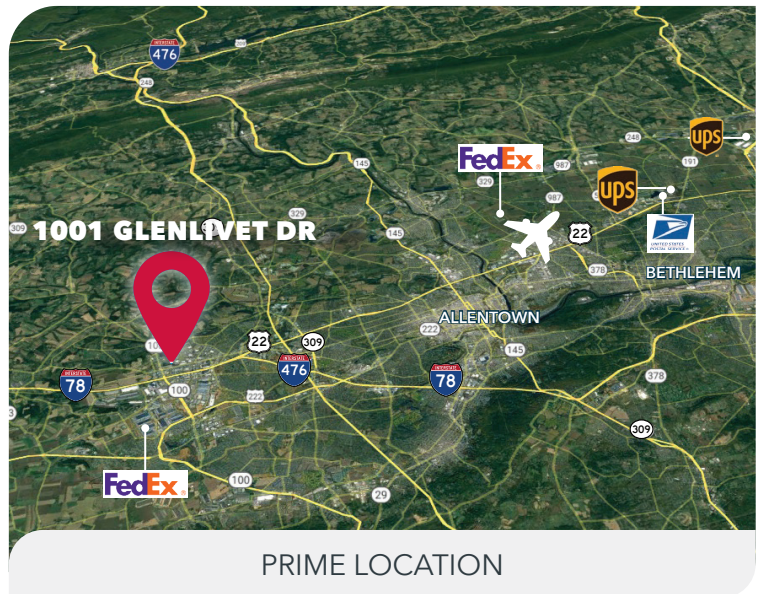




1001 GLENLIVET DRIVE ALLENTOWN, PA

FOR SALE OR LEASE

- 39,827 SF proposed Class A warehouse
- Shovel ready
- Up to 40' clear heights
- Core Lehigh Valley location less than 1/2 mile from I-78/Route 100 Interchange
- Major UPS, FedEx & USPS parcel hubs located less than 20 minutes drive
- Zoning permits warehousing, self storage, and manufacturing



LEE FITTIPALDI
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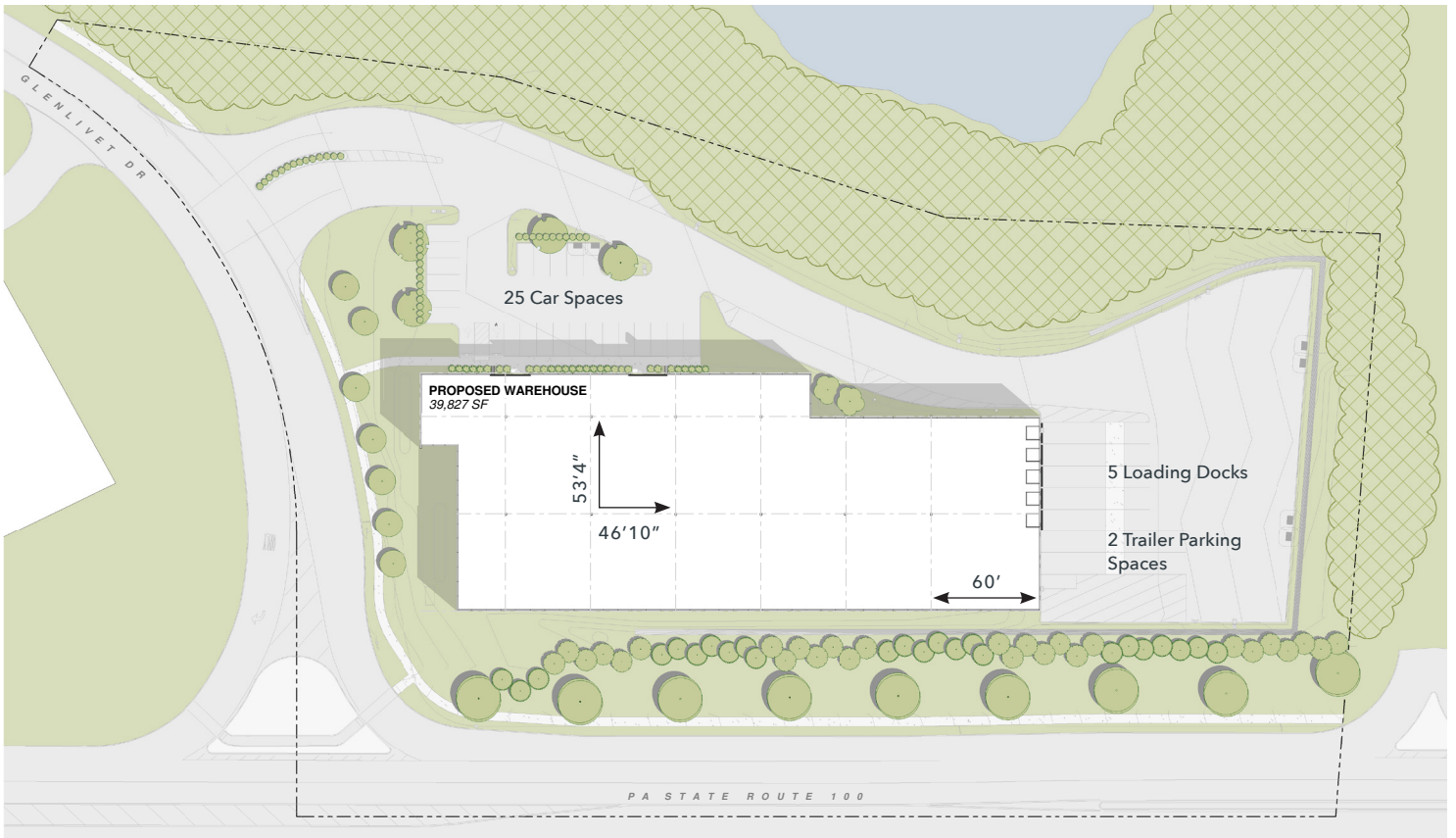
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1001 GLENLIVET DRIVE

