



Industrial Property
Warehouse
Distribution



759 Roble Rd

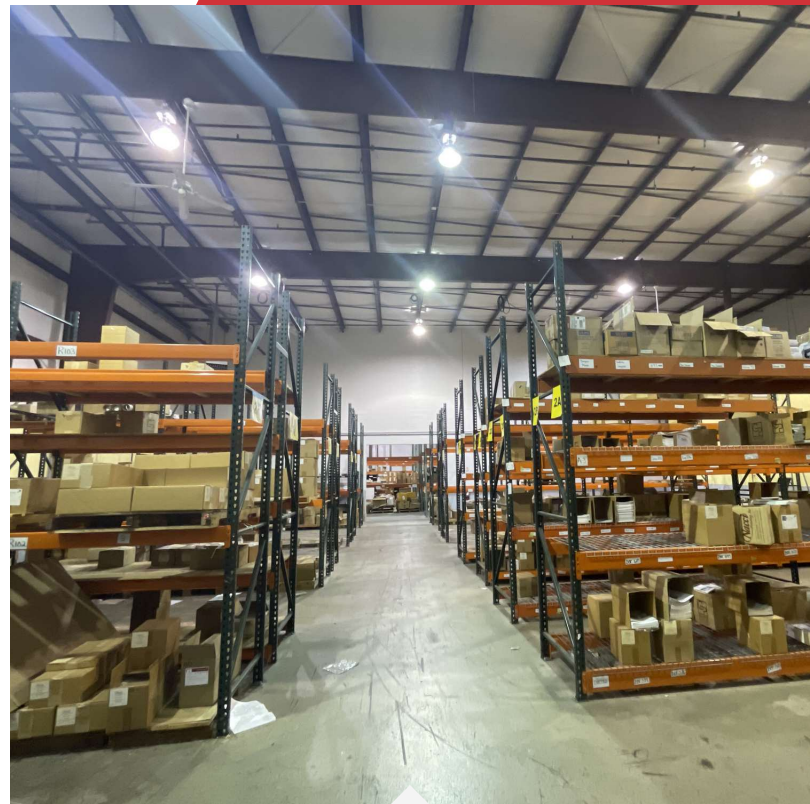
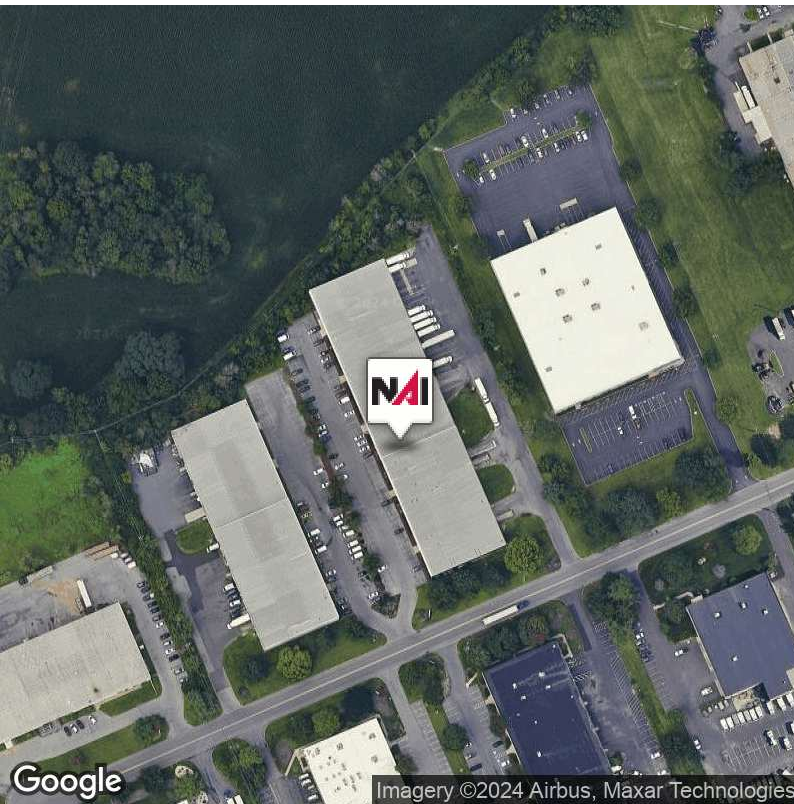
Allentown, PA 18109

