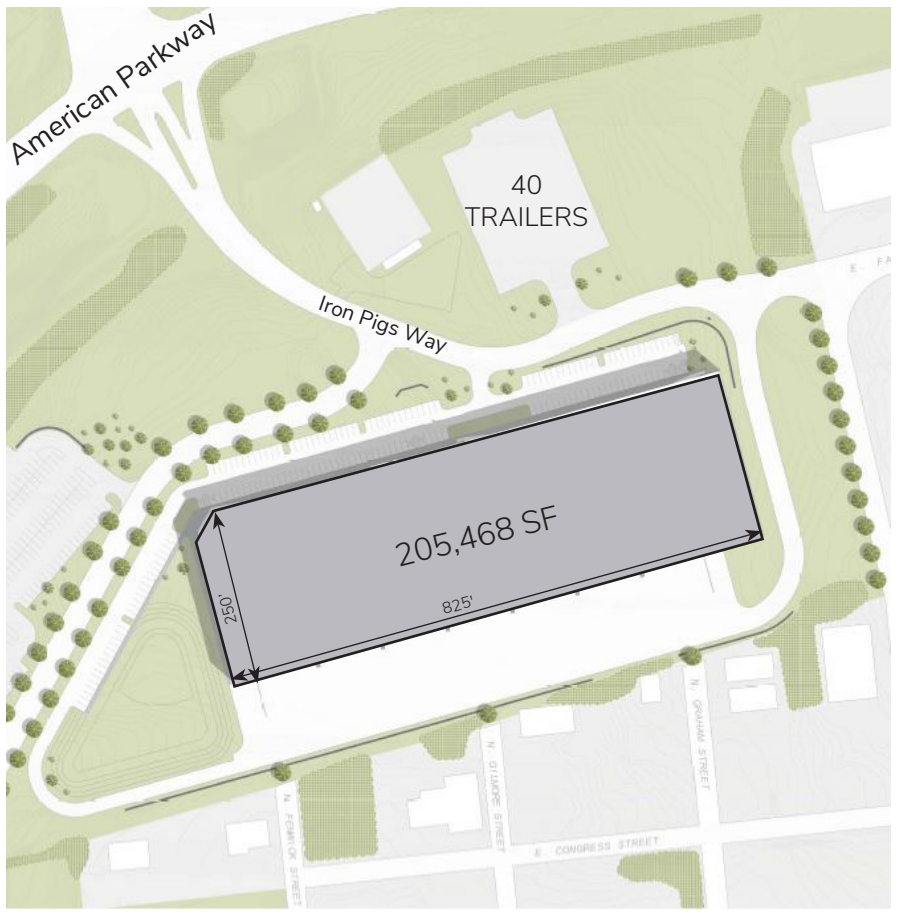
Selwyn Simpson II
ssimpson@lee-associates.com
D 610.947.1952

Developed and Managed by:

