



## 1660 E Race St

Allentown, Pennsylvania 18109

### Property Overview

Space features 24,000 SF of fully conditioned warehouse space complemented by 2,800 SF of dedicated office area. The warehouse is equipped with four (4) 8' x 10' dock doors and one (1) 12' x 14' drive-in door, with each dock position including levelers, seals, and bumpers to support efficient loading operations.

The facility offers strong industrial specifications suited for a variety of warehouse, manufacturing, and distribution users, including 20' clear ceiling heights, 75' x 25' column spacing, 3-phase 480V / 400-amp electrical service, and upgraded LED lighting throughout. Additional features include outdoor storage and yard area available for tenant use. The space was remodeled in 2024, providing a modernized and functional industrial environment.

### Offering Summary

<b>Lease Rate:</b>	Call for details
<b>Building Size:</b>	48,000 SF
<b>Available SF:</b>	26,800 SF
<b>Lot Size:</b>	4.4 Acres

### For More Information

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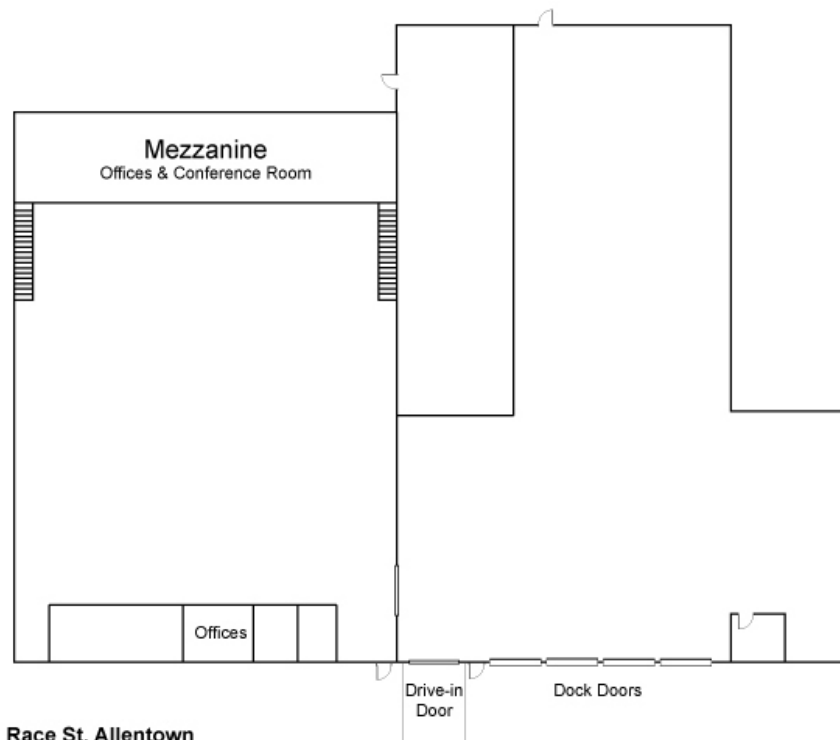
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### Property Information

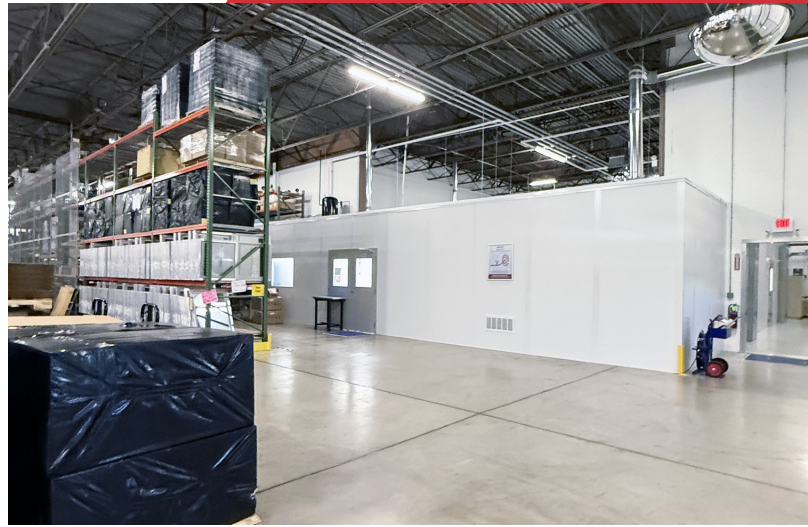
Property Type	Industrial
Property Subtype	Refrigerated/Cold Storage, Warehouse/Distribution, Manufacturing, Flex, and R&D
Zoning	PIO - Planned Industrial/Office
Lot Size	4.4 Acres
Year Built / Renovated	1966 / 2024
Parking Spaces	51
Truck Court	125 ft
Outdoor Storage	Yes
Gas/Propane	Gas Heat
Water/Sewer	Public

