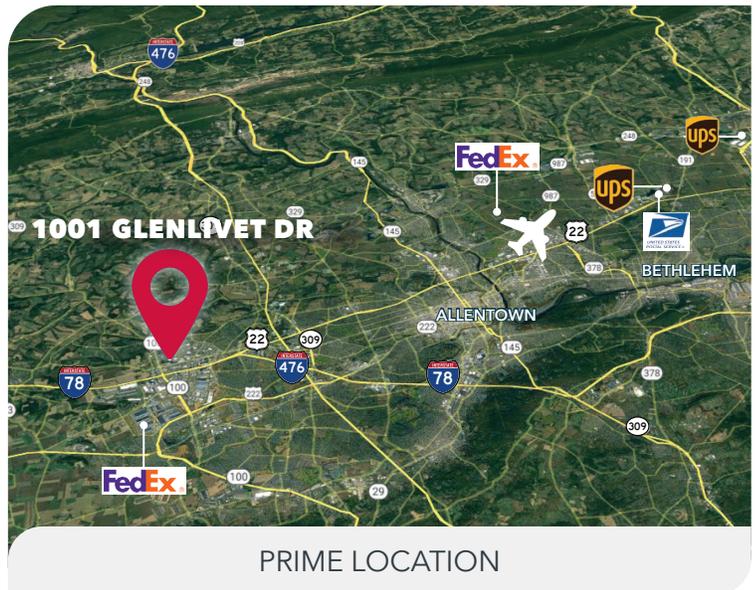




# 1001 GLENLIVET DRIVE ALLENTOWN, PA

## FOR SALE OR LEASE

- 39,827 SF proposed Class A warehouse
- Shovel ready
- Up to 40' clear heights
- Core Lehigh Valley location less than 1/2 mile from I-78/Route 100 Interchange
- Major UPS, FedEx & USPS parcel hubs located less than 20 minutes drive
- Zoning permits warehousing, self storage, and manufacturing



**LEE FITTIPALDI**  
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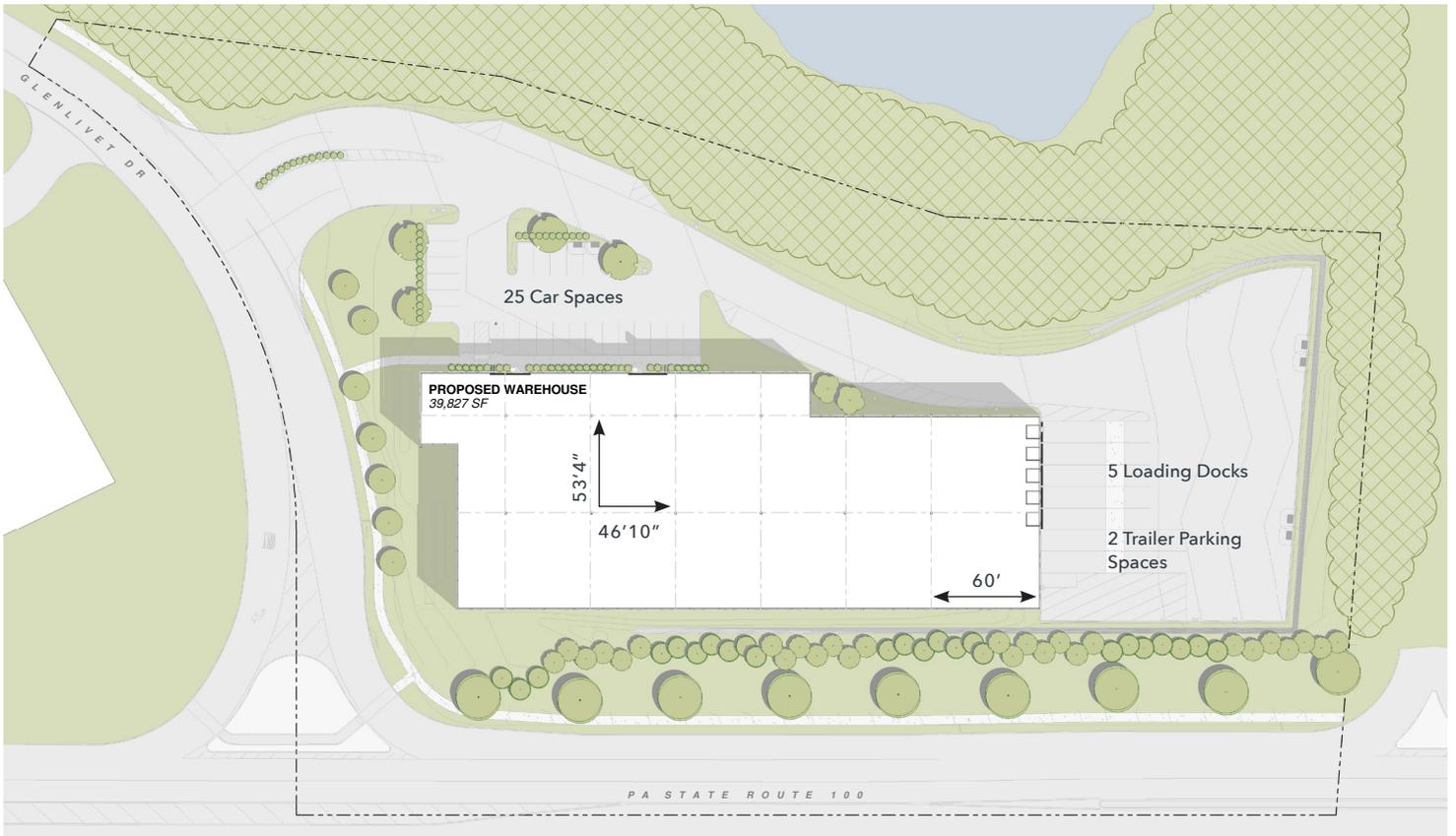
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# 1001 GLENLIVET DRIVE

