

# RIVERSIDE BUSINESS CENTER | SUITE 350

1139 LEHIGH AVENUE, WHITEHALL, PA

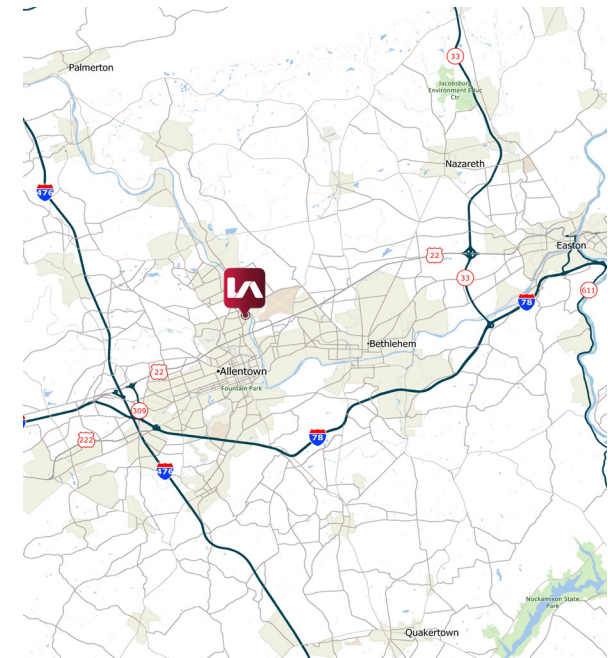


## 14,480 SF +/- INDUSTRIAL SPACE



### SUITE 350 FEATURES:

- Total SF: 14,480
- Clear height is 18' 11"
- 1 Drive-In Door
- Flexible Lease Terms
- Competitive Rates
- Dry Sprinklered
- Monument Signage
- Proximity to Routes 22, I-78 & PA Turnpike
- Lehigh Valley International Airport (ABE) less than 3 miles away

