

7058 SNOWDRIFT ROAD, ALLENTOWN, LEHIGH COUNTY, PA 18106

±537,452 SF
IMMEDIATELY
AVAILABLE



BEST VALUE
AVAILABLE IN
LEHIGH VALLEY



Vincent F. Ranalli
Executive Vice President
+1 610 251 5194
vincent.ranalli@cbre.com

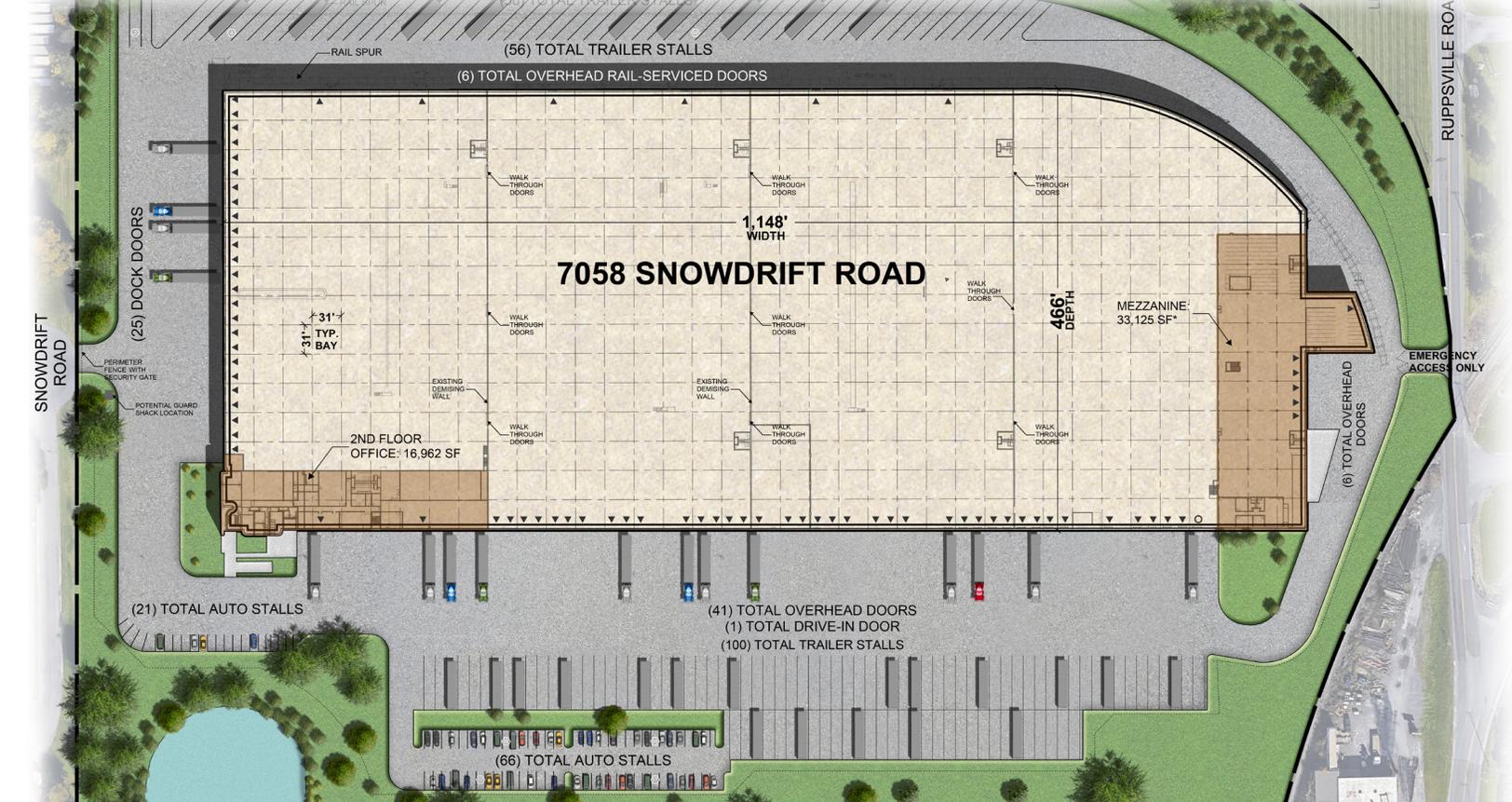
Ryan Barros
Senior Vice President
+1 610 251 5131
ryan.barros@cbre.com

