

7058 SNOWDRIFT ROAD, ALLENTOWN, LEHIGH COUNTY, PA 18106

±537,542 SF  
IMMEDIATELY  
AVAILABLE

**78**  
**TRADE**  
**HUB**

BEST VALUE  
AVAILABLE IN  
LEHIGH VALLEY



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|                            |                                                                                                                                  |                               |                                                                                                              |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>BUILDING SIZE</b>       | ±537,542 SF on 32.5 acres                                                                                                        | <b>LOADING DOCKS</b>          | (72) Total Dock Doors; (53) 9'x10' Loading Docks; (19) 8'x9' Loading Docks                                   |
| <b>WAREHOUSE SPACE</b>     | ±520,580 SF                                                                                                                      | <b>DRIVE-IN DOORS</b>         | (2) 10' x 10' drive in doors                                                                                 |
| <b>OFFICE SPACE</b>        | ±16,962 SF 2nd Floor Office; Additional Shipping/Receiving & Security space                                                      | <b>EMPLOYEE PARKING</b>       | ±88 car spots (expandable)                                                                                   |
| <b>MEZZANINE</b>           | ±33,125 SF storage and secondary office mezzanine not included in the RSF                                                        | <b>TRAILER PARKING</b>        | ±156 trailer spots                                                                                           |
| <b>BAY SPACING</b>         | 31' x 31' typical                                                                                                                | <b>RAIL</b>                   | Spur infrastructure exists and can be activated if needed<br><a href="#">Click here</a> for more information |
| <b>CEILING HEIGHT</b>      | 24' minimum clear height; ±31,000 SF 32' clear high-bay area                                                                     | <b>DEMISING WALLS</b>         | Three (3) masonry MFL walls are in place with walk through doors existing                                    |
| <b>FLOORS</b>              | 6" reinforced concrete                                                                                                           | <b>FORKLIFT CHARGING AREA</b> | Battery charging for (20) total stations with ventilation; Epoxy floor coating. Two (2) eyewash stations     |
| <b>ROOF</b>                | Flat EPDM membrane with metal decking supported by open-web steel joints; Roof replacement scheduled for completion in June 2026 | <b>LIGHTING</b>               | LED fixtures with motion sensors; Lighting level is 30FC at 36" AFF                                          |
| <b>FOOD GRADE FEATURES</b> | Caulked floor joints. Brush seals at each dock position; River rock around perimeter of the building                             | <b>SPRINKLER</b>              | ESFR with K-17 heads; Sprinkler piping was replaced in 2020                                                  |
| <b>POWER</b>               | 2,400 AMP, 480V, 3-phase                                                                                                         | <b>HVAC</b>                   | Gas fired heaters and HVLS fans in loading bays                                                              |
| <b>SECURITY</b>            | Vehicle gate with call button; 8' chain link perimeter fencing with barbed wire                                                  | <b>UTILITIES</b>              | Natural Gas - UGI; Electric - PPL; Public Water - Lehigh County Authority; Public Sewer - Upper Macungie     |



ONE-DAY  
CONSUMER  
REACH

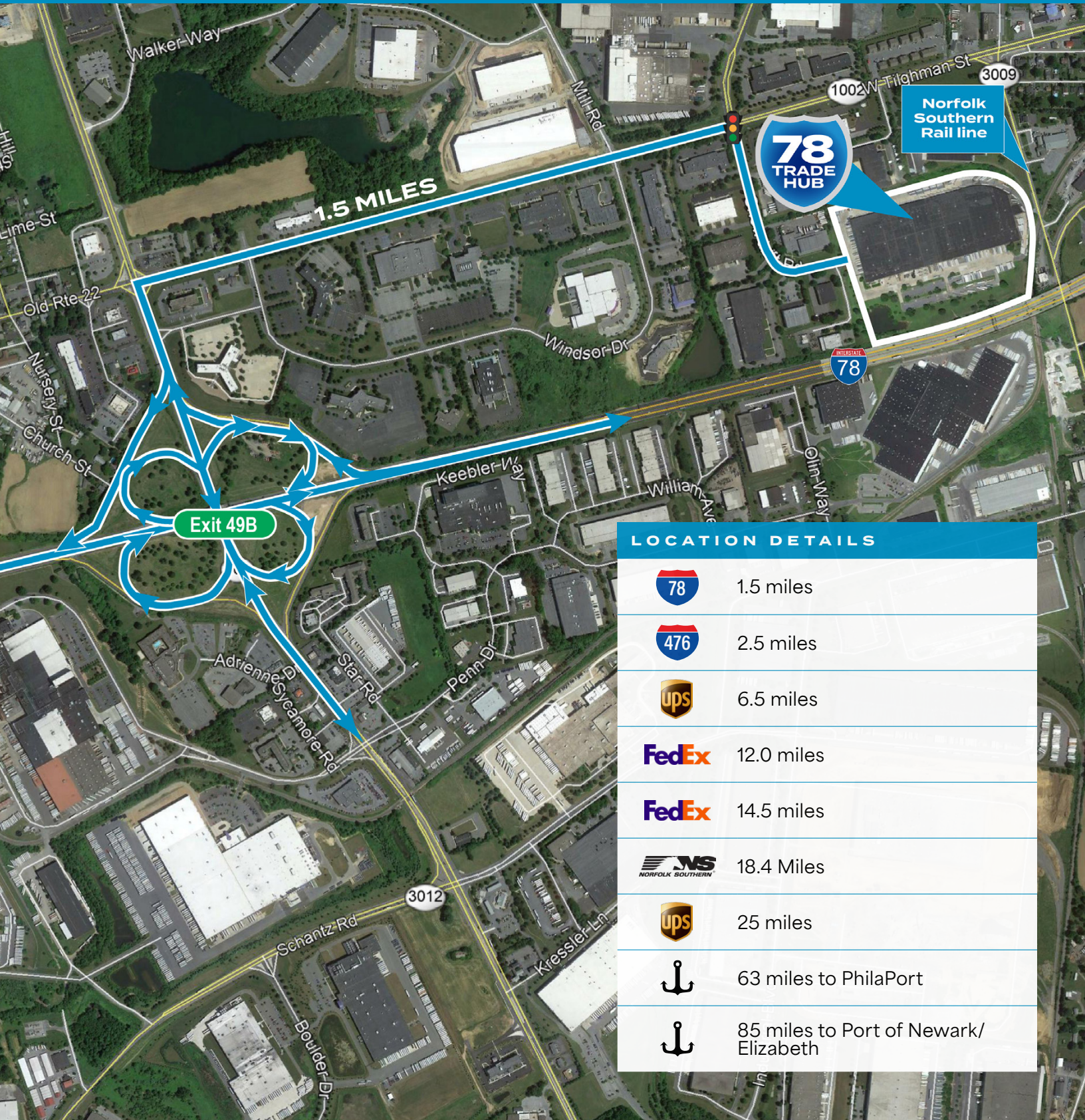
**89  
MILLION**

POPULATION  
45  
MINUTE  
DRIVE

**1,581,537**

WORKFORCE  
20  
MILE  
DRIVE

**374,628**



#### LOCATION DETAILS



1.5 miles



2.5 miles



6.5 miles



12.0 miles



14.5 miles



18.4 Miles



25 miles



63 miles to PhilaPort



85 miles to Port of Newark/  
Elizabeth





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