

ALLENTOWN, PA

# 200 CASCADE DR

BUILDING 1 - SUITE E



75,400 SF



10 LOADING  
DOCKS



485 CAR  
PARKING



<2.0 MILES TO  
FEDEX HUB

AVAILABLE  
JANUARY 2025

LISTING AGENT:



DEVELOPER/OWNER:



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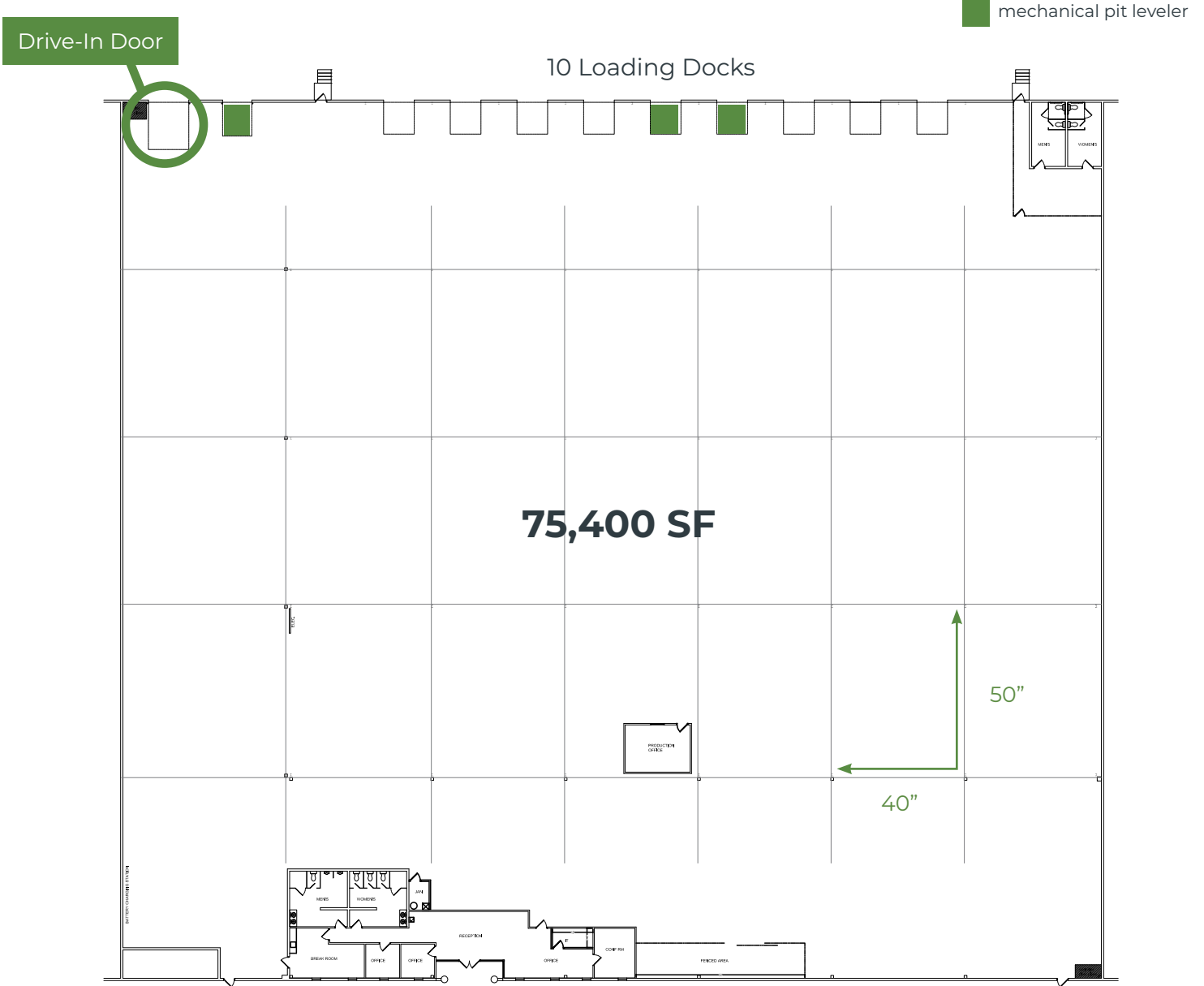
Lee & Associates of Eastern Pennsylvania LLC | 220 W. Germantown Pike, Suite 200 | Plymouth Meeting, PA 19462  
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# SUITE PLAN



<b>SIZE:</b>	75,400 SF
<b>COLUMN SPACING:</b>	40' x 50'
<b>CLEAR HEIGHT:</b>	18' Min.
<b>LOADING:</b>	10 Docks (3 Equipped with mechanical pit levelers)
<b>DRIVE-INS:</b>	(1) 12' x 14'

<b>OFFICE:</b>	2,156 SF
<b>CAR PARKING:</b>	485
<b>LIGHTING:</b>	LED in office and T5 in warehouse
<b>SPRINKLER:</b>	Wet
<b>POWER:</b>	(2) 400 amp 480/277v

