

7761 INDUSTRIAL BOULEVARD

BREINIGSVILLE, PENNSYLVANIA

20.38 ACRES FOR SALE



CORE LEHIGH VALLEY INDUSTRIAL DEVELOPMENT OPPORTUNITY • ±167,400 SF • CONVENIENT ACCESS TO I-78

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As exclusive agent Cushman & Wakefield is pleased to offer 7761 Industrial Blvd, Breinigsville for sale.



EXECUTIVE SUMMARY

7761 Industrial Boulevard is a 167,400 SF Class A industrial development opportunity located in the heart of one of the Lehigh Valley's most sought-after logistics hubs. This offering represents a rare chance to acquire a by-right zoned development site within the core I-81/78 Industrial Corridor, situated in the Light Industrial zone of Upper Macungie Township.

Positioned just west of Allentown, Pennsylvania, the site offers immediate access to Route 100, a major north-south commercial artery that provides seamless connections to I-78, Route 222 and I-476 (the Northeast Extension). This strategic location ensures rapid access to the New York/New Jersey and Philadelphia markets as well as the broader Mid-Atlantic region.



SIZE

±167,400 SF



MUNICIPALITY

**UPPER MACUNGIE
TOWNSHIP**



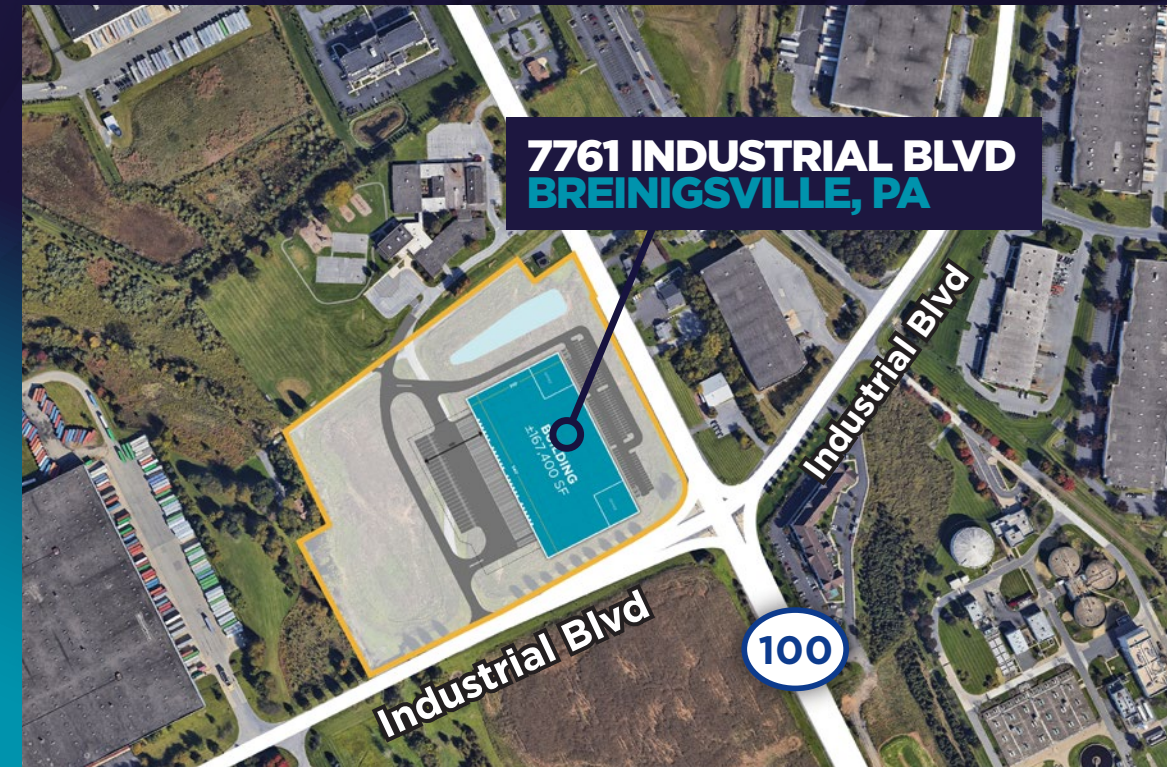
ACREAGE

±20.38



ZONING

**LIGHT
INDUSTRIAL**



PROPERTY LOCATION

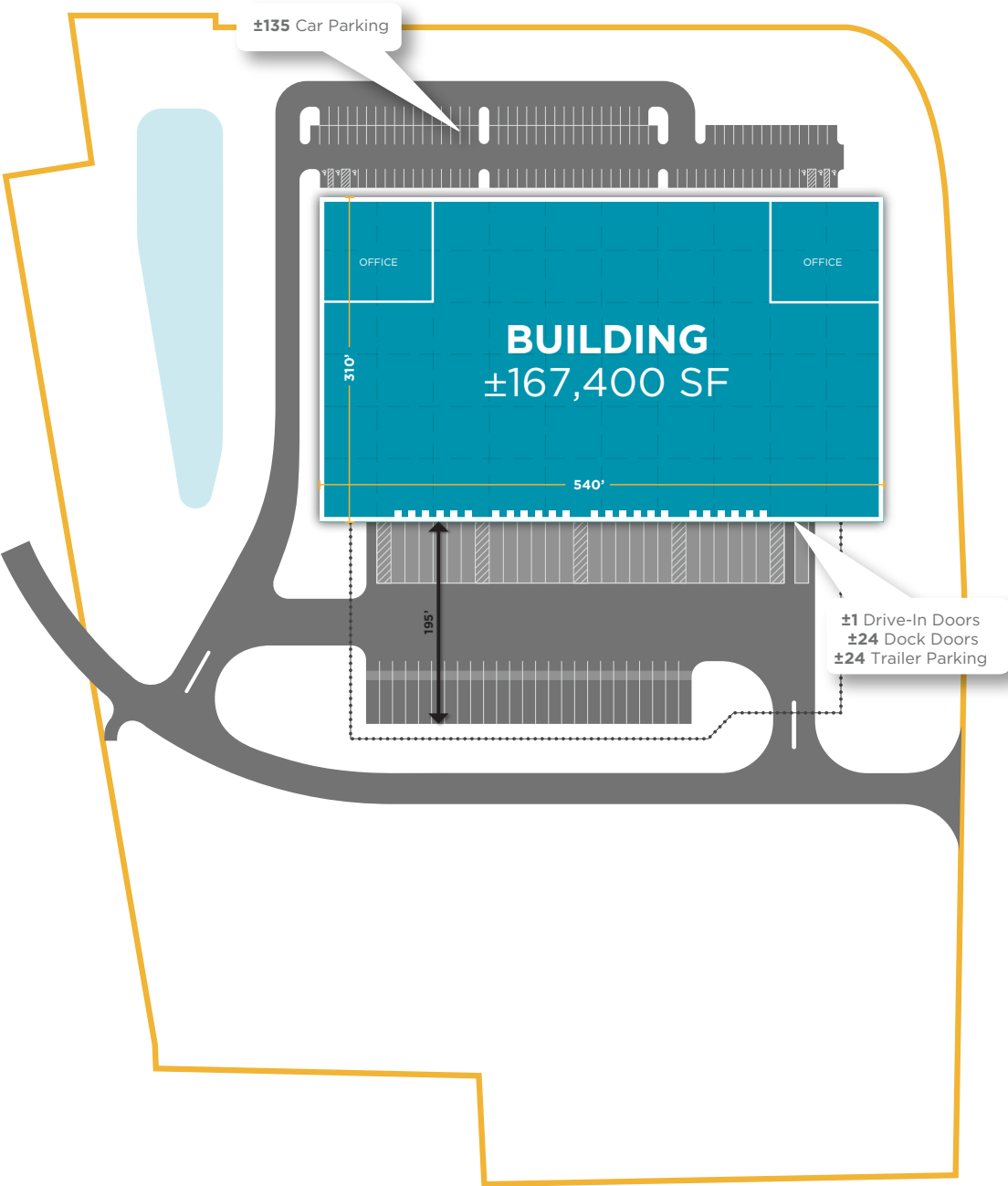


PROJECT OVERVIEW

7761 INDUSTRIAL BLVD
