



Industrial Property  
Warehouse  
Distribution



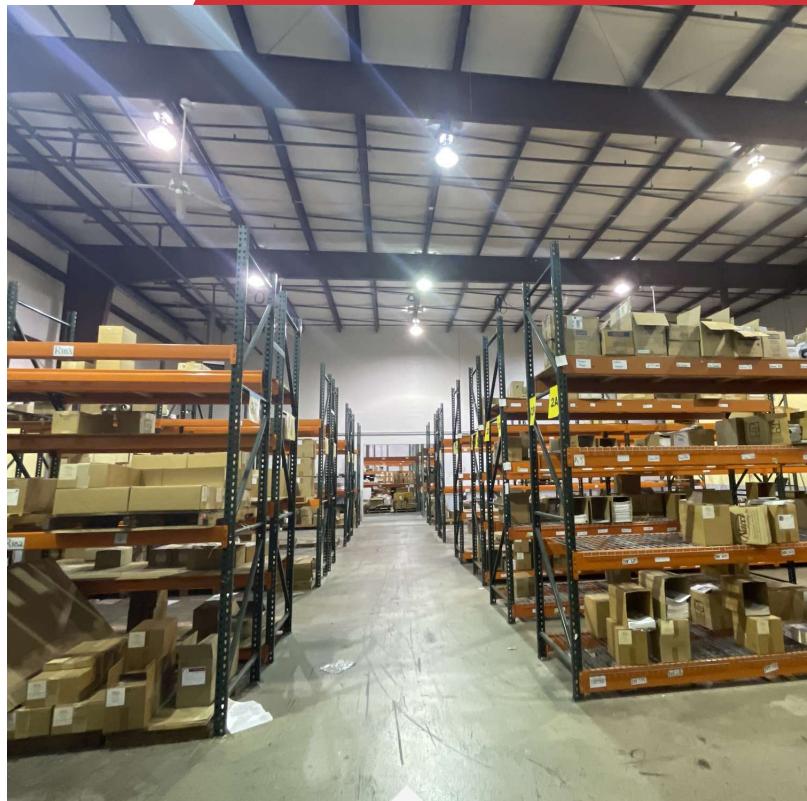
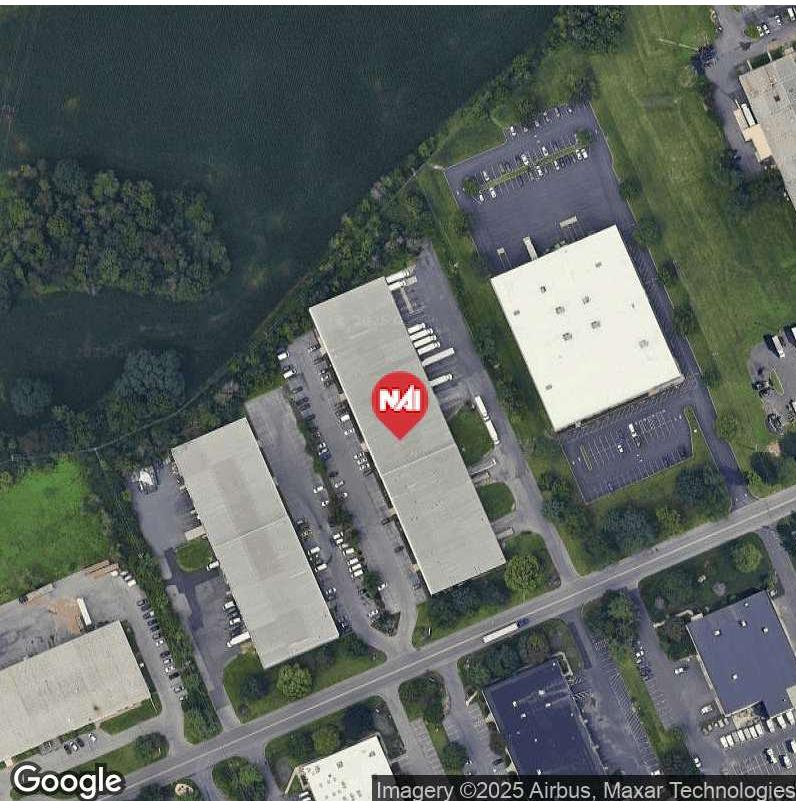
# 759 Roble Rd

Allentown, PA 18109

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Property Type	Industrial
Property Subtype	Warehouse/Distribution
Building Size	55,200 SF
Available SF	16,800 SF
Lot Size	4.11 Acres
Year Built	2000

Industrial warehouse space available for lease, well-equipped for distributors or warehouse operations. Features include high ceilings, 3 dock doors (2 of them with temporary ramps), a 100 ft truck court, heavy power, heated warehouse, and well-maintained office space—all offered at a competitive rate with low operating expenses.

