

7035

SCHANTZ ROAD

ALLENTOWN, PA



5,045 SF FOR LEASE

CLASS A LIGHT INDUSTRIAL/DISTRIBUTION/FLEX SPACE

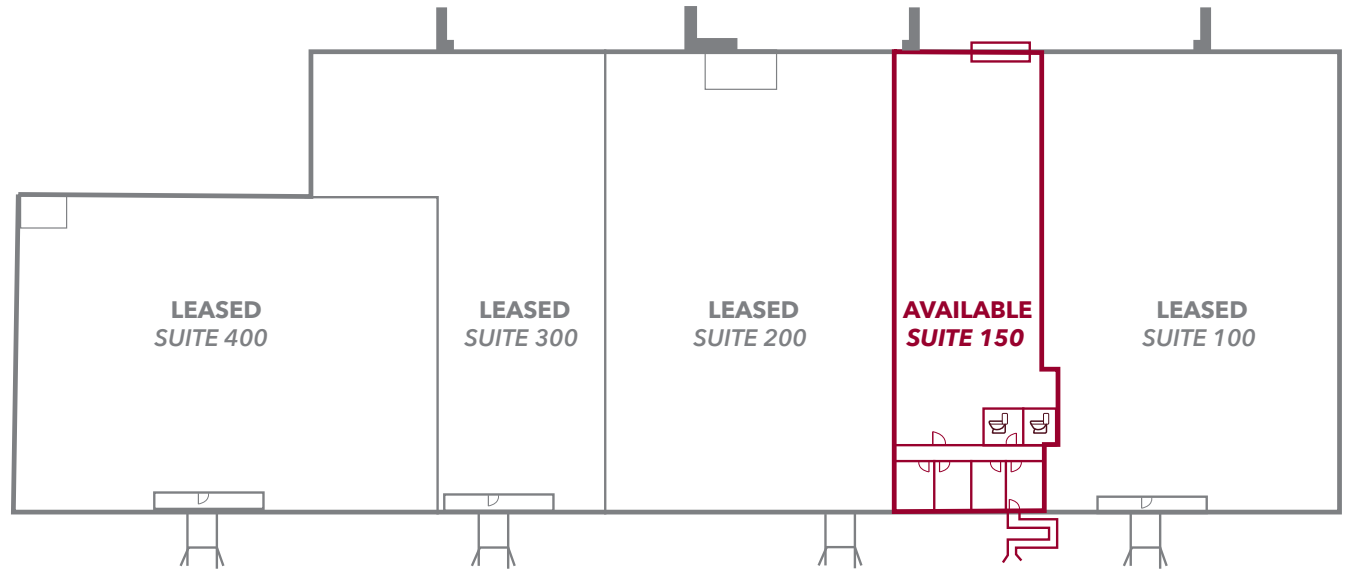
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates of Eastern Pennsylvania LLC