ALLENTOWN, PA 18960

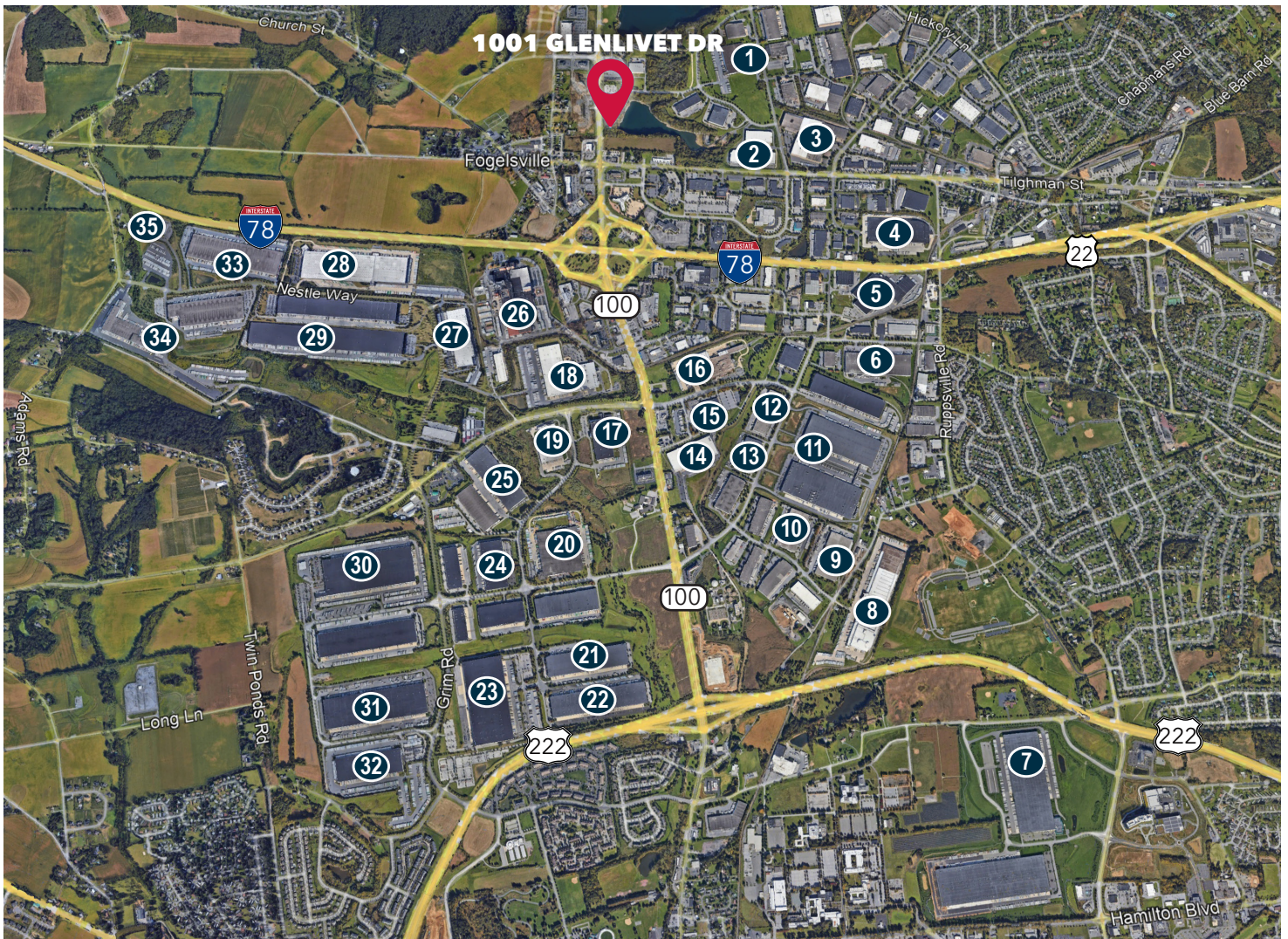


PROPERTY OVERVIEW

TOTAL BUILDING SIZE:	39,827 SF	SPRINKLER SYSTEM:	ESFR
COLUMN SPACING:	53'4" W X 46'10" D WITH 60' SPEED BAY	LIGHTING:	LED
CLEAR HEIGHT:	UP TO 40'	GAS & SEWER:	PUBLIC
OFFICE:	BUILD TO SUIT	CAR PARKING:	25 SPACES
DOCK DOORS:	5	TRUCK PARKING:	2 SPACES