BREINIGSVILLE, PA

PROPERTY SPECIFICATIONS

Acres:	±20.38
Total Rentable SF:	±137,400
Building Dimensions	310' x 540'
Total Office SF:	To Suit
Car Parking:	±135
Trailer Parking:	±24
Dock Doors:	±24
Drive-in Doors:	1
Lighting:	LED
Fire Suppression System:	ESFR
Clear Height:	36'



PRELIMINARY SITE PLAN BY:



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LOCATION DEMOGRAPHICS

7761 Industrial Blvd, Breinigsville is situated within the **I-81/78 DISTRIBUTION CORRIDOR**, one of the largest industrial markets in the nation with 456 MSF of product over 1,105 buildings. The market is comprised of five (5) submarkets: Central Pennsylvania (CPA), Northeast Pennsylvania, Lehigh Valley, the SPLIT and 81-South. Located within a four (4) hour drive of major cities such as Baltimore, Washington DC, Pittsburgh, Philadelphia and New York City, the I-81/78 Corridor is one of the most critical industrial markets in the nation.

	5 Mile	10 Mile	15 Mile	25 Mile	LV
Population					
Total Population	85,173	331,091	572,751	381,807	815,047
Population Density (Pop/Sq Mi)	1,089.9	1,061.7	818.2	1,105.6	760.5
Income					
Average Household Income	\$147,781	\$110,109	\$110,668	\$111,371	\$115,003
Employment					
White Collar	33,255	96,448	167,590	112,967	247,098
Blue Collar	6,460	44,234	75,584	50,374	98,987
Services	5,058	27,973	47,336	31,537	68,786



