



# GOODMAN LOGISTICS CENTER LEHIGH VALLEY WEST



**RARE 1.2M SF  
Two Building  
Campus**

685 & 753 Old Route 22,  
Lenhartsville, PA

# SPACE FOR OPERATIONAL EFFICIENCY

Goodman Logistics Center Lehigh Valley West is strategically located along the I-78 corridor ideally placed for fast distribution.

This modern two-building logistics campus totals 1,274,970 square feet and features secured truck courts and ample trailer parking. Both buildings are available from June 2027.



## WELL CONNECTED

Directly linked to I-78 corridor and under 2 hours to both port of Newark NJ and Port of Wilmington

## WORKFORCE WITHIN REACH

Benefit from proximity to one of the deepest and fastest-growing logistics labor pools in eastern US

## STRATEGIC LOCATION

Corporate neighbors include Ocean Spray, Nestle, Coca Cola, FedEx etc.

# AERIAL VIEW

BUILDING 2

BUILDING 1

NEWLY CONSTRUCTED  
\$42M INTERCHANGE  
IMPROVING HIGHWAY  
ACCESS

INTERSTATE  
78



# DESIGNED FOR FLEXIBILITY



## SPECIFICATION



**30,000 SQFT**

Potential office space



**40FT**

clear internal height



**316**

trailer parking stalls



**180FT**

truck court depth

- + Typical column spacing:  
Building 1 56'x60'  
Building 2 56'x50"
- + Building 2 cross dock configuration
- + Fully secured truck courts
- + 4 grade level doors in building 2 and 2 grade level doors in building 1
- + 1,274,970 sqft total for building 1 and 2 available
- + 3,000 Amps power
- + ESFR sprinkler system
- + Concrete truck courts
- + LEED Certified building
- + Zoning: Industrial

# SITE PLAN

<b>BUILDING 1</b>	<b>±560,970 sq ft</b>
Potential office	18,000 sq ft
Power	3,000 Amps
Trailer parking	160 stalls plus additional 37 stalls
Car parking	212 spaces
Dock doors	76 doors
	42 knockouts
Drive in doors	2 doors
Building dimensions	360ft x 1512ft

<b>BUILDING 2</b>	<b>±714,000 sq ft</b>
Potential office	12,000 sq ft
Power	3,000 Amps
Trailer parking	146 stalls plus additional 40 stalls
Car parking	374 spaces
Dock doors	129 doors
Drive in doors	4 doors
Building dimensions	520ft x 1350ft



■ WAREHOUSE  
■ POTENTIAL OFFICES

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WAREHOUSE  
POTENTIAL OFFICES



**Goodman Logistics Center Lehigh Valley West**

# LOCATION

Old Route 22, Lenhartsville, PA



## HIGHWAYS

US Route 22	Direct Access
Interstate 78	0.7 miles
US Route 222	5.7 miles
Interstate 476	14 miles
Interstate 81	37 miles



## CITIES

Allentown, PA	12 miles
Easton, PA	33 miles
Harrisburg, PA	65 miles
Philadelphia, PA	69 miles
New York City	107 miles
Baltimore, MD	129 miles



## PORTS

Port of Philadelphia	74 miles
Port of Wilmington	87 miles
Port of Newark NJ	100 miles
Port of Baltimore	129 miles

# WORKFORCE WITHIN REACH

This strategic location offers a large logistics labor pool within short drivetime



## FORKLIFT DRIVERS

AVERAGE HOURLY EARNINGS: \$21.56

Drive Time	2020 - 2025 % Change in Jobs	2025 Net Commuters	2025 Resident Workers
15 Minutes	21%	2,227	871
30 Minutes	29%	4,582	5,762
45 Minutes	2%	3,495	10,863