Tony Gruenling
Senior Vice President
+1 610 251 5108
tony.gruenling@cbre.com

Andrew Belcher
First Vice President
+1 484 567 2475
andrew.belcher@cbre.com

Leah Balerno
Senior Vice President
+1 610 386 6215
leah.balerno@cbre.com

W. P. CAREY



BUILDING SIZE	±537,542 SF on 32.5 acres	DRIVE-IN DOORS	(2) 10' x 10' drive in doors
WAREHOUSE SPACE	±520,000 SF	DEMISING WALLS	Three (3) masonry MFL walls are in place with walk through doors existing
MEZZANINE	±33,000 SF storage and secondary office mezzanine not included in the RSF	LIGHTING	LED fixtures with motion sensors; Lighting level is 30FC at 36" AFF
BAY SPACING	31' x 31' typical	SPRINKLER	ESFR with K-17 heads; Sprinkler piping was replaced in 2020
RAIL	Spur infrastructure exists and can be activated if needed	HVAC	Gas fired heaters and HVLS fans in loading bays
OFFICE SPACE	±18,700 SF total, including primary office, shipping & security, and receiving office	UTILITIES	Natural Gas - UGI; Electric - PPL; Public Water - Lehigh County Authority; Public Sewer - Upper Macungie
CEILING HEIGHT	24' minimum clear height; ±31,000 SF 32' clear high-bay area	POWER	2,400 AMP, 480V, 3-phase
FLOORS	6" reinforced concrete	FORKLIFT CHARGING AREA	Battery charging for (20) total stations with ventilation; Epoxy floor coating. Two (2) eyewash stations
ROOF	Flat EPDM membrane with metal decking supported by open-web steel joints; Roof to be replaced in 2026	EMPLOYEE PARKING	±88 car spots (expandable)
FOOD GRADE FEATURES	Caulked floor joints. Brush seals at each dock position; River rock around perimeter of the building	TRAILER PARKING	±156 trailer spots
LOADING DOCKS	(72) 9' x 10' dock high doors fully equipped	SECURITY	Vehicle gate with call button; 8' chain link perimeter fencing with barbed wire

ONE-DAY
CONSUMER
REACH

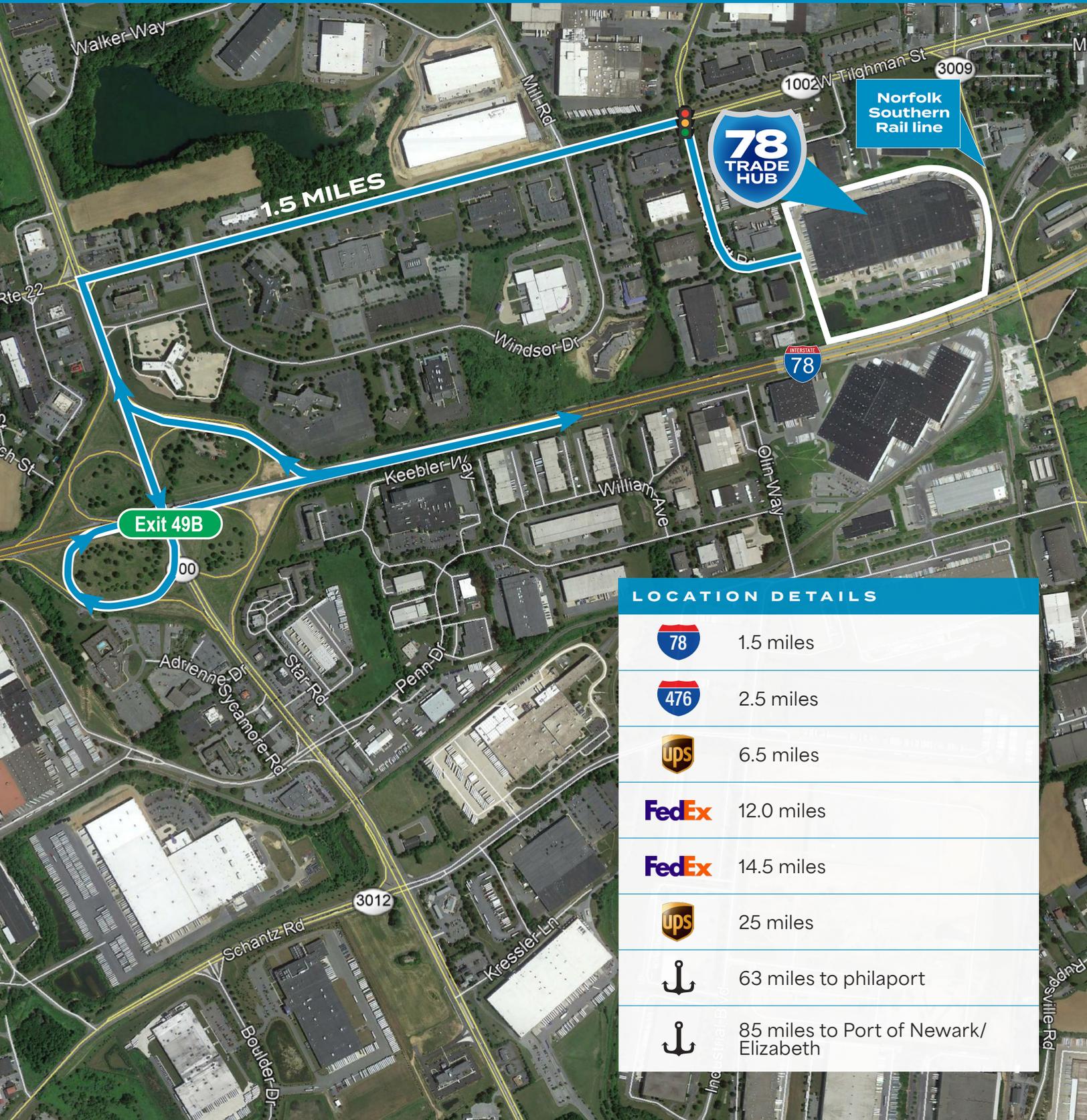
89
MILLION

POPULATION
45
MINUTE
DRIVE

1,581,537

WORKFORCE
20
MILE
DRIVE

374,628



LOCATION DETAILS

	1.5 miles
	2.5 miles
	6.5 miles
	12.0 miles
	14.5 miles
	25 miles
	63 miles to philaport
	85 miles to Port of Newark/ Elizabeth



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 ryan.barros@cbre.com

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