INDUS
INDUS REALTY TRUST

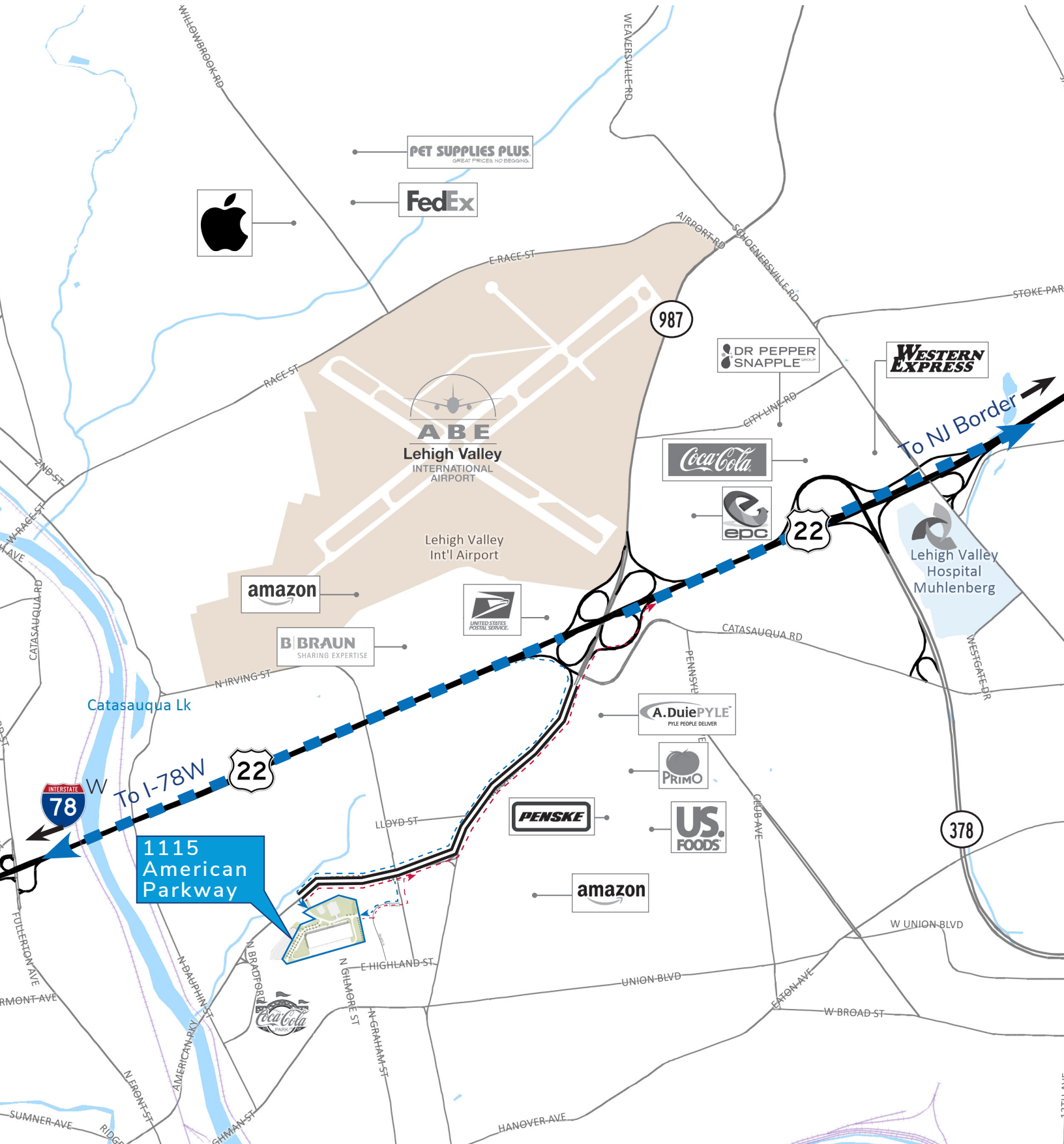
Site & Building Details

| | |
|-----------------|--|
| Size (SF) | 205,468 SF |
| Office (SF) | 1,855 SF |
| Dimensions | 825'W x 250'D |
| Ceiling Height | 36' Inside First Column Line |
| Column Spacing | 51'6"W x 50'D |
| Lighting | LED |
| Loading Doors | 26 Loading Docks fully equipped (expandable to 45) |
| Drive-ins | 2 (12' x 14') motorized |
| Sprinkler | ESFR |
| Power | Designed for 3000 amp; 480/240 volt, 3-phase |
| HVAC | Gas Fired Heading Units (Warehouse) Heat Pump HVAC (Office) |
| Utilities | Public |
| Trailer Parking | 59 total spaces 19 on-wall positions 40 optional auxiliary trailer spaces |
| Car Parking | 161 spaces |



1115
AMERICAN PARKWAY

Location Map



HIGHWAY ACCESS

| | | | |
|--------------------------|-------------------------|----------------------------|-------------------------|
| To Route 22 | 1.5 miles (4 minutes) | To I-78 via Route 309 | 9.4 miles (13 minutes) |
| To I-476 | 8.1 miles (11 minutes) | To Route 33 via Route 22 E | 12.6 miles (15 minutes) |
| To I-78 W via Route 22 W | 15.8 miles (18 minutes) | To NJ State Line | 17.9 miles (20 minutes) |