1001 GLENLIVET DRIVE

ALLENTOWN, PA 18960



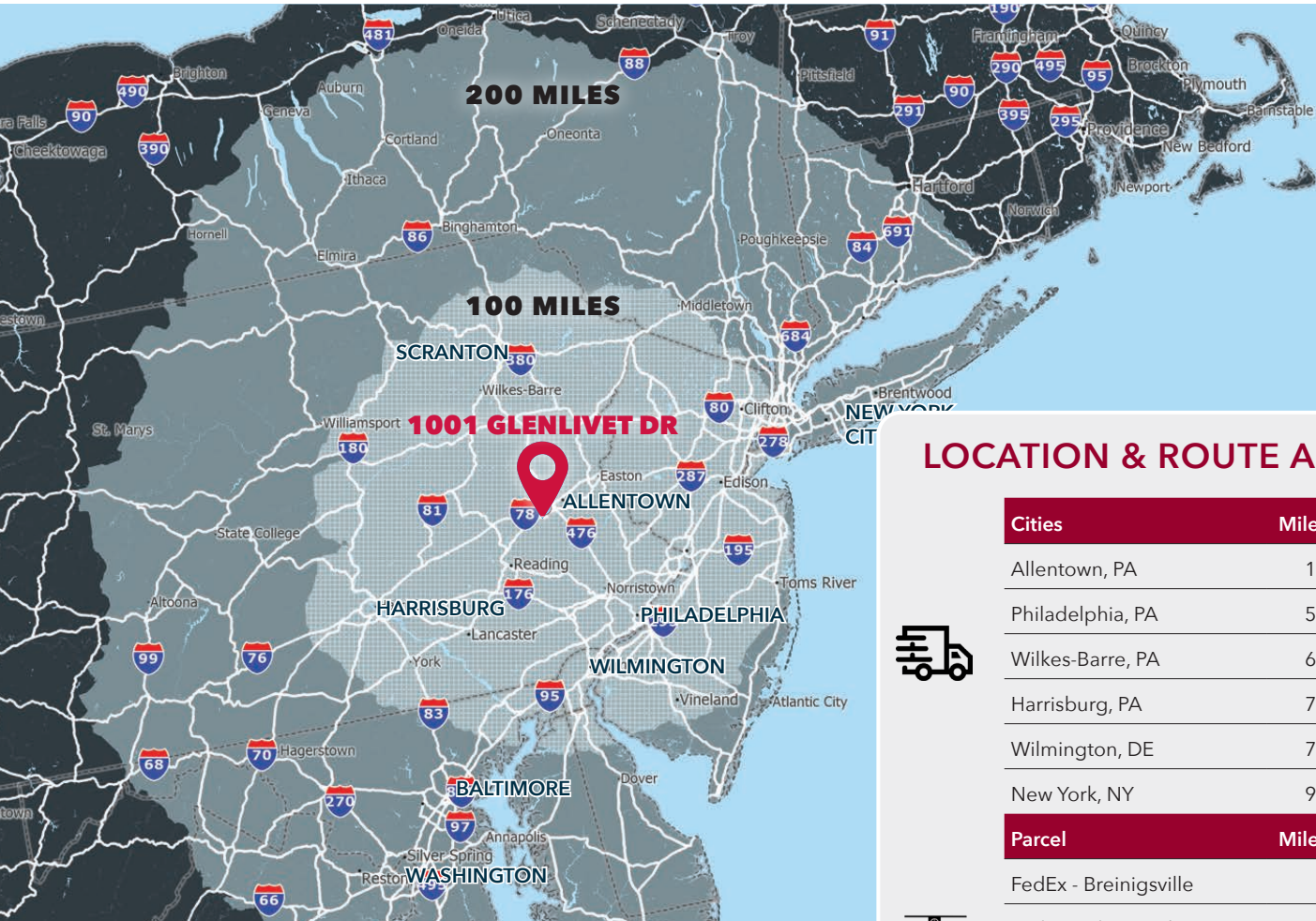
INDUSTRIAL NEIGHBORS

There is more than 42M square feet of industrial facilities within a 5 mile radius of Glenlivet Drive.

- | | | |
|--------------------------|-----------------------------------|-------------------|
| 1. Americold | 13. Owens & Minor | 25. B. Braun |
| 2. Geodis | 14. Niagra Bottling | 26. Sam Adams |
| 3. Americold | 15. Thermo Fisher Scientific | 27. Blue Triton |
| 4. Allen Distribution | 16. Coca-Cola Lehigh Valley Syrup | 28. Nestle |
| 5. Carpenter | 17. Ocean Spray | 29. DSC Logistics |
| 6. Amcor | 18. Nestle Water | 30. Wakefern |
| 7. Uline | 19. Bimbo Bakeries | 31. FedEx |
| 8. Lineage | 20. Bridgestone | 32. Home Depot |
| 9. Behr | 21. Geodis | 33. Home Depot |
| 10. Amcor Rigid Plastics | 22. Amazon | 34. NFI |
| 11. Keurig DrPepper | 23. Amazon | 35. Olympus |
| 12. Sharp Corporation | 24. Coca-Cola | |

1001 GLENLIVET DRIVE

ALLENTOWN, PA 18960



LOCATION & ROUTE ACCESS

Cities	Miles	Minutes
Allentown, PA	14	18
Philadelphia, PA	59	66
Wilkes-Barre, PA	61	65
Harrisburg, PA	74	76
Wilmington, DE	76	77
New York, NY	99	104



Parcel	Miles	Minutes
FedEx - Breinigsville	4	10
FedEx Hub - Northampton	14	21
UPS - Bethlehem	17	23
USPS - Bethlehem	17	23
UPS Hub - Easton	27	32



Intermodal	Miles	Minutes
NS Intermodal - Bethlehem	20	25



Ports	Miles	Minutes
Port of Philadelphia	64	74
Port of NY/NJ	90	101
Port of Baltimore	135	146



AREA DEMOGRAPHICS



POPULATION

30 Miles 1,349,248
30 Minutes 674,511



WORKFORCE (18+)

30 Miles 1,060,328
30 Minutes 531,812

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