



801 W Greenleaf

Allentown, Pennsylvania 18102

Property Overview

- Two-story standalone 36,260 SF industrial for lease
- Ground floor warehouse area features various production rooms, maintenance shops, storage, office area, and break room. One dock door, one drive-in door, and ceiling heights range from 11'-15.5'.
- Second floor features warehouse space with 10' clear ceiling height, plus conditioned office area 1,219 SF, which is accessible from street
- Lighted Parking Lot included with lease
- Freight Elevator rated at 3,500 lbs.
- 920amp, 3-phase electric, 240 volts
- Wet sprinkler system
- Public water, sewer, and gas

Offering Summary

Lease Rate:	\$6.00 SF/yr (NNN)
Building Size:	36,260 SF
Available SF:	36,260 SF

For More Information

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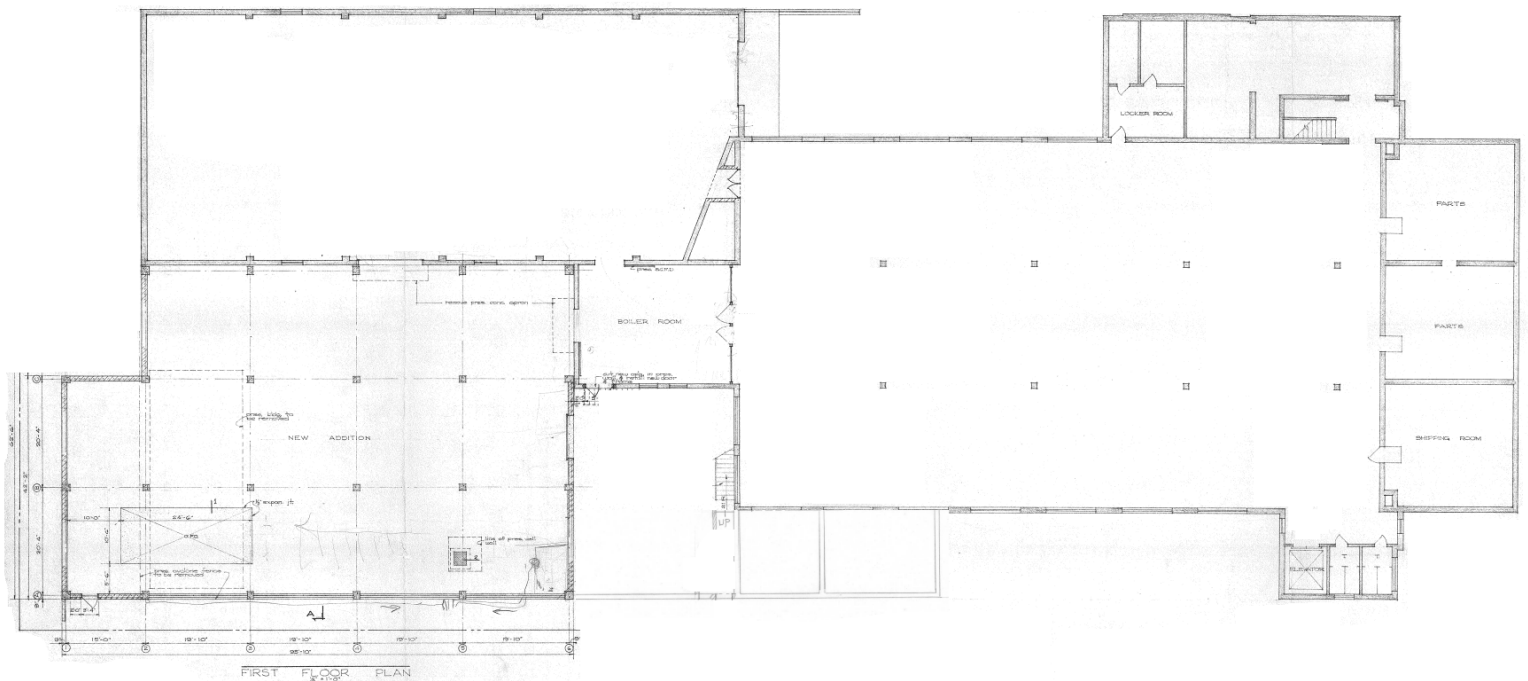
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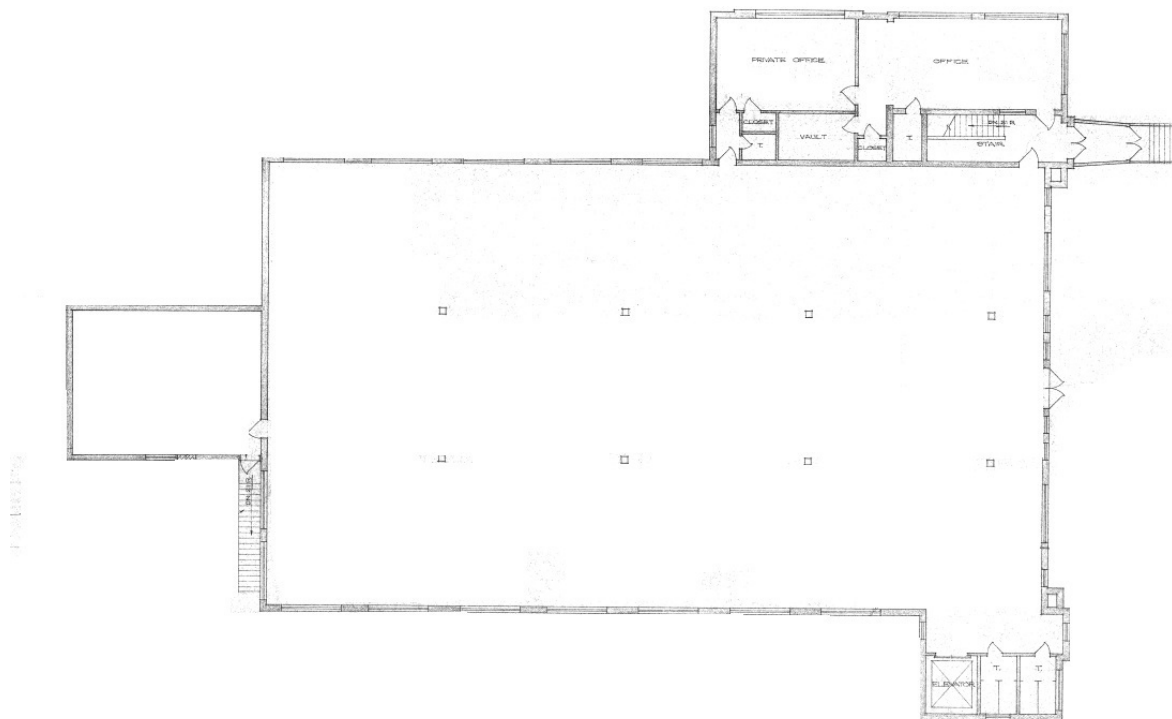
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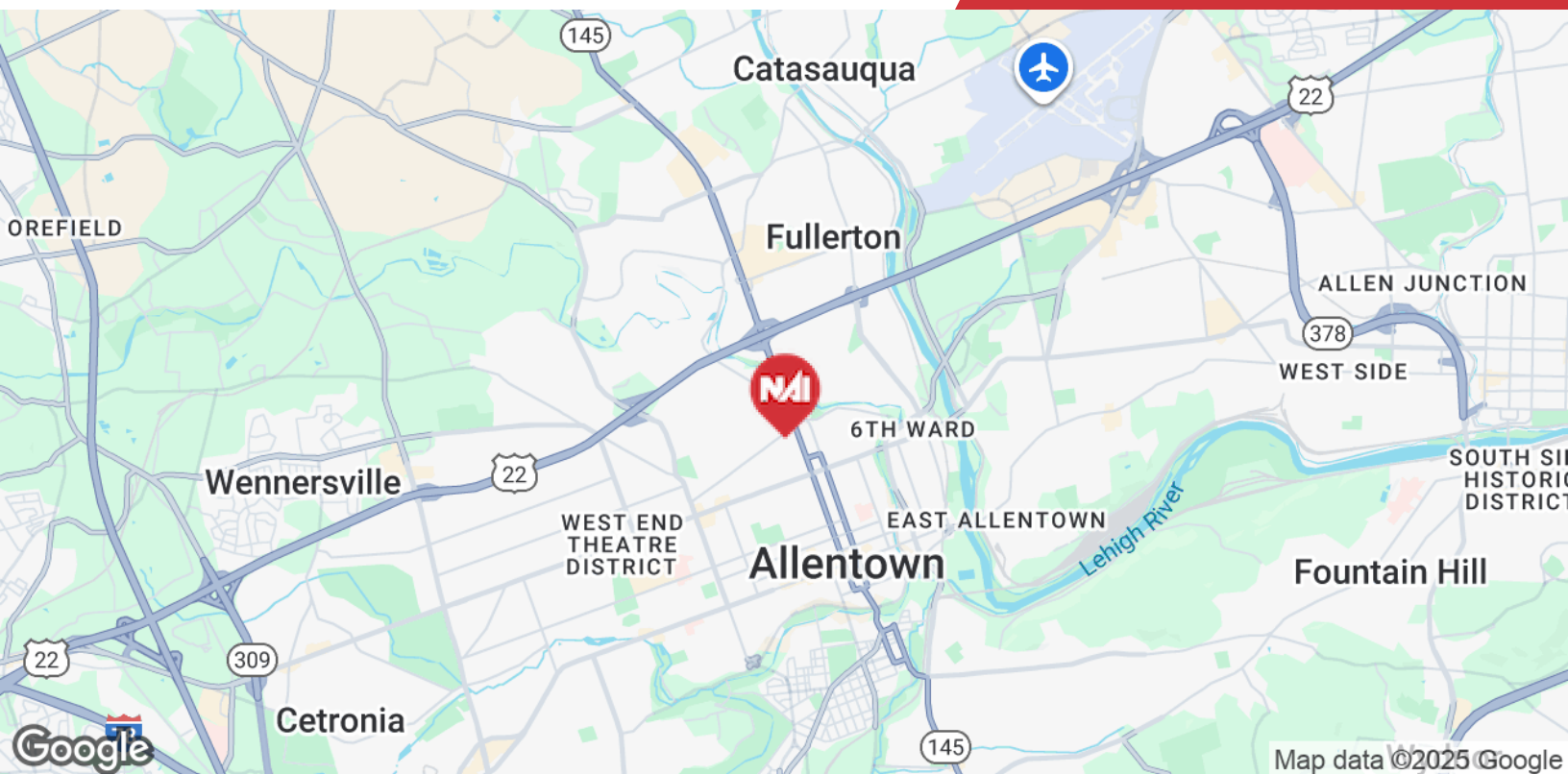




First Floor Plan



Second Floor Plan



	Time	Miles
Route 22	5 min	1 mile
Lehigh Valley Int'l Airport	9 min	5 miles
Route 309	10 min	5.3 miles
I-476	15 min	7 miles
I-78	15 min	8 miles

Location Advantages

- Convenient access to Route 22 in Allentown.
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

About NAI Summit

NAI Summit is the greater Lehigh Valley's largest, full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building maintenance services.

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