

4000 AIRPORT ROAD ALLENTOWN, PA

**CLASS A MANUFACTURING, PACKAGING,
PRODUCTION, & ASSEMBLY FACILITY**



179,400 SF FOR SALE/LEASE
FULLY APPROVED, PERMITTED, & SHOVEL-READY!
FLEXIBLE SIZING

PROPERTY OVERVIEW

BUILDING SIZE	179,400 SF
PROPERTY SIZE	22.25 AC
BUILDING DIMENSIONS.	260' (D) x 690' (L)
PROPERTY USES	Manufacturing & Industrial
COLUMN SPACING	To Suit
CLEAR HEIGHT	Up to 40'
DOCK DOORS	Up to 27
GRADE DOORS	2
TRUCK COURT	185'
TRAILER PARKING	37
CAR PARKING	479
UTILITIES	Public
LIGHTING	LED
ELECTRICAL	To Suit
SPRINKLER	ESFR



PERMITTED BY-RIGHT USES:

- » Light Assembly
- » Light Manufacturing
- » Packaging
- » Building Materials & Storage
- » Beverage / Bottling Plant
- » Grower / Processor Facility

ALTERNATE PLAN OVERVIEW - FLEXIBLE SIZING POTENTIAL

BUILDING A

BUILDING SIZE	96,720 SF
BUILDING DIMENSIONS	260' (D) x 264' (L)
COLUMN SPACING	To Suit
CLEAR HEIGHT	Up to 40'
DOCK DOORS	Up to 10
GRADE DOORS	1
TRAILER PARKING	37 Total Site
CAR PARKING	479 Total Site

BUILDING B

BUILDING SIZE	68,640 SF
BUILDING DIMENSIONS	260' (D) x 372' (L)
COLUMN SPACING	To Suit
CLEAR HEIGHT	Up to 40'
DOCK DOORS	Up to 12
GRADE DOORS	1
TRAILER PARKING	37 Total Site
CAR PARKING	479 Total Site



2 BUILDING PLAN

- » Provides flexible sizing options from 50,000 SF to 110,000 SF. Specifications tailored to individual uses.

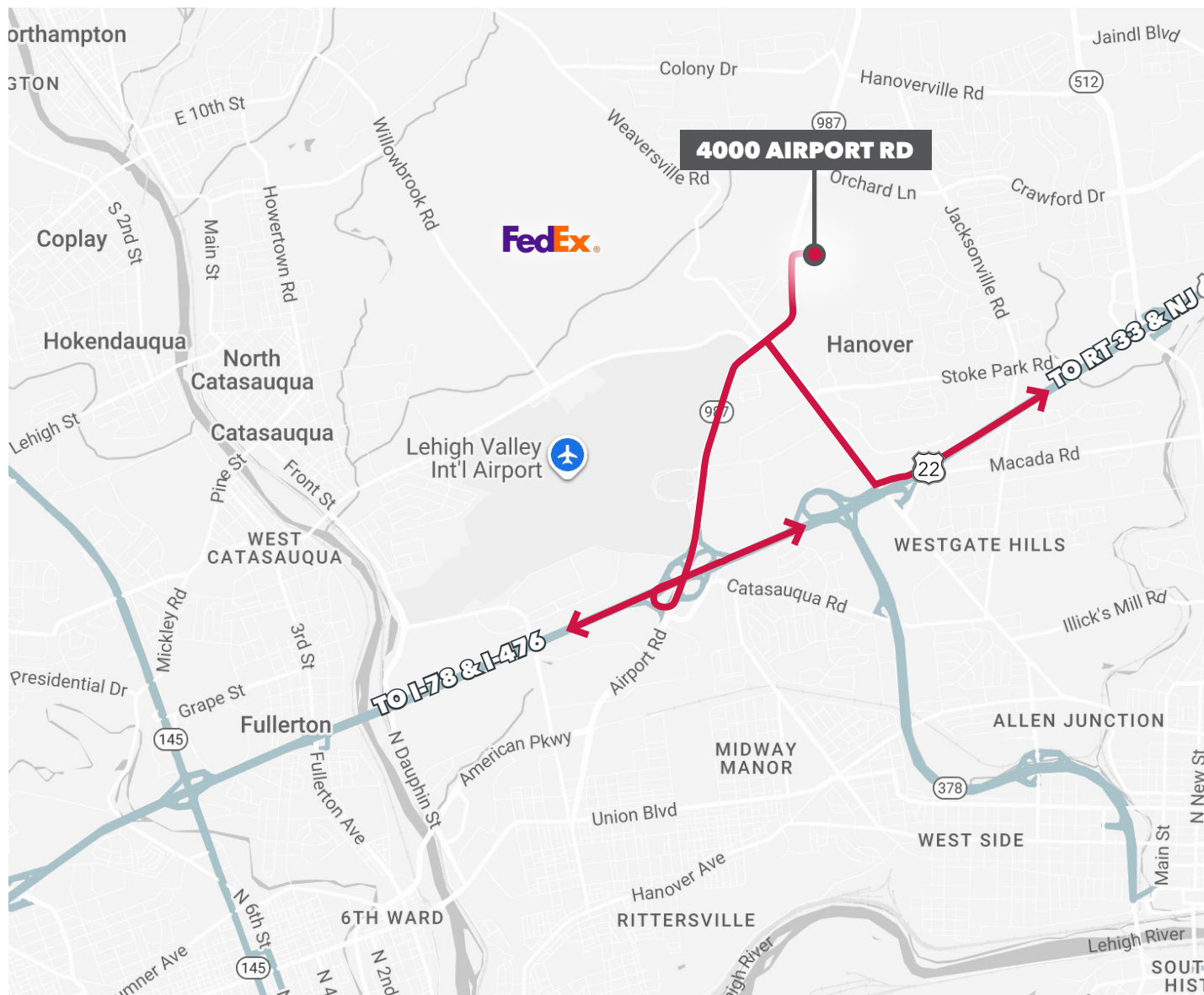
4000 AIRPORT ROAD

ALLENTOWN, PA

179,400 SF FOR SALE/LEASE

FULLY APPROVED DEVELOPMENT SITE

LOCATION ACCESS



ROUTE 22

1.7 miles (5 minutes)

