



## 2843 Mitchell Avenue

Allentown, Lehigh County, PA

### Property Features

- 20,000-40,000 SF Available within a 70,000 SF industrial new construction industrial building
- Construction underway with an anticipated delivery date of Q4 2024
- 5 drive-up tailgate and 1 drive-in loading docks
- 35' ceilings and 8" concrete slab
- Heavy Power, all utilities, fully sprinklered
- 53'4" x 53'8" column spacing
- Set on 6.88 acre lot
- Excellent location within minutes to I-78 and Rte 309
- Ideal uses include transportation, manufacturing, and distribution
- **Lease Rate: Call for details**



For more information:

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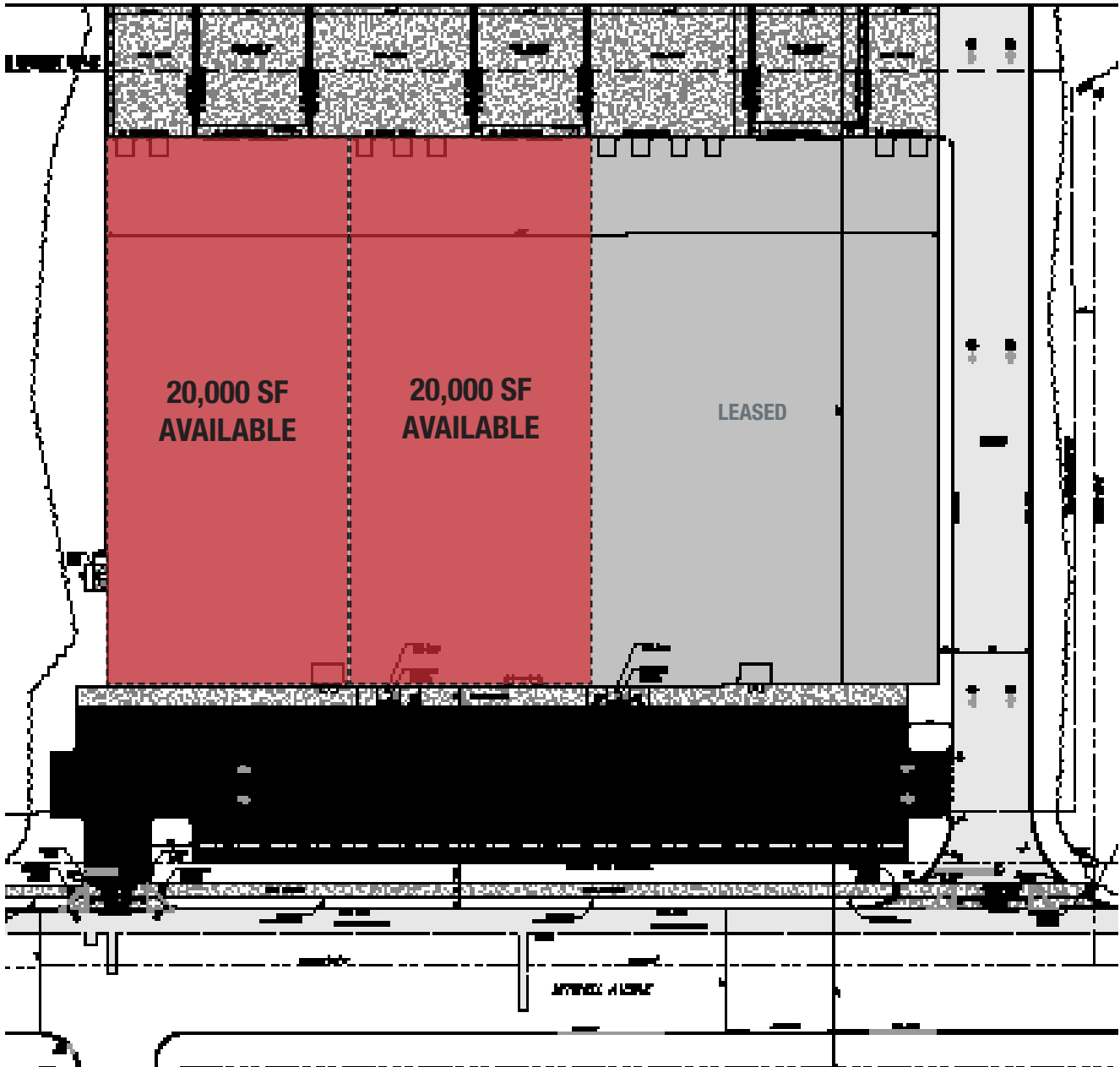
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**NAI Summit**

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Site Development Plan





2843 MITCHELL AVE **ALLENTOWN, PA**

Aerial of parcel



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# 2843 MITCHELL AVENUE ALLENTOWN, PA



## Area Overview

Located in South Allentown with excellent access to Interstate 78 and Route 309 from two exits, Lehigh Street and Emmaus Avenue. Convenient to Pennsylvania Turnpike 476 - Northeast Extension.

## AREA DEMOGRAPHICS

Key Facts	1 Mile	3 Miles	5 Miles
Population	7,937	83,759	210,621
Median Age	41.2	38.6	39.1
Average HH Income	\$79,828	\$80,941	\$87,875
Total Businesses	384	2,921	7,323
Total Employees	6,597	69,114	122,337

## TRAFFIC COUNTS

Street	Distance	Cross-Street	Year	Count
West Emaus Ave	0.12	Prospect Ave	2020	13,024
Lehigh Street	0.29	29th St SW	2019	13,940
West Emaus Ave	0.31	Shaler St	2020	6,512