## WAREHOUSE WORKERS

AVERAGE HOURLY EARNINGS: \$25.93

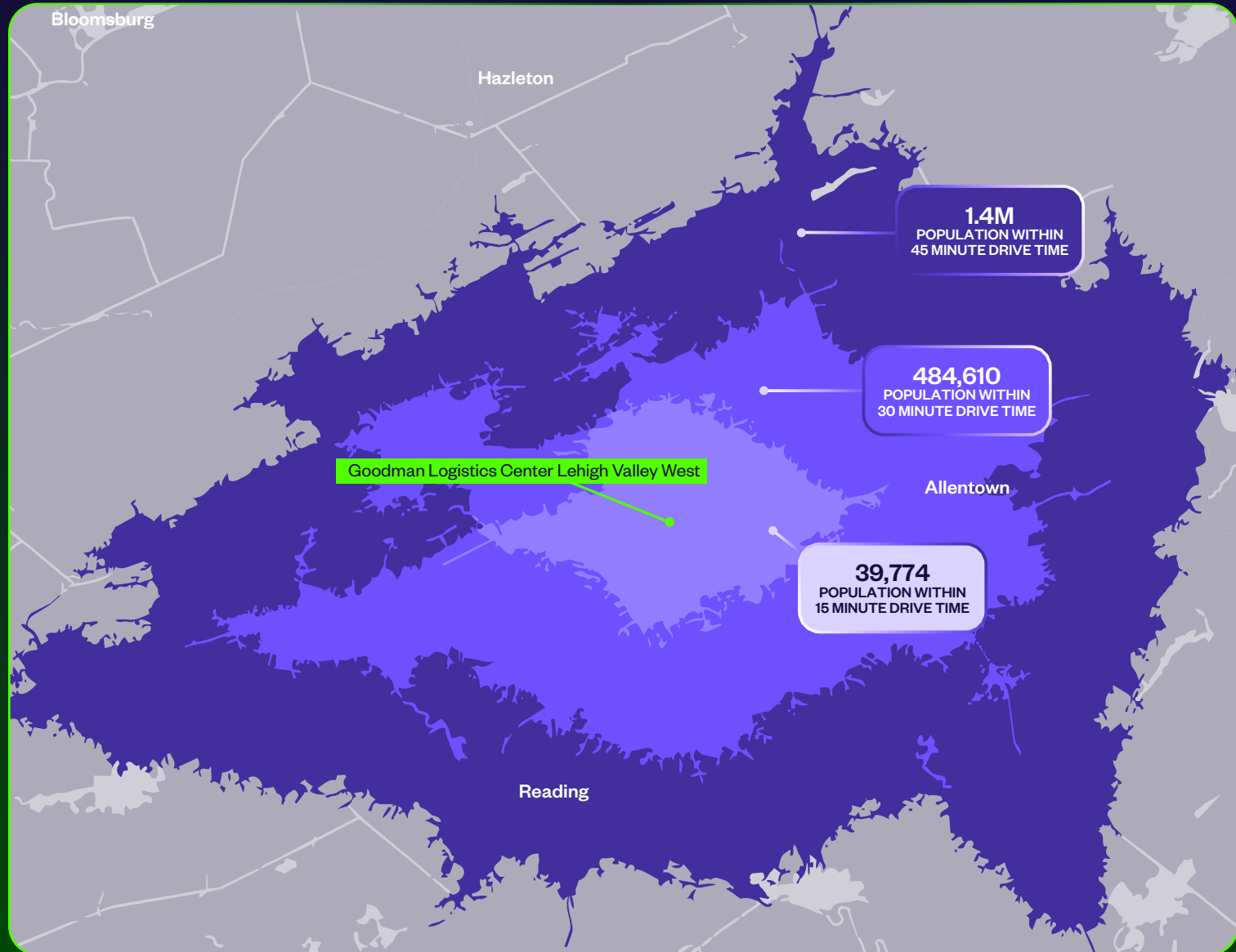
Drive Time	2020 - 2025 % Change in Jobs	2025 Net Commuters	2025 Resident Workers
15 Minutes	2%	11,234	8,317
30 Minutes	6%	25,234	54,206
45 Minutes	6%	29,631	102,932



## MANUFACTURERS & FABRICATORS

AVERAGE HOURLY EARNINGS: \$24.19

Drive Time	2020 - 2025 % Change in Jobs	2025 Net Commuters	2025 Resident Workers
15 Minutes	6%	1,321	939
30 Minutes	1%	2,203	5,667
45 Minutes	30%	5,463	9,755





# AMENITIES



## HOTELS

Glasbern Hotel  
Fairfield Inn and suites by Marriot  
Hyatt place Allentown



## FOOD AND BEVERAGE

Notch modern kitchen  
Westside grill  
Folino Estate  
Hops Fogelsville  
Dunkin'



## GROCERY SHOPS

Whole foods  
Giant  
Weis  
Dietrich's Meats & Country Store

# CONTACT US



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