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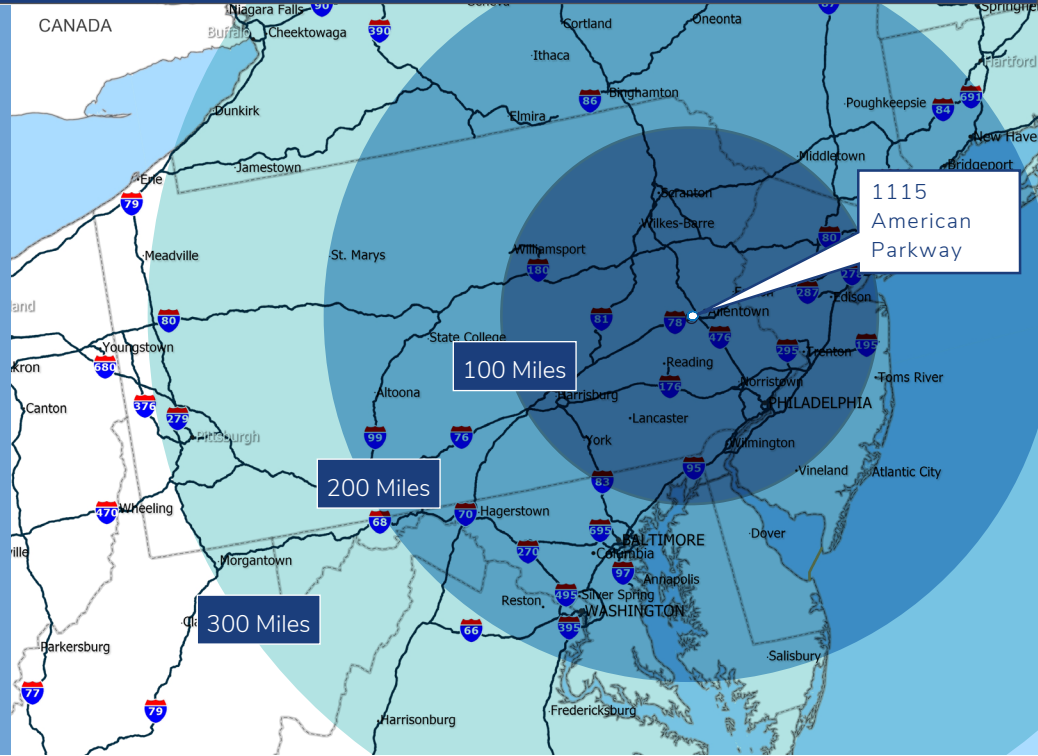
LOCATION HIGHLIGHTS

1115 American Parkway is within the City of Allentown and provides excellent access to Route 22 and dense labor.

High visibility from prominent gateway to Lehigh Valley - Iron Pigs Stadium.

Less than:

- 1.5 miles to Route 22
- 2 miles to LVIA
- 5 miles to FedEx
- 7 miles to UPS & USPS



DEMOGRAPHICS:

1115 American Parkway provides the most dense access to labor of any major competitive locations in the Lehigh Valley.

| | 15 minutes | 30 minutes |
|---|----------------|----------------|
| 1115 AMERICAN PARKWAY | 153,598 | 394,735 |
| Route 33, Chrin Interchange Easton PA | 89,657 | 391,360 |
| Route 100 and I-78 Corridor Breinigsville, PA | 69,774 | 371,185 |
| Prologis Lehigh Valley East Northampton PA | 63,223 | 356,106 |
| Majestic Bethlehem Center Bethlehem PA | 55,270 | 357,296 |
| Route 33 / 512 Interchange Wind Gap PA | 46,471 | 334,749 |
| Prologis Lehigh Valley West Alburts PA | 40,808 | 257,463 |
| Route 61 Hamburg PA | 20,545 | 201,777 |

DRIVE DISTANCES:

| | Distance (mi) | Drive Time (h/m) |
|----------------------------|---------------|------------------|
| Philadelphia PA | 65 | 1h 18m |
| Harrisburg PA | 86 | 1h 37m |
| New York NY | 90 | 1h 41m |
| Baltimore MD | 151 | 2h 40m |
| Boston MA | 303 | 4h 54m |
| Norfolk Southern Bethlehem | 8 | 23m |
| Port of Philadelphia | 71 | 1h 26m |
| Ports of NY/NJ | 80 | 1h 21m |
| Port of Baltimore | 155 | 2h 37m |
| FedEx Allentown Hub | 5 | 12m |
| USPS Bethlehem Hub | 7 | 16m |
| UPS Easton Hub | 14 | 22m |
| FedEx Smartport | 15 | 26m |
| UPS Bethlehem Hub | 17 | 24m |