610 W. Germantown Pike, Suite 160, Plymouth Meeting, PA 19462 USA | (610) 400.0499 | lee-associates.com/easternpa

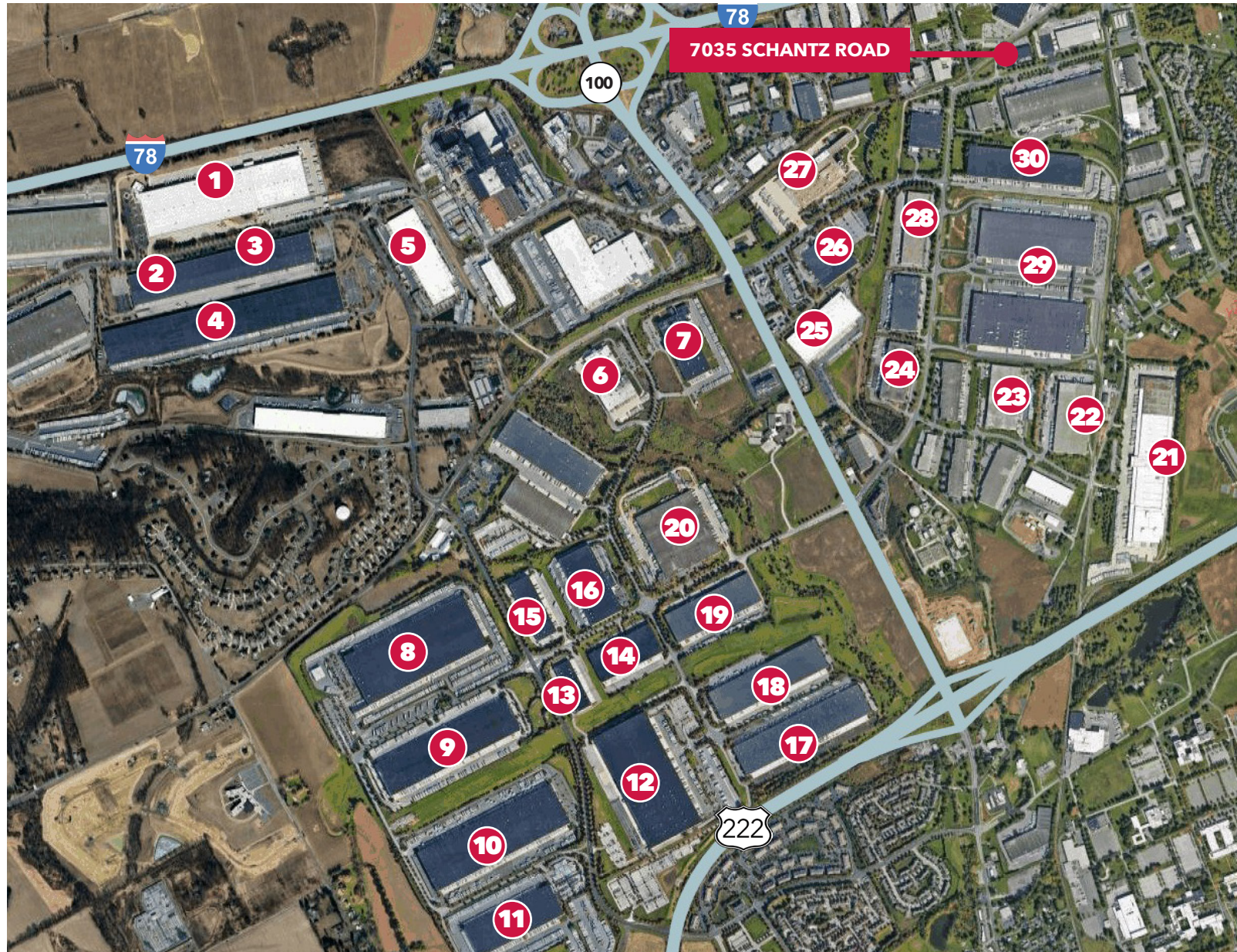
PROPERTY OVERVIEW

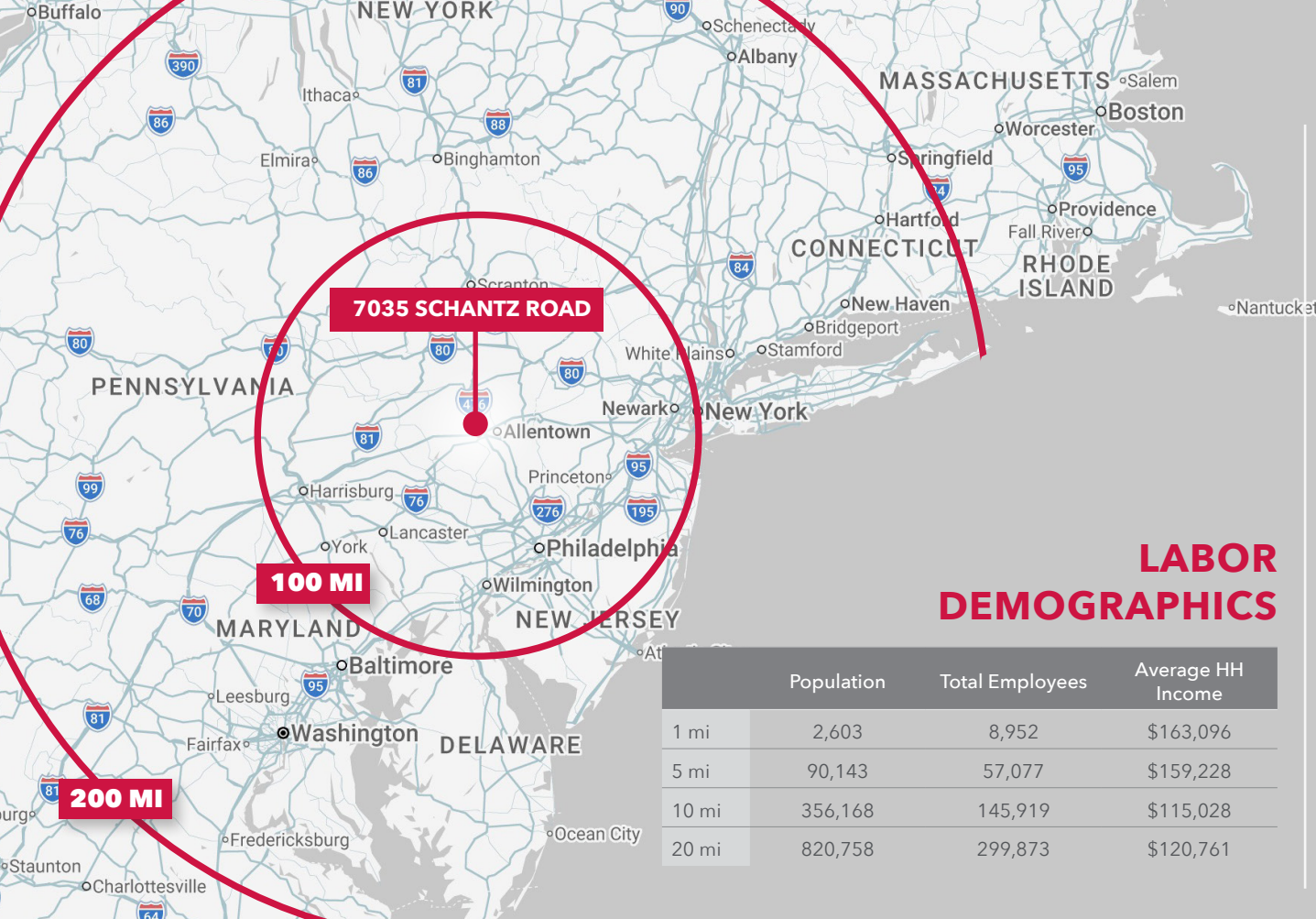
TOTAL BUILDING SIZE	5,045 SF
CLEAR HEIGHT	28'
OFFICE	1,000 SF
DOCK DOORS	1
SPRINKLER SYSTEM	WET
POWER	200 amp, 208/120V
LIGHTING	LED
GAS & SEWER	Public
CAR PARKING	53 Spaces Total



INDUSTRIAL NEIGHBORS

1. Nestle
2. RRD
3. Thermo Fisher Scientific
4. CJ Logistics
5. BlueTriton Brands
6. Grupo Bimbo
7. Ocean Spray
8. Wakefern Foods
9. Customized Distribution Services
10. FedEx
11. The Home Depot
12. Amazon
13. Terumo
14. Inmar Intelligence
15. Silgan Containers
16. Coca-Cola Company
17. Amazon
18. Geodis
19. US Foods
20. Bridgestone
21. Lineage
22. BEHR
23. Amcor
24. Owens & Minor
25. Niagara Bottling
26. Geodis
27. Coca-Cola Company
28. Sharp
29. Keurig Dr. Pepper
30. Hain Celestial





7035 SCHANTZ ROAD

100 MI

200 MI

LABOR DEMOGRAPHICS

	Population	Total Employees	Average HH Income
1 mi	2,603	8,952	\$163,096
5 mi	90,143	57,077	\$159,228
10 mi	356,168	145,919	\$115,028
20 mi	820,758	299,873	\$120,761

DRIVE TIMES

CITY	MILES	MINUTES
Philadelphia, PA	59	65
Harrisburg, PA	74	76
New York, NY	107	142
Baltimore, MD	135	151
Boston, MA	321	344

INTERMODEL	MILES	MINUTES
Norfolk Southern Bethlehem	19	27

PORTS	MILES	MINUTES
Port of Philadelphia	64	71
Ports of NY/NJ	111	115
Port of Baltimore	149	155

PARCEL FACILITIES	MILES	MINUTES
FedEx Ground	4	10
USPS Bethlehem Hub	15	21
FedEx Allentown Hub	13	22
UPS Bethlehem Hub	17	24

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