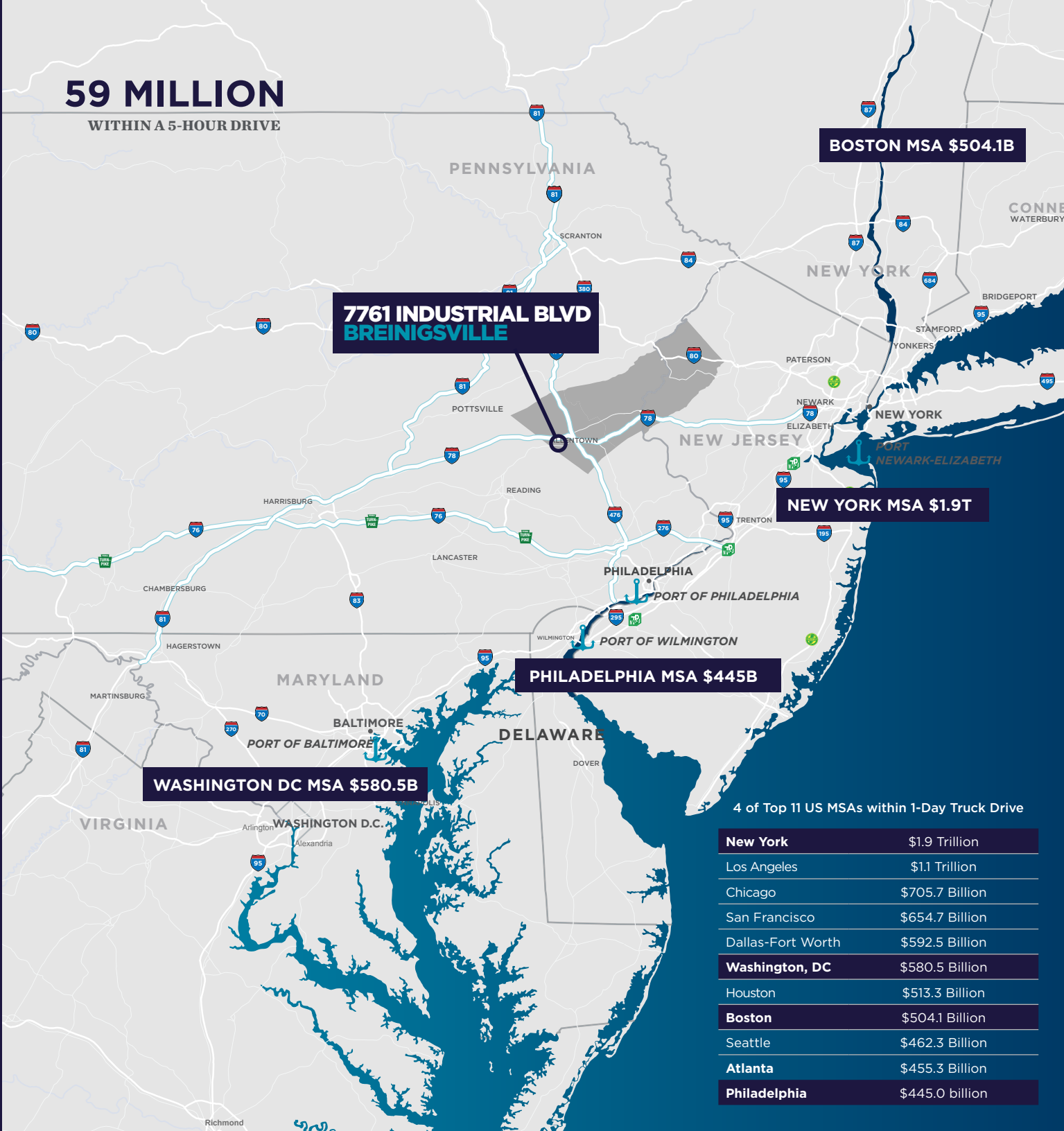
59M

CONSUMERS WITHIN
A 5-HOUR DRIVE



21M

CONSUMERS WITHIN
A 2-HOUR DRIVE



MARKET OVERVIEW



I-81/78 DISTRIBUTION CORRIDOR OVERVIEW

The I-81/78 Industrial Corridor is in a period of stabilization. Following a construction boom the market has significantly tapped the brakes. By year-end 2025, new supply totals are projected to fall short of 9 MSF—a figure less than half the previous four-year average. This deliberate pullback in construction starts is facilitating a return to equilibrium, allowing demand to catch up with inventory.

Looking ahead to 2026, deliveries are expected to tick upward to just over 10 MSF, though the pipeline remains well below historical averages. Market deliveries are anticipated to stay below average for the foreseeable future, compounded by an ongoing scarcity of entitled industrial sites in core areas. Pre-leasing activity underscores the strength of the market, with approximately 50% of 2025 deliveries already leased and momentum continuing as one-third of the 2026 pipeline is pre-leased.

SUBMARKET OVERVIEW

7761 Industrial Boulevard is located in the Lehigh Valley (LV) submarket, the second-largest concentration of industrial space in the entire corridor, comprising 24% of the total inventory (approximately 108 MSF). Historically recognized for its institutional-grade tenancy and proximity to the NYC metro, the Lehigh Valley remains the preferred destination for many of the nation's top tenants.

As of Q3 2025, the overall vacancy rate stands at 8.7%. However, the underlying fundamentals reflect resilience, with 1.3 MSF of leasing activity recorded as of Q3 2025 and 2.8 MSF leased throughout 2024. A modest decline in vacancy is expected to begin before year-end 2025, driven by improved positive net absorption. In addition, 7761 Industrial Boulevard sits in Lehigh County, which is the lowest vacancy of the 3 counties in Core Lehigh Valley.



8.7%

VACANCY AT THE END
OF Q3 2025



31MSF

USERS IN THE MARKET AT
THE END OF Q3 2025



1.3MSF

LEASES SIGNED
FOR THIS YEAR



2.0MSF

UNDER CONSTRUCTION
AT THE END OF Q3 2025



1.3MSF

CONSTRUCTION
DELIVERIES YTD



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