- Ceiling Height 22 ft
- Central location in the Lehigh Valley provides excellent connectivity to region

## Location Information

Street Address	759 Roble Rd
City, State, Zip	Allentown, PA 18109
County	Lehigh

## Available Space Specifications

Available SF	16,800 SF
Building Class	B
Office SF	+- 3,500 SF
Warehouse SF	+- 13,300 SF
Sprinkler	Wet
Roof	Metal
HVAC	A/C & Gas Heat in Office Gas Heat in Warehouse

## Space Specifications Continued

Floor Thickness	6"
Truck Court	100 ft
Lighting	LED
Dock Doors	3
Levelers	3
Clear Height	22 ft
Column Spacing	60' w x 25' d
Power	480 Volt 3-Phase Power
Sewer	Public
Water	Municipal



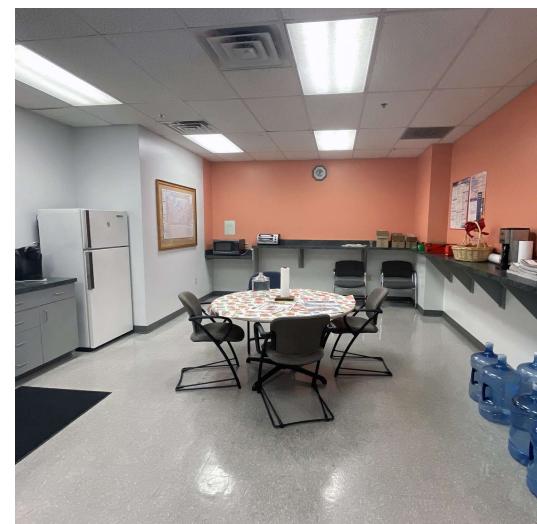
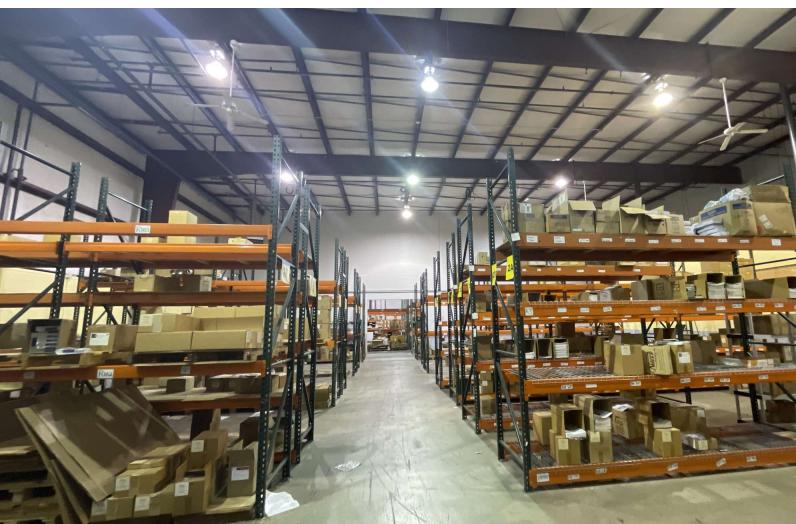