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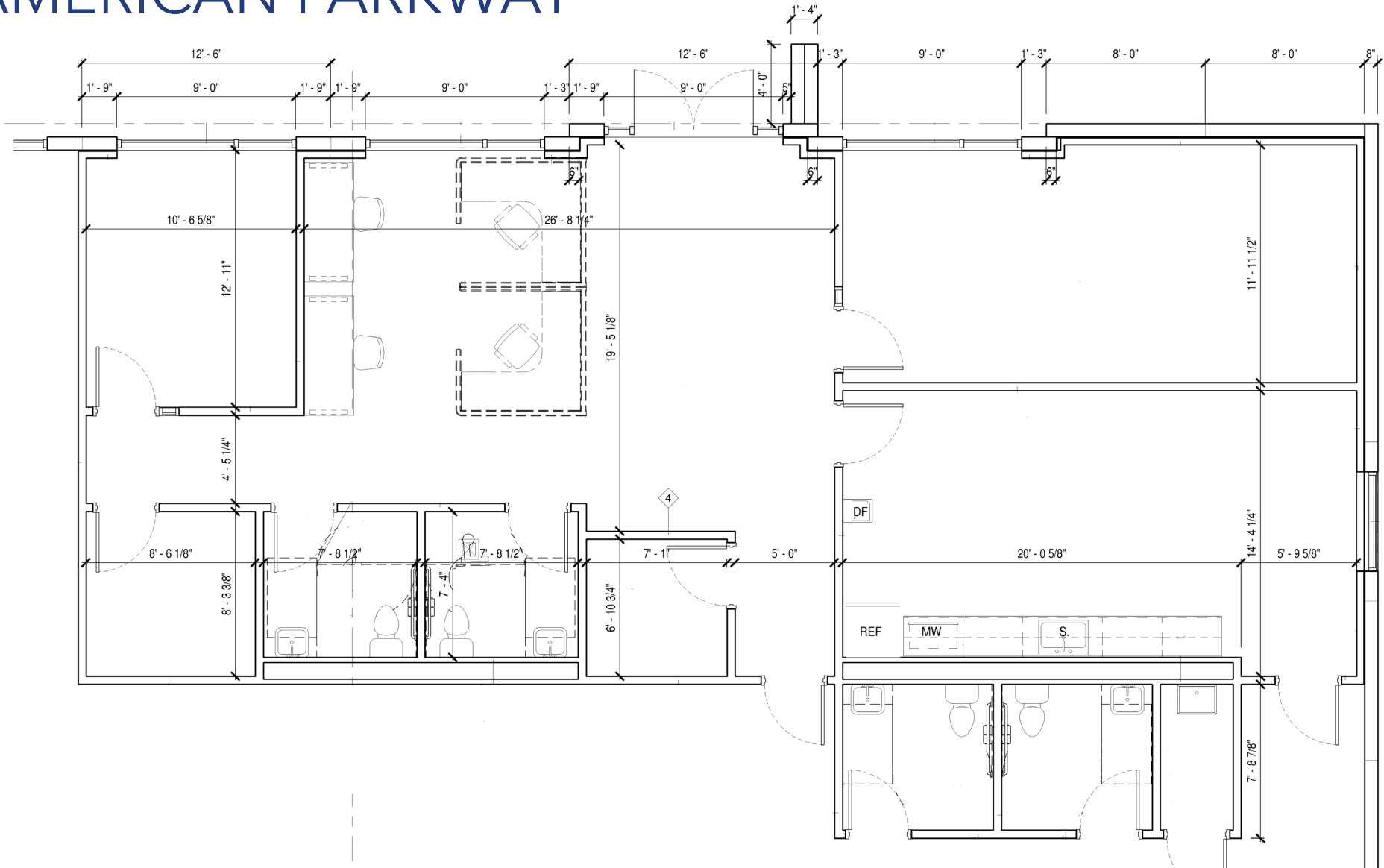
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Office Plan



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