I-476

7 miles (15 minutes)

I-78 W via Route 22 W

16.1 miles (20 minutes)

I-78 via Route 309

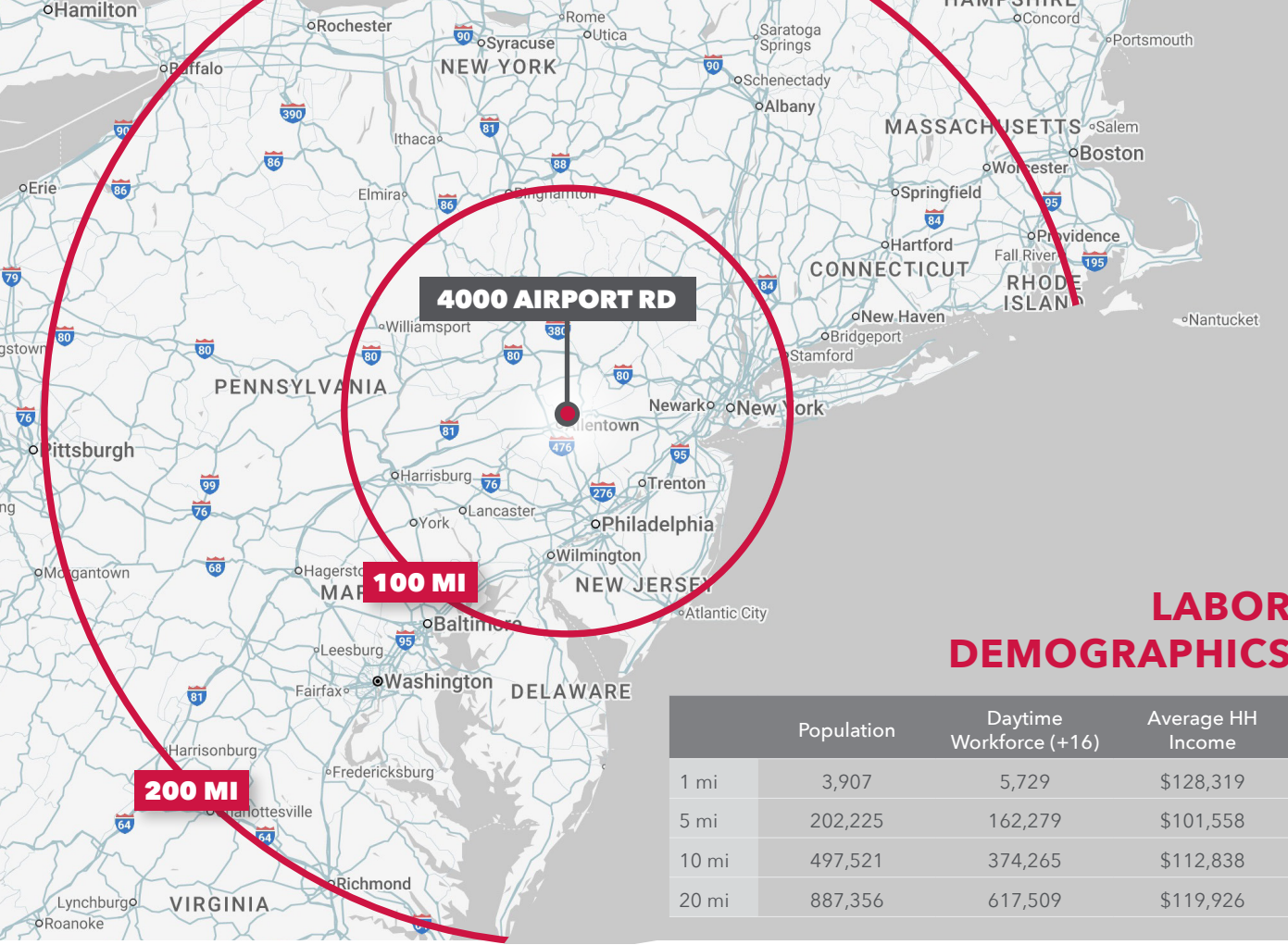
11 miles (15 minutes)

Route 33 via Route 22 E

19.4 miles (23 minutes)

NJ State Line

17.1 miles (28 minutes)



DRIVE TIMES

CITY	MILES	MINUTES
Philadelphia, PA	66	81
Harrisburg, PA	86	87
New York, NY	87	100
Baltimore, MD	158	163
Boston, MA	307	303

INTERMODEL	MILES	MINUTES
Norfolk Southern Bethlehem	5	13

PORTS	MILES	MINUTES
Port of Philadelphia	71	82
Ports of NY/NJ	81	85
Port of Baltimore	158	163

PARCEL FACILITIES	MILES	MINUTES
FedEx Allentown Hub	2	5
USPS Bethlehem Hub	7	15
UPS Easton Hub	14	18
FedEx Smartport	16	24
UPS Bethlehem Hub	15	21

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