

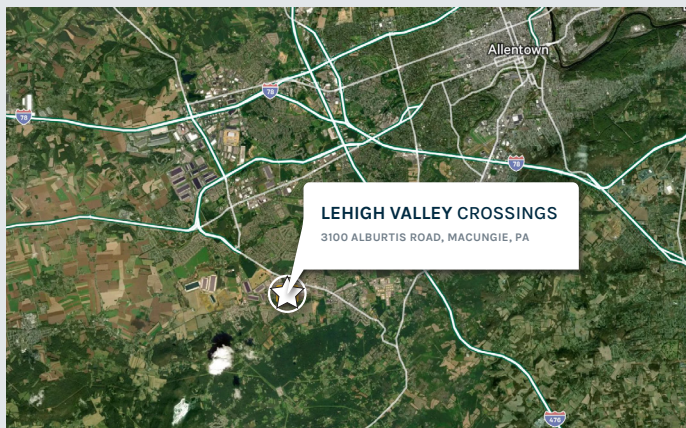


ARES
INDUSTRIAL
MANAGEMENT

LEHIGH VALLEY CROSSINGS

3100 ALBURTIS ROAD, MACUNGIE, PA

211,709 SQ. FT. | Class A Property



BUILDING HIGHLIGHTS

- 211,709 SQ. FT. Warehouse Space Available
- 2,500 SQ. FT. Office Space
- 39 Dock Doors / 2 Drive-in Doors
- +/- 138 Car Parking
- Located in Lower Macungie Township in Lehigh County

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PROPERTY SPECIFICATIONS

ADDRESS	3100 Alburtis Road, Macungie, PA
BUILDING SQ.FT.	211,709 SQ. FT.
DIMENSIONS	300' x 700'
LOT SIZE	20.56 Acres
BUILDING CLEAR HEIGHT	32' Clear
COLUMN BAY SPACING	One (1) 60' x 52' Speed Bay. Four (4) 50' x 50' and One (1) 40' x 50' Interior Bays
EXTERIOR WALL CONSTRUCTION	Pre-fabricated insulated concrete wall panels, painted smooth finish, with aluminum glass storefront at Administrative Office entrance
CAR PARKING	+/- 138 Employee / Auto Parking
UTILITIES	Public water, Natural Gas, Electric, Sewer, and Telecom
FIRE PROTECTION	ESFR Fire Sprinkler System
POWER	One (1) 2,000 amp, 277/480 volt, 3-phase service
INTERIOR LIGHTING	T-5H0 Fluorescent fixtures
FLOOR	7 Concrete slab

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