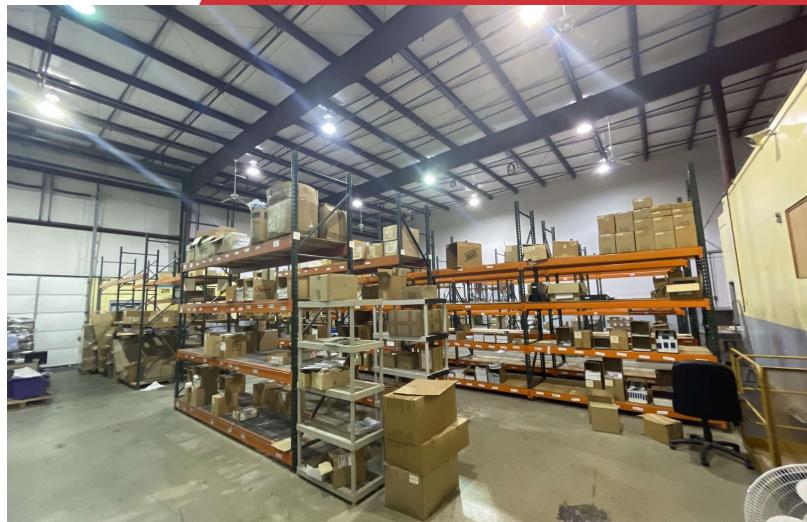
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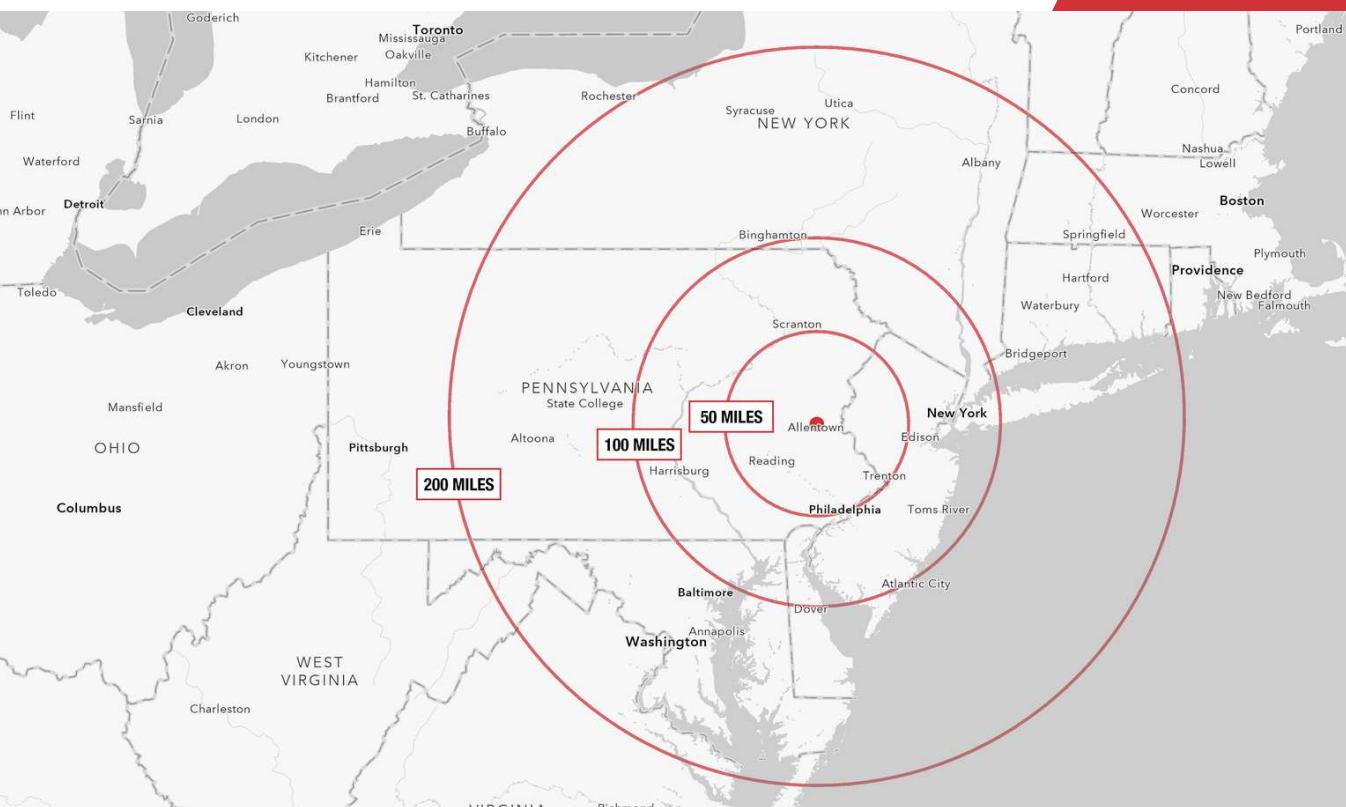
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#### LV International Airport

Time Miles

7 min 2.5 miles

#### Newark International Airport

80 min 80 miles

#### Port of Philadelphia

85 min 72 miles

#### Philadelphia Airport

75 min 74 miles

#### Newark Freight Terminal

85 min 82 miles

## Location Advantages

- Located off Airport Road and Route 22, situated in center of Lehigh Valley with great connectivity to the region.
- 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, locally owned, 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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