

FOR SALE

≈95 acres

2409 North Cedar Crest Blvd
Allentown, PA 18104

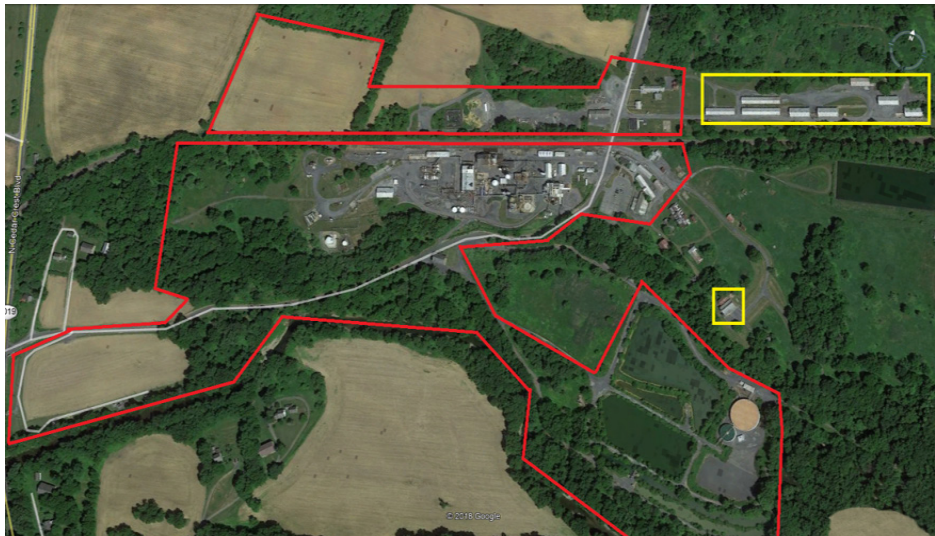
Industrial Manufacturing Site

Property Highlights



Prime for commercial redevelopment suitable for chemical manufacturing, multi-modal logistics hub and warehousing

- Fully integrated industrial chemical manufacturing site
- Multimodal - rail, truck and nearby port
- Existing warehouse buildings
- Modern lab facility
- Potable and (8) process water wells
- xx MW electrical feed and xx natural gas
- 2,000 sq ft office building
- Wastewater treatment plant



In the heart of Lehigh Valley

Conveniently Located

70 miles from Philadelphia Airport
80 miles from Newark Airport/Port Newark
2 minutes to Route 476 / Route 22



More Information and Virtual Tour:



go.ippe.com/CEDAR



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