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Property Type	Industrial
Property Subtype	Warehouse/Distribution
Building Size	55,200 SF
Available SF	22,800 SF
Lot Size	4.11 Acres
Year Built	2000

Industrial warehouse space available for lease, well-equipped for distributors or warehouse operations. Features include high ceilings, four dock doors (2 with temporary ramps), a 100 ft truck court, heavy power, heated warehouse, and well-maintained office space—all offered at a competitive rate with low operating expenses.

- Ceiling Height 22 ft
- Central location in the Lehigh Valley provides excellent connectivity to region

Location Information

Street Address	759 Roble Rd
City, State, Zip	Allentown, PA 18109
County	Lehigh

Building Specifications

Available SF	22,800 SF
Building Class	B
Office SF	+6,000 SF
Warehouse SF	+/- 16,800 SF
Sprinkler	Wet
Roof	Metal
HVAC	A/C & Gas Heat in Office Gas Heat in Warehouse

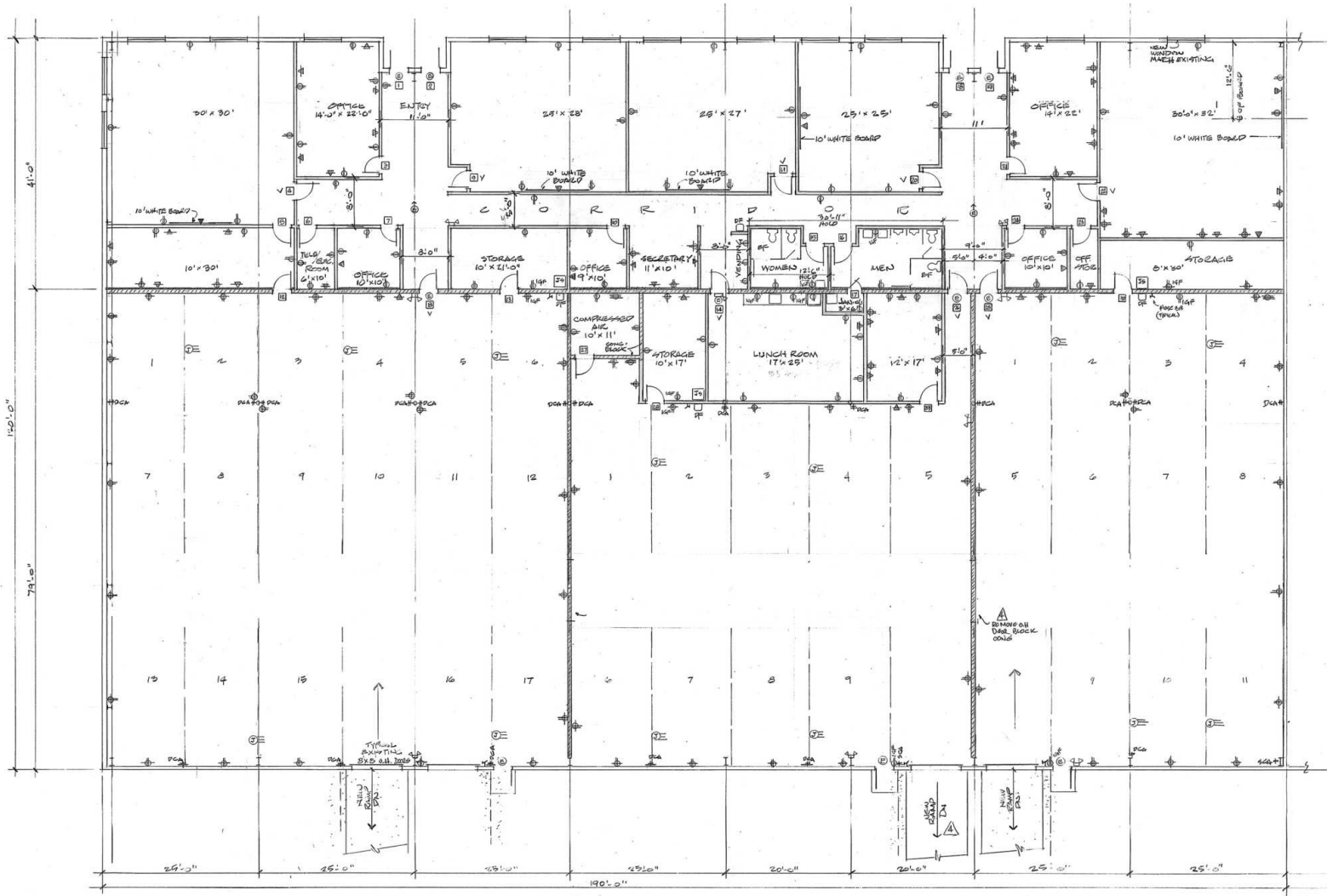
Lease Rate

\$8.75 SF/Yr

Building Specifications Continued