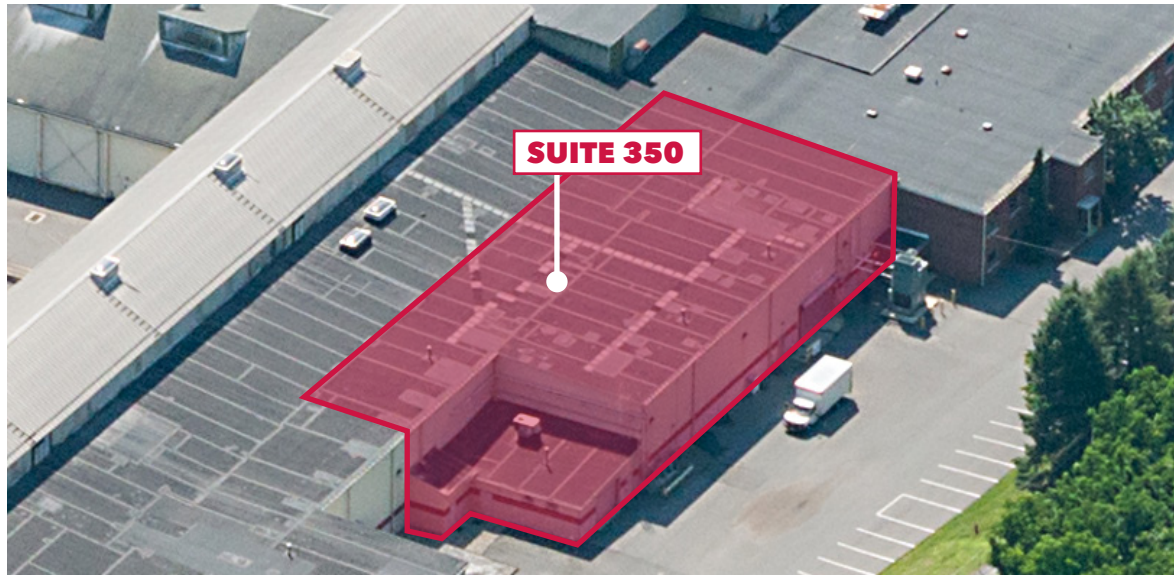




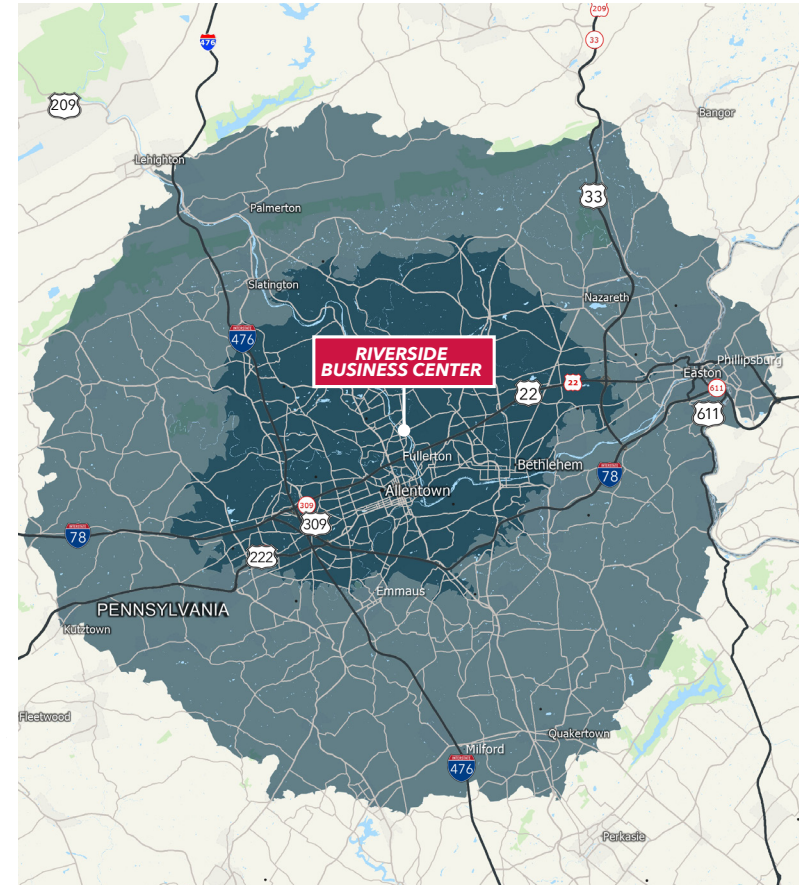
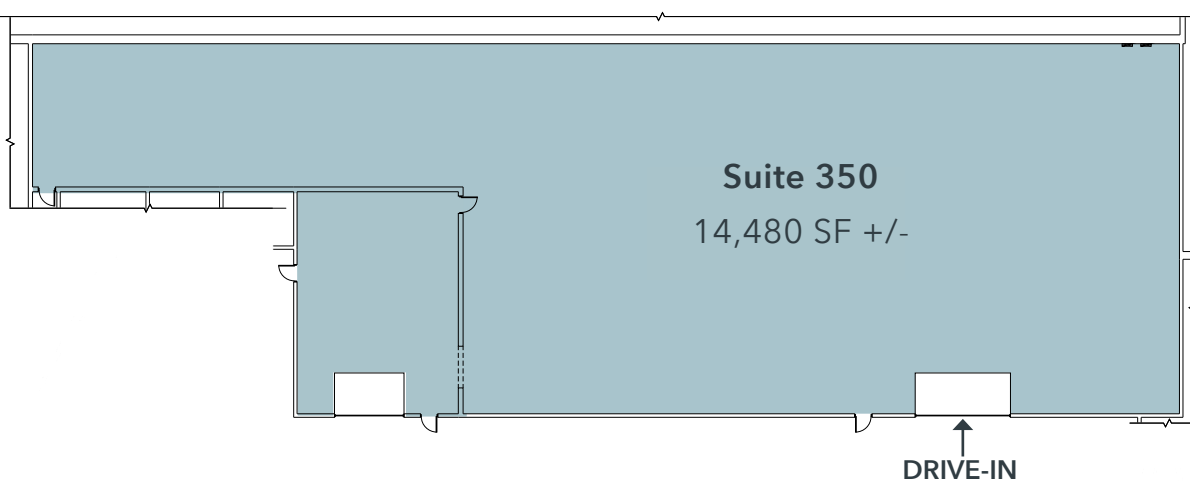
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## SITE PLAN & DEMOGRAPHICS



### SITE PLAN



### POPULATION & LABOR

#### 20 Mile Drive-Time

Population: 761,346

Workforce: 759,155

#### 20 Minute Drive-Time

Population: 422,961

Workforce: 454,709



**BRIAN KNOWLES, SIOR, CCIM**  
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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LOCAL  
AMENITIES



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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LOCATION



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