

# For Sublease

Flex - Lab Space Available  
7448 Industrial Park Way  
Macungie, PA



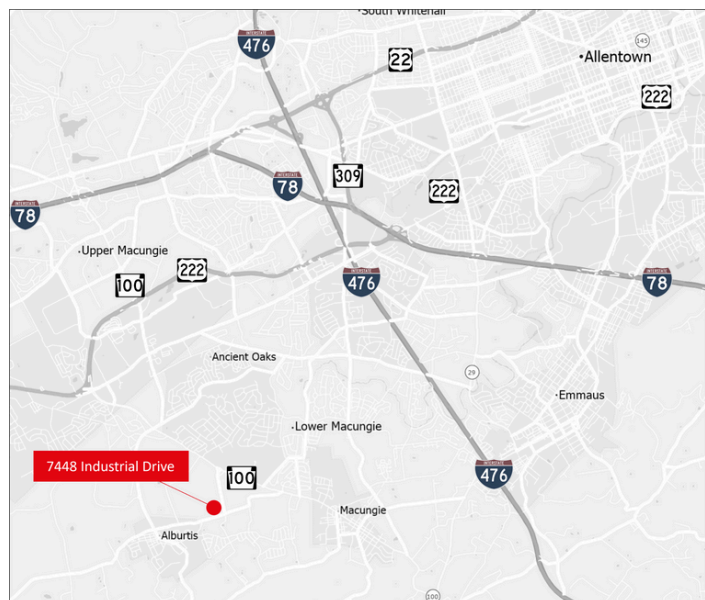
**Building Size** 16,632 SF

**Sublease space** 7,258 SF +/-

**Location** Located in Lehigh Valley Industrial Park, South, SVN within 1 mile of Rt. 100 and less than 8 miles from I-78 and NE Extension of PA Turnpike

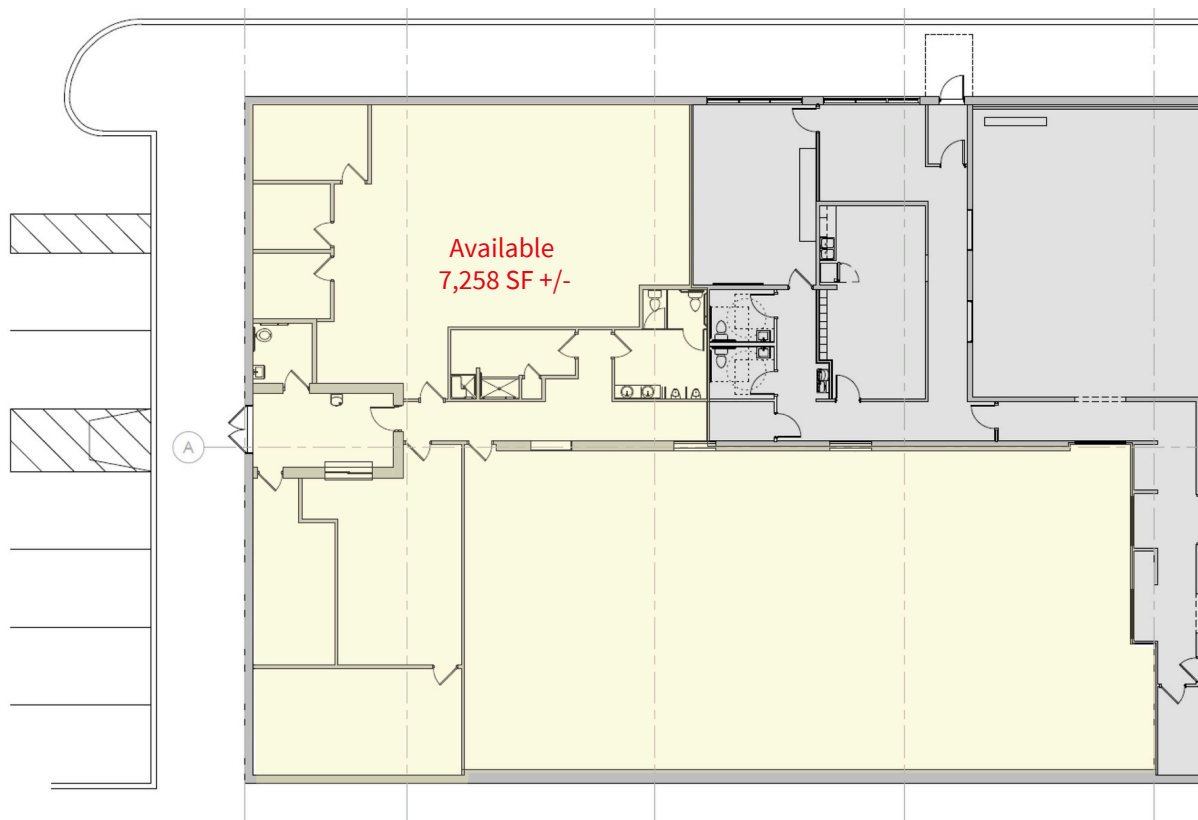
**Sublease Features**

- Zoned ORLIC (Office, Research, Light Industrial Center)
- 3,378 SF ISO 7 clean room / air filtration system
- PPL - 208Y/120v 3ph 4W 1,200 amps
- Central VAC, compressed air, liquid nitrogen drops throughout, variable drive exhaust, ISO 7 clean room has independent HVAC system with expandable capacity
- Ample parking



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## Floor Plan



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