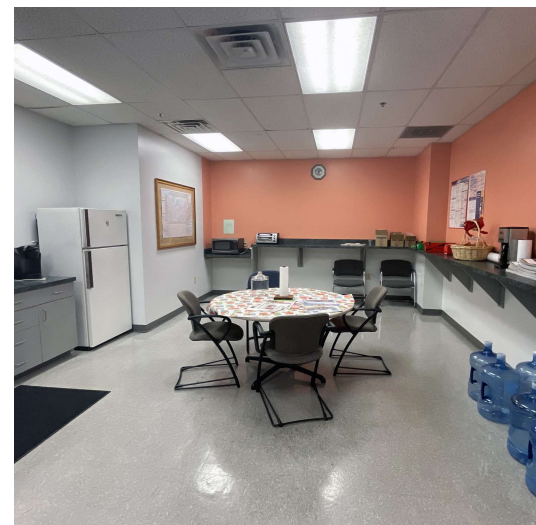
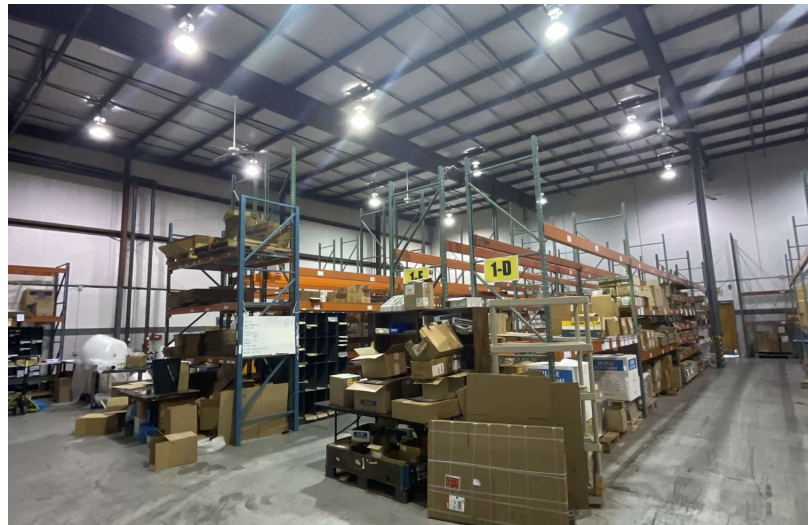
Floor Thickness	6"
Truck Court	100 ft
Lighting	LED
Dock Doors	4
Levelers	4
Clear Height	22 ft
Column Spacing	60' w x 25' d
Power	480 Volt 3-Phase Power
Sewer	Public
Water	Municipal





We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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	Time	Miles
LV International Airport	7 min	2.5 miles
Newark International Airport	80 min	80 miles
Port of Philadelphia	85 min	72 miles
Philadelphia Airport	75 min	74 miles
Newark Freight Terminal	85 min	82 miles

Location Advantages

- Located off Airport Road and Route 22, situated in center of Lehigh Valley with great connectivity to the region.
- 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, locally owned, full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, property management, building services, and project management.

For More Information

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