

±537,542 SF  
Q1 2026  
OCCUPANCY

78  
TRADE  
HUB

BEST VALUE  
AVAILABLE IN  
LEHIGH VALLEY

7058 SNOWDRIFT ROAD, ALLENTOWN, LEHIGH COUNTY, PA 18106





<b>BUILDING SIZE</b>	±537,542 SF on 32.5 acres with a ±33,000 SF mezzanine	<b>DRIVE-IN DOORS</b>	(2) 10' x 10' drive in doors
<b>BAY SPACING</b>	31' x 31' typical	<b>DEMISING WALLS</b>	Three (3) masonry MFL walls are in place
<b>RAIL</b>	Spur infrastructure exists and can be activated if needed	<b>LIGHTING</b>	LED fixtures with motion sensors; Lighting level is 30FC at 36" AFF
<b>WAREHOUSE SPACE</b>	±520,000 SF	<b>SPRINKLER</b>	ESFR with K-17 heads; Sprinkler piping was replaced in 2020
<b>OFFICE SPACE</b>	±18,700 SF total, including primary office, shipping & security, and receiving office	<b>HVAC</b>	Gas fired heaters and HVLS fans in loading bays; Six (6) HVLS fans
<b>MEZZANINE</b>	±17,000 SF primary office mezzanine; ±33,000 SF storage and secondary office mezzanine	<b>UTILITIES</b>	Natural Gas - UGI; Electric - PPL; Public Water - Lehigh County Authority; Public Sewer - Upper Macungie
<b>CEILING HEIGHT</b>	24' minimum clear height; ±31,000 SF 32' clear high-bay area	<b>POWER</b>	2,400AMP, 480V, 3-phase
<b>FLOORS</b>	6" reinforced concrete	<b>FORKLIFT CHARGING AREA</b>	Battery charging for (20) total stations with ventilation; Epoxy floor coating. Two (2) eyewash stations
<b>ROOF</b>	Flat EPDM membrane with metal decking supported by open-web steel joists	<b>EMPLOYEE PARKING</b>	±88 car spots (expandable)
<b>FOOD GRADE FEATURES</b>	Caulked floor joints. Brush seals at each dock position; River rock around perimeter of the building	<b>TRAILER PARKING</b>	±156 trailer spots
<b>LOADING DOCKS</b>	(72) 9' x 10' dock high doors	<b>SECURITY</b>	Vehicle gate with call button; 8' chain link perimeter fencing with barbed wire





LOCATION DETAILS	
	1 mile
	6 miles
	17 miles
	16 miles
	155 miles to Port of Baltimore
	89 miles to Port of Newark



FOR MORE INFORMATION PLEASE CONTACT

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