



19,878 SF AVAILABLE | PLUG AND PLAY SUITES | BUILDING SIGNAGE AVAILABLE

# Iron Run Corporate Center

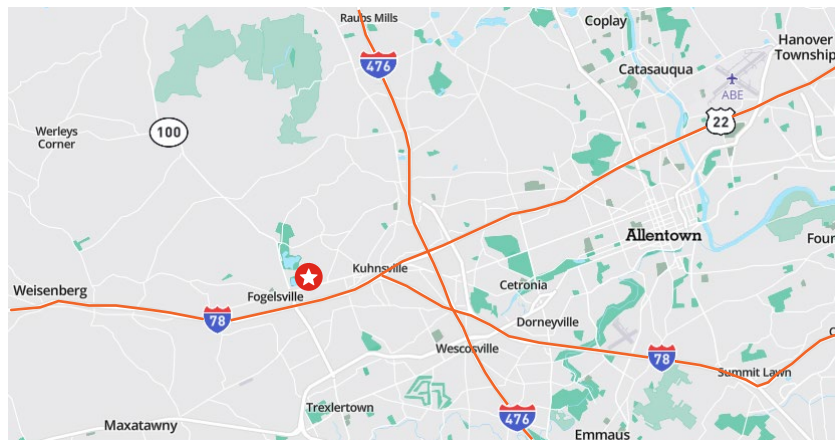
7010 SNOWDRIFT ROAD,  
ALLENTOWN, PA

# Flex/Office Space Available For Lease

7010 Snowdrift Road is strategically located in the ever rapidly evolving Lehigh Valley and is situated at the intersection of I-78/US 22 and Pennsylvania Route 100, within minutes of the Lehigh Valley exit of the Northeast Extension of the Pennsylvania Turnpike, 10 minutes from Allentown, 90 minutes from Philadelphia and two hours from New York City.

The building is a single-story class A office building surrounded by hotels, eateries, and other amenities. Complimented with multiple plug and play opportunities, the space is extremely flexible. With on-site property management and well-capitalized and responsible ownership, 7010 Snowdrift is the ideal building for your company to call its next home.

- Single story office building
- Plug and play suite
- Individual suite entrance
- Ample parking (4.00/1,000 sf)
- Easy accessibility to major roadways and amenities
- On-site property management
- Well-capitalized and responsible ownership



## Area Highlights



Amenity-rich location



Unparalleled major route and highway access



Only 15 minutes from Lehigh Valley International Airport



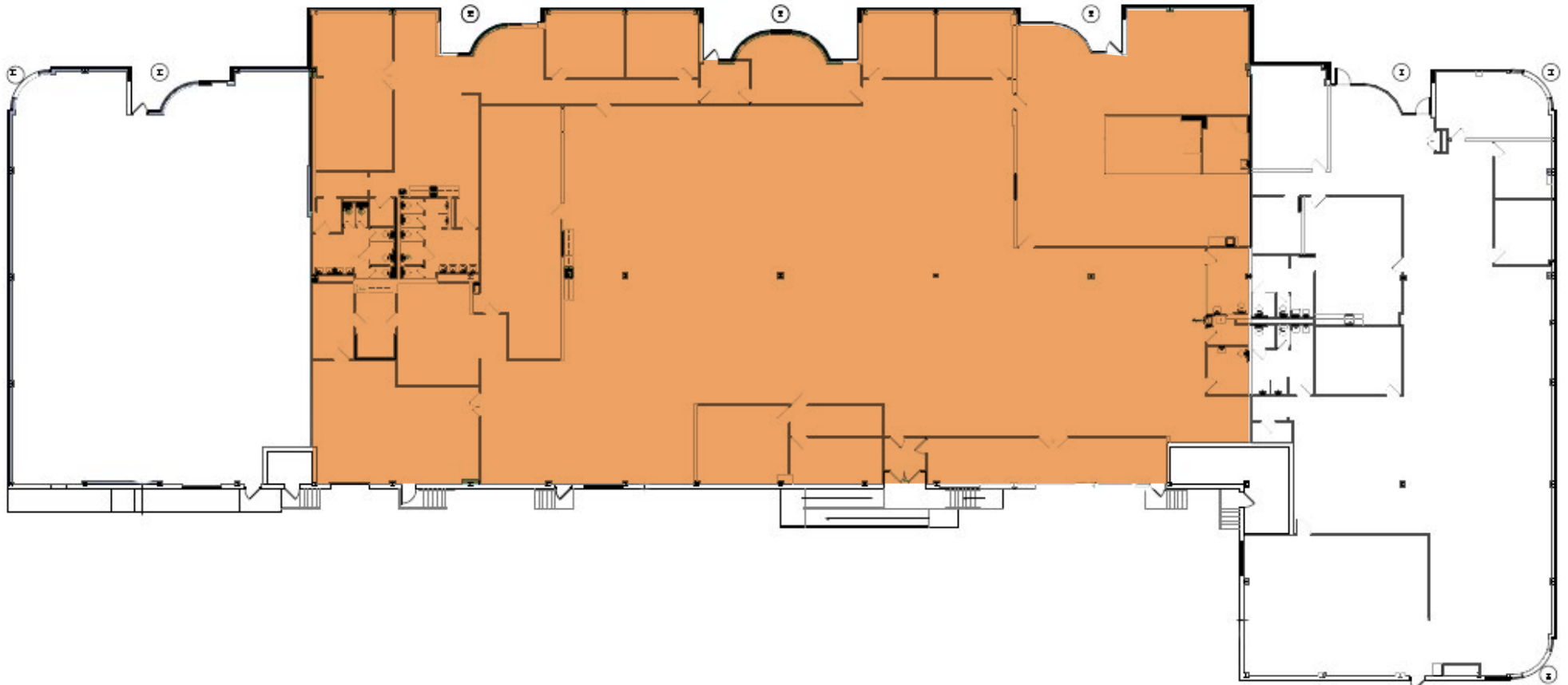
Bucolic campus setting



Strong area demographics

**7010 SNOWDRIFT ROAD, ALLENTOWN, PA  
FIRST FLOOR**

■ Suite 105- 19,878 sf



**Leasing Information**

David Smith  
+1 610.557.0510  
david.smith@avisonyoung.

Paul French  
+1 610.557.0510  
paul.french@avisonyoung.

Will Ciarlone  
+1 484.889.8491  
william.ciarlone@avisonyoung.com