ALLENTOWN, PA 18960

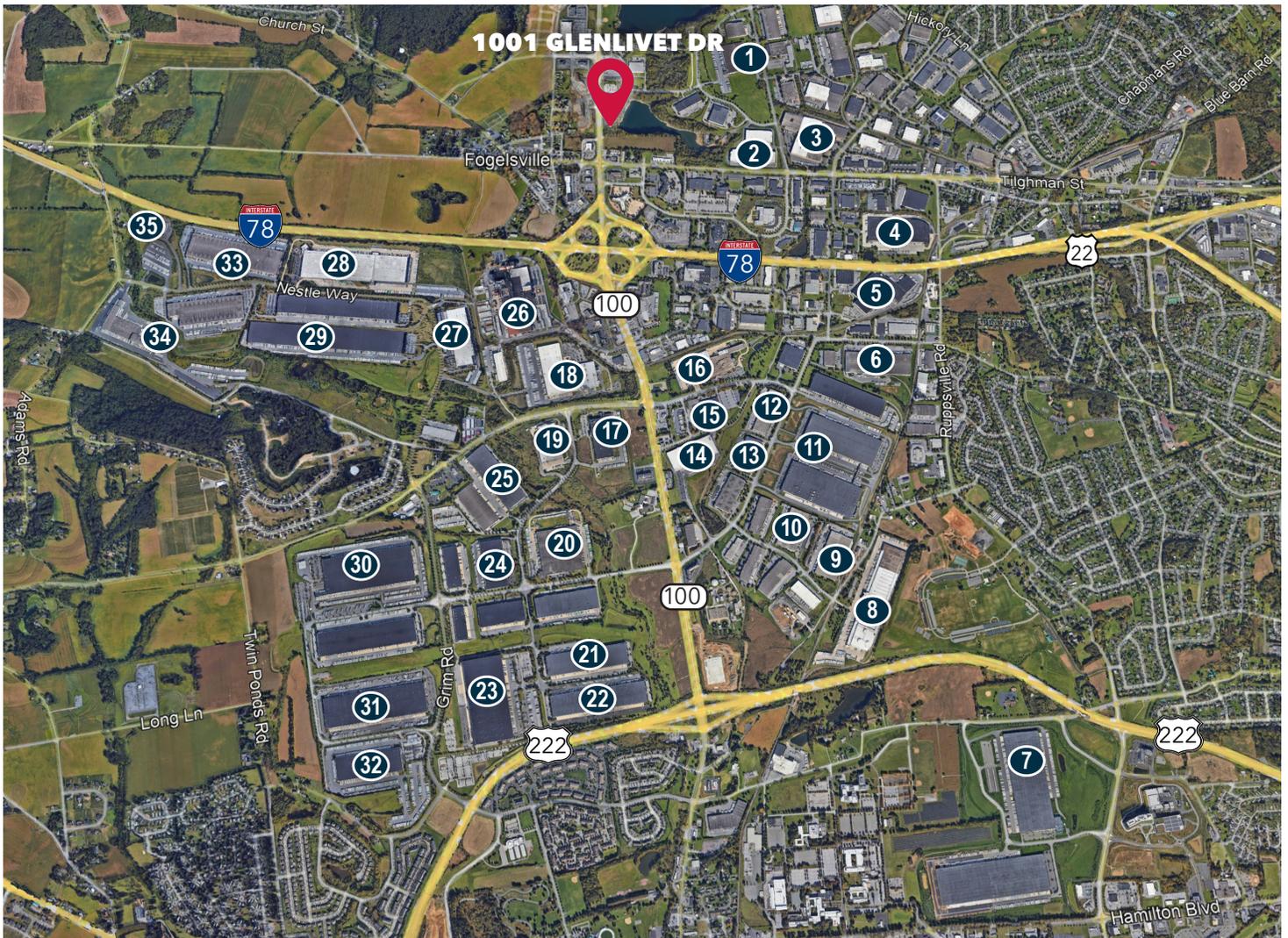


## PROPERTY OVERVIEW

<b>TOTAL BUILDING SIZE:</b>	39,827 SF	<b>SPRINKLER SYSTEM:</b>	ESFR
<b>COLUMN SPACING:</b>	53'4" W X 46'10" D WITH 60' SPEED BAY	<b>LIGHTING:</b>	LED
<b>CLEAR HEIGHT:</b>	UP TO 40'	<b>GAS &amp; SEWER:</b>	PUBLIC
<b>OFFICE:</b>	BUILD TO SUIT	<b>CAR PARKING:</b>	25 SPACES
<b>DOCK DOORS:</b>	5	<b>TRUCK PARKING:</b>	2 SPACES

# 1001 GLENLIVET DRIVE

ALLENTOWN, PA 18960



## INDUSTRIAL NEIGHBORS

*There is more than 42M square feet of industrial facilities within a 5 mile radius of Glenlivet Drive.*

- |                          |                                   |                   |
|--------------------------|-----------------------------------|-------------------|
| 1. Americold             | 13. Owens & Minor                 | 25. B. Braun      |
| 2. Geodis                | 14. Niagra Bottling               | 26. Sam Adams     |
| 3. Americold             | 15. Thermo Fisher Scientific      | 27. Blue Triton   |
| 4. Allen Distribution    | 16. Coca-Cola Lehigh Valley Syrup | 28. Nestle        |
| 5. Carpenter             | 17. Ocean Spray                   | 29. DSC Logistics |
| 6. Amcor                 | 18. Nestle Water                  | 30. Wakefern      |
| 7. Uline                 | 19. Bimbo Bakeries                | 31. FedEx         |
| 8. Lineage               | 20. Bridgestone                   | 32. Home Depot    |
| 9. Behr                  | 21. Geodis                        | 33. Home Depot    |
| 10. Amcor Rigid Plastics | 22. Amazon                        | 34. NFI           |
| 11. Keurig DrPepper      | 23. Amazon                        | 35. Olympus       |
| 12. Sharp Corporation    | 24. Coca-Cola                     |                   |