### Suite Information

Total Space	26,800 SF
Warehouse Space	24,000 SF
Office Space	2,800 SF
Number of Dock High Doors	4 (8'x 10') All docks equipped with levelers, seals, & bumpers
Number of Drive in Bays	1 (12' x 14')
Ceiling Height	20 ft
Column Space	70 ft x 25 ft
Condition	Good
Sprinkler System	Wet
HVAC	Fully Air-Conditioned
Lighting	LED

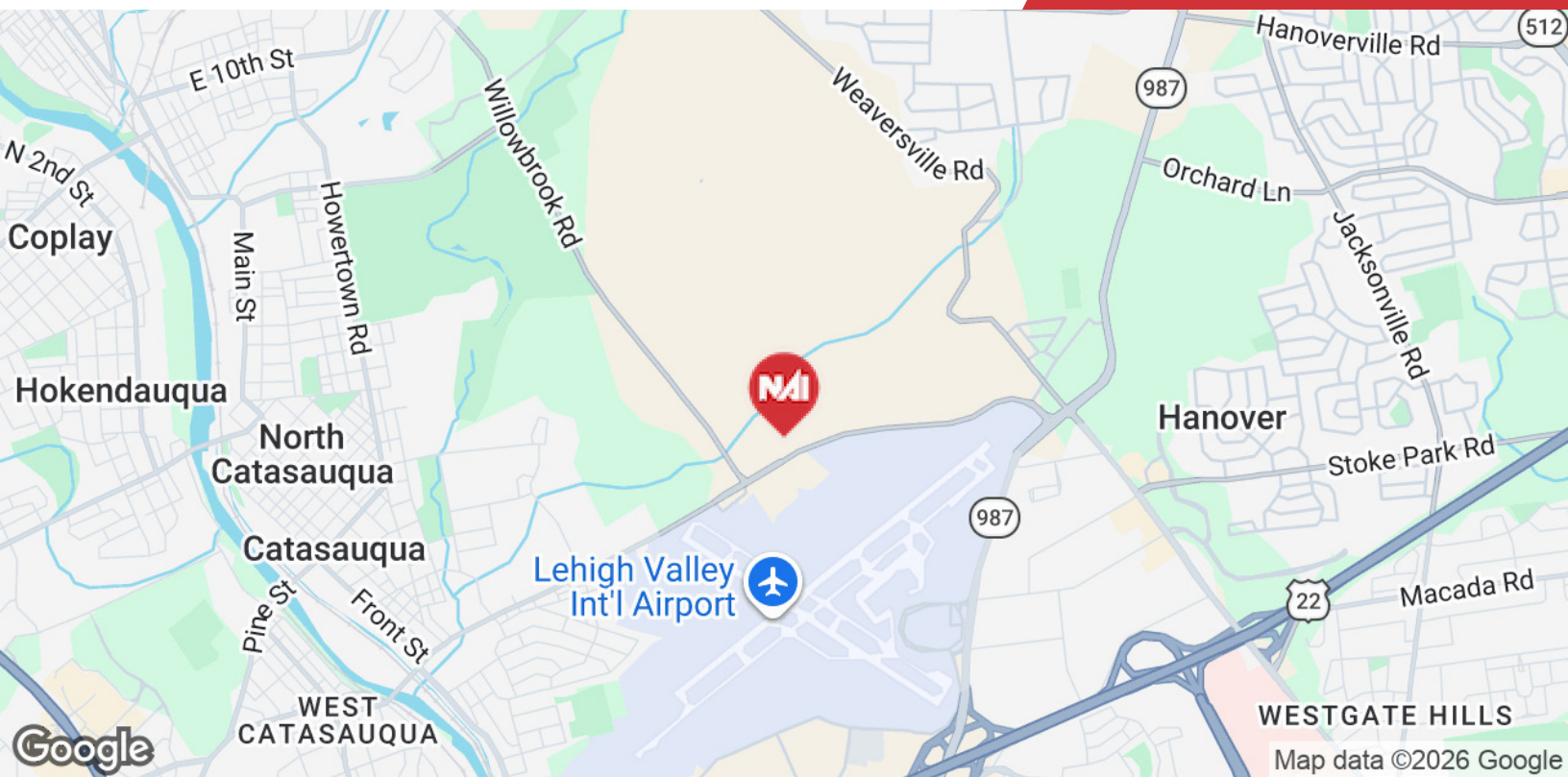


1660 E Race St, Allentown  
Floor Plan  
Not to Scale



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	Time	Miles
Lehigh Valley International Airport	3 min	1.5 miles
Route 22	5 min	2.5 miles
Route 33	14 min	10 miles
I-476 NE Extension	16 min	11 miles
I-78 W	16 min	12 miles

## Location Advantages

- Strategically located with near-immediate access to Lehigh Valley International Airport and Route 22
- 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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