

1384 S. FIFTH STREET ALLENTOWN, PA



10.8 ACRES OF INDUSTRIAL LAND FOR SALE
CAN BE RAIL-SERVED



LOT SPECIFICATIONS

PROPERTY SIZE	10.8 AC
ZONING	I-2 Limited Industrial
BUILDING SIZE	7,965 SF

PERMITTED BY-RIGHT USES:

- > OUTDOOR STORAGE
- > INDUSTRIAL EQUIPMENT RENTALS AND SALE
- > DISTRIBUTION
- > MANUFACTURING
- > RECYCLING
- > SELF-STORAGE
- > TRUCK TERMINAL
- > PACKAGING/BOTTLING
- > PACKAGING DELIVERY
- > BUS TERMINAL
- > EXERCISE CLUB

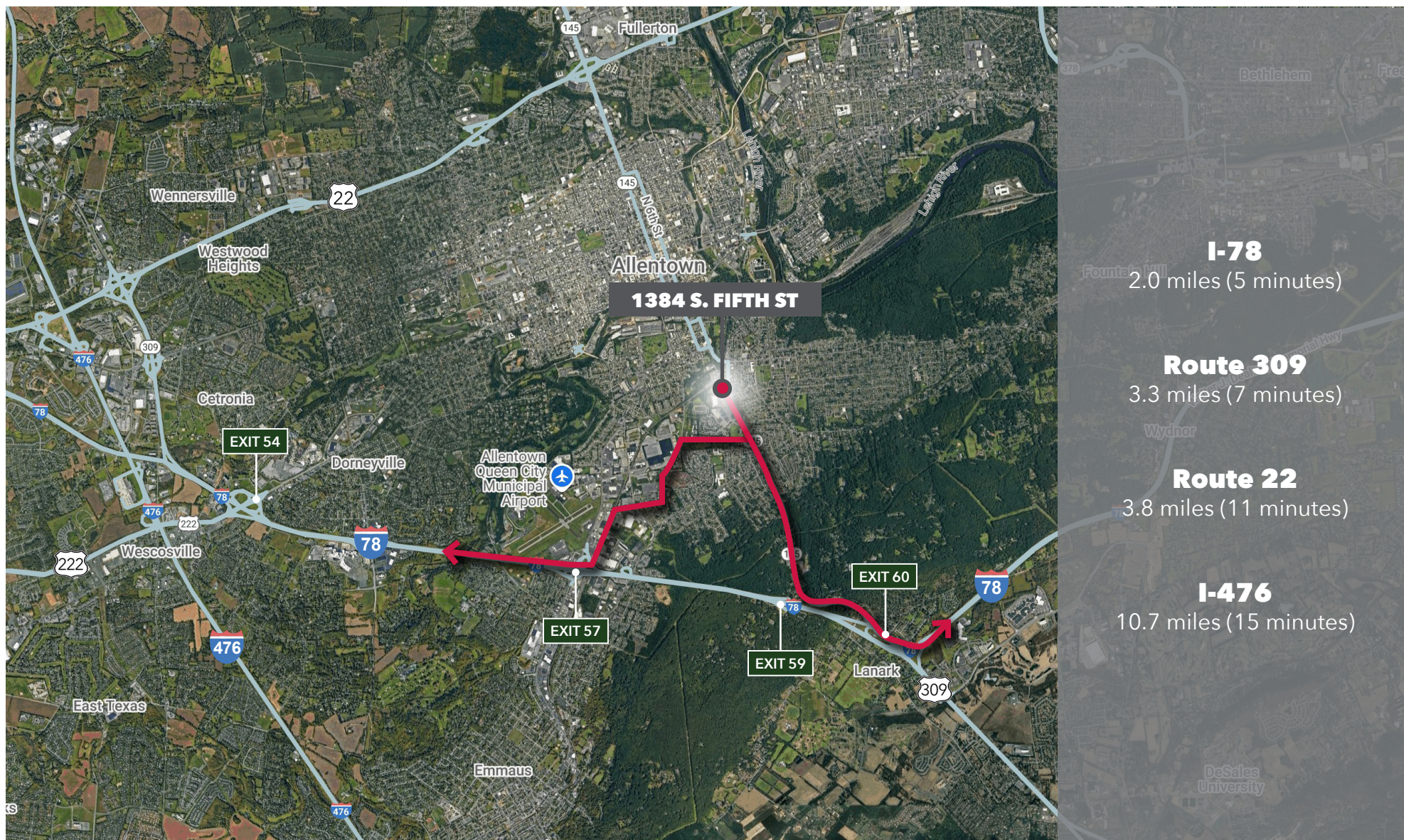
1384 S. FIFTH STREET

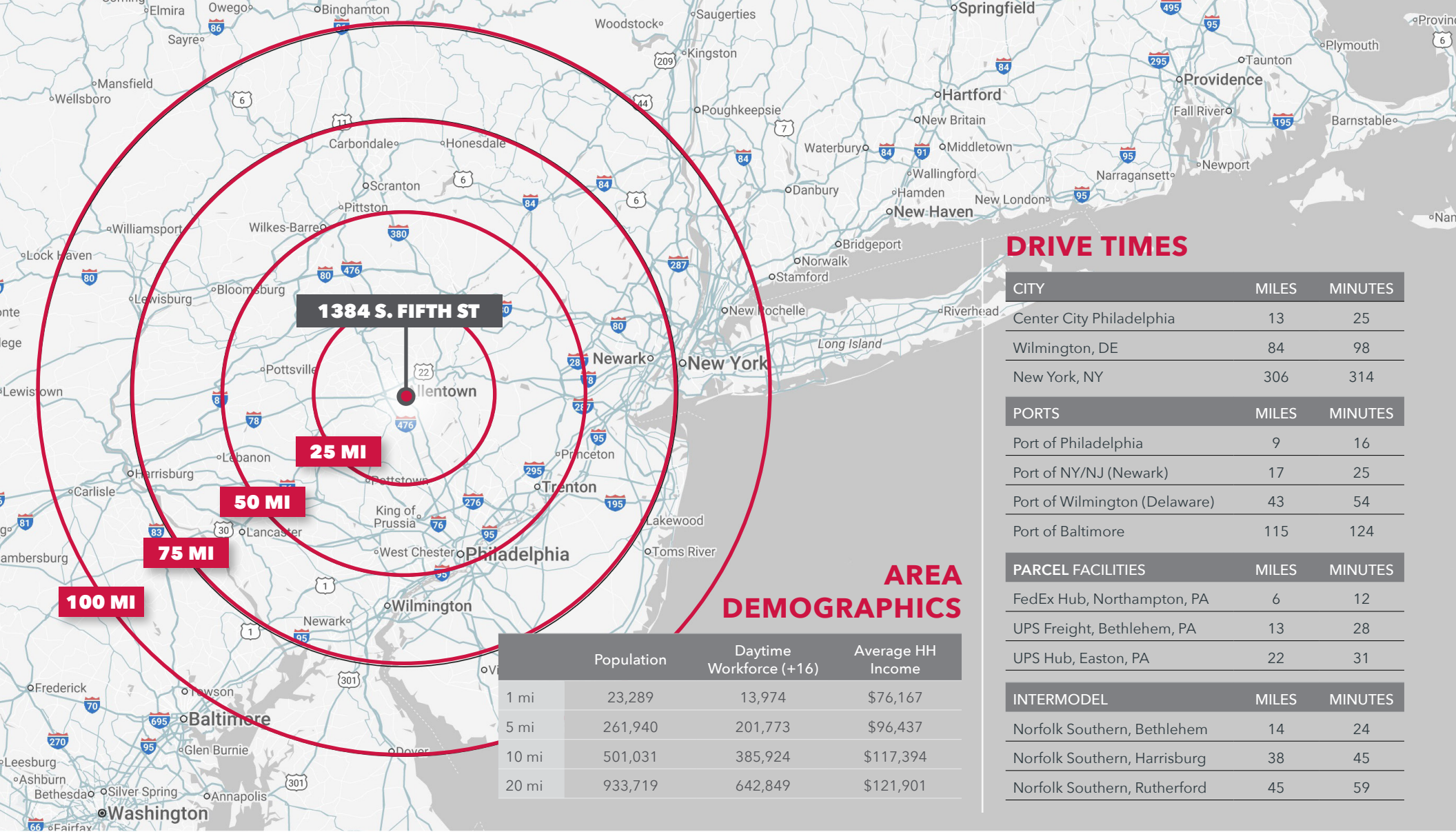
ALLENTOWN, PA

FOR SALE

10.8 ACRES OF INDUSTRIAL LAND

LOCATION ACCESS





DRIVE TIMES

CITY	MILES	MINUTES
Center City Philadelphia	13	25
Wilmington, DE	84	98
New York, NY	306	314

PORTS	MILES	MINUTES
Port of Philadelphia	9	16
Port of NY/NJ (Newark)	17	25
Port of Wilmington (Delaware)	43	54
Port of Baltimore	115	124

PARCEL FACILITIES	MILES	MINUTES
FedEx Hub, Northampton, PA	6	12
UPS Freight, Bethlehem, PA	13	28
UPS Hub, Easton, PA	22	31

INTERMODEL	MILES	MINUTES
Norfolk Southern, Bethlehem	14	24
Norfolk Southern, Harrisburg	38	45
Norfolk Southern, Rutherford	45	59

AREA DEMOGRAPHICS

	Population	Daytime Workforce (+16)	Average HH Income
1 mi	23,289	13,974	\$76,167
5 mi	261,940	201,773	\$96,437
10 mi	501,031	385,924	\$117,394
20 mi	933,719	642,849	\$121,901

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