



Industrial Property
Warehouse
Distribution



759 Roble Rd

Allentown, PA 18109

Michael Adams, SIOR

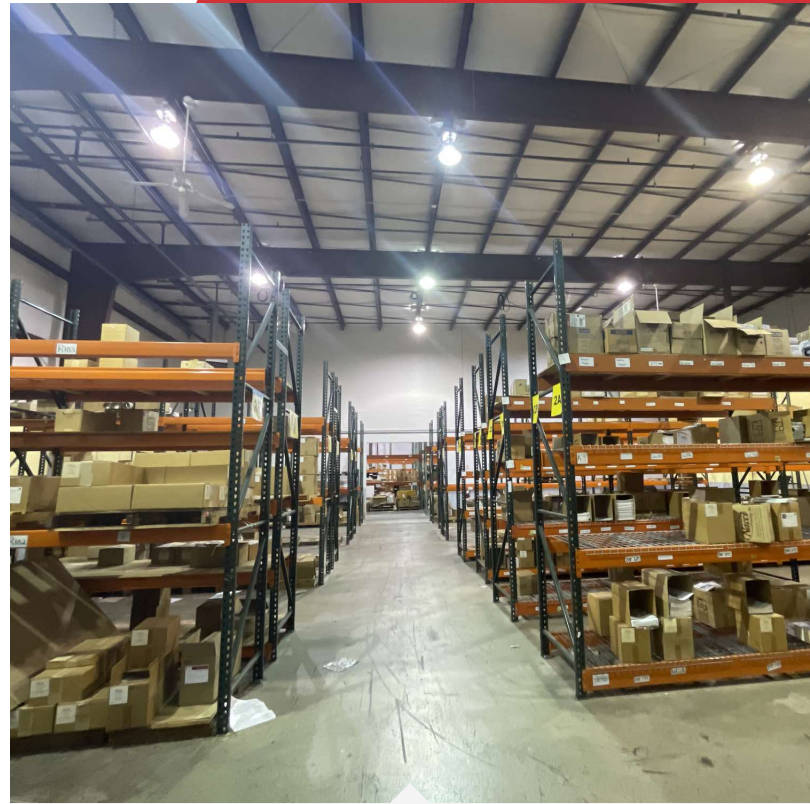
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Property Type	Industrial
Property Subtype	Warehouse/Distribution
Building Size	55,200 SF
Available SF	16,800 SF
Lot Size	4.11 Acres
Year Built	2000

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

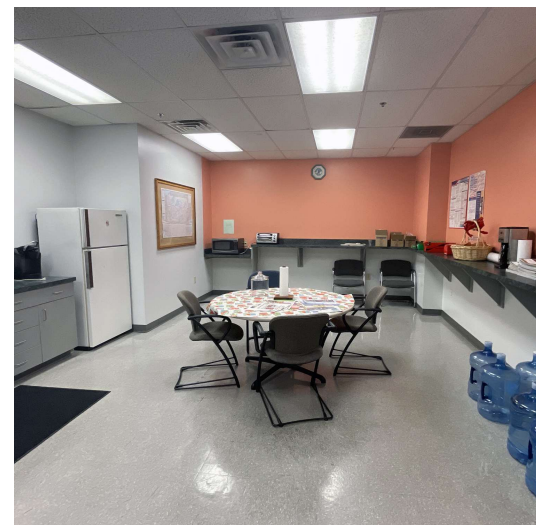
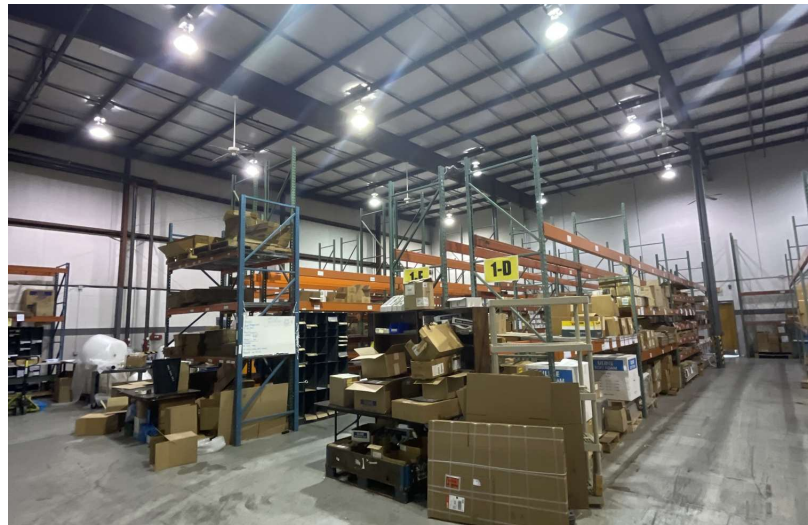
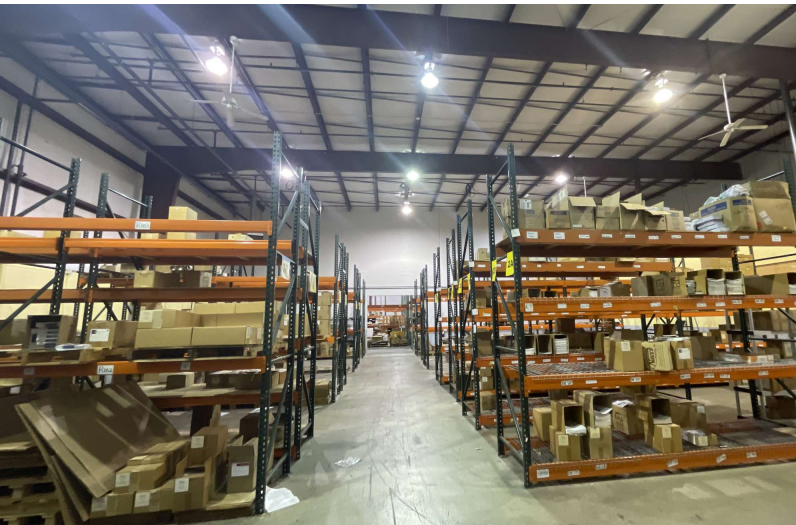
Available SF	16,800 SF
Building Class	B
Office SF	+/- 3,500 SF
Warehouse SF	+/- 13,300 SF
Sprinkler	Wet
Roof	Metal
HVAC	A/C & Gas Heat in Office Gas Heat in Warehouse

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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	Time	Miles
LV International Airport	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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