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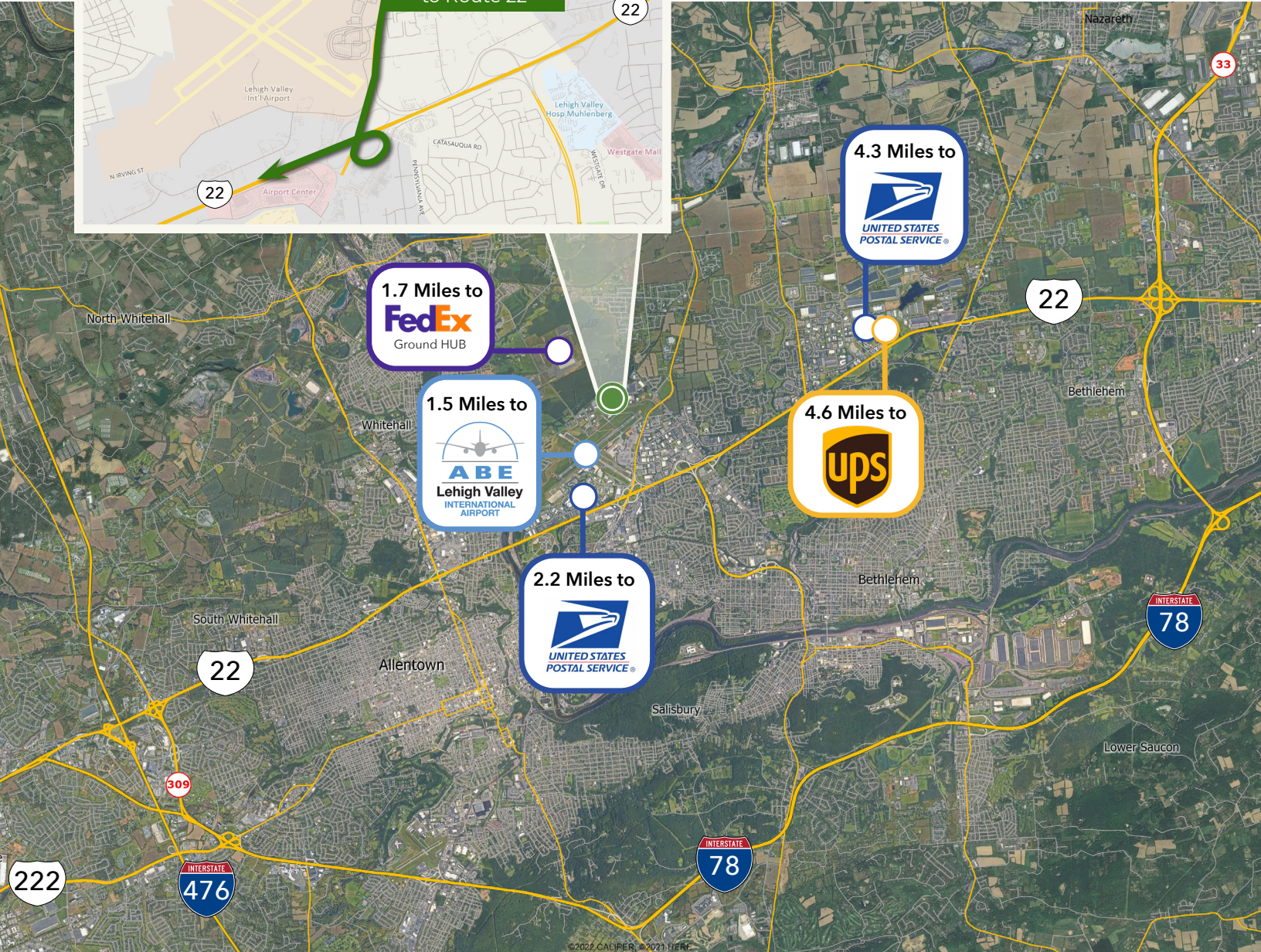
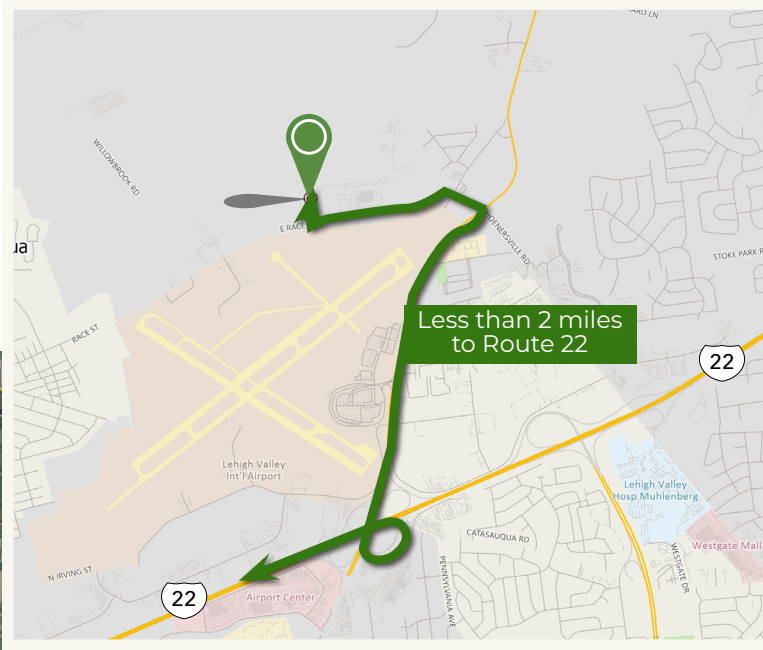
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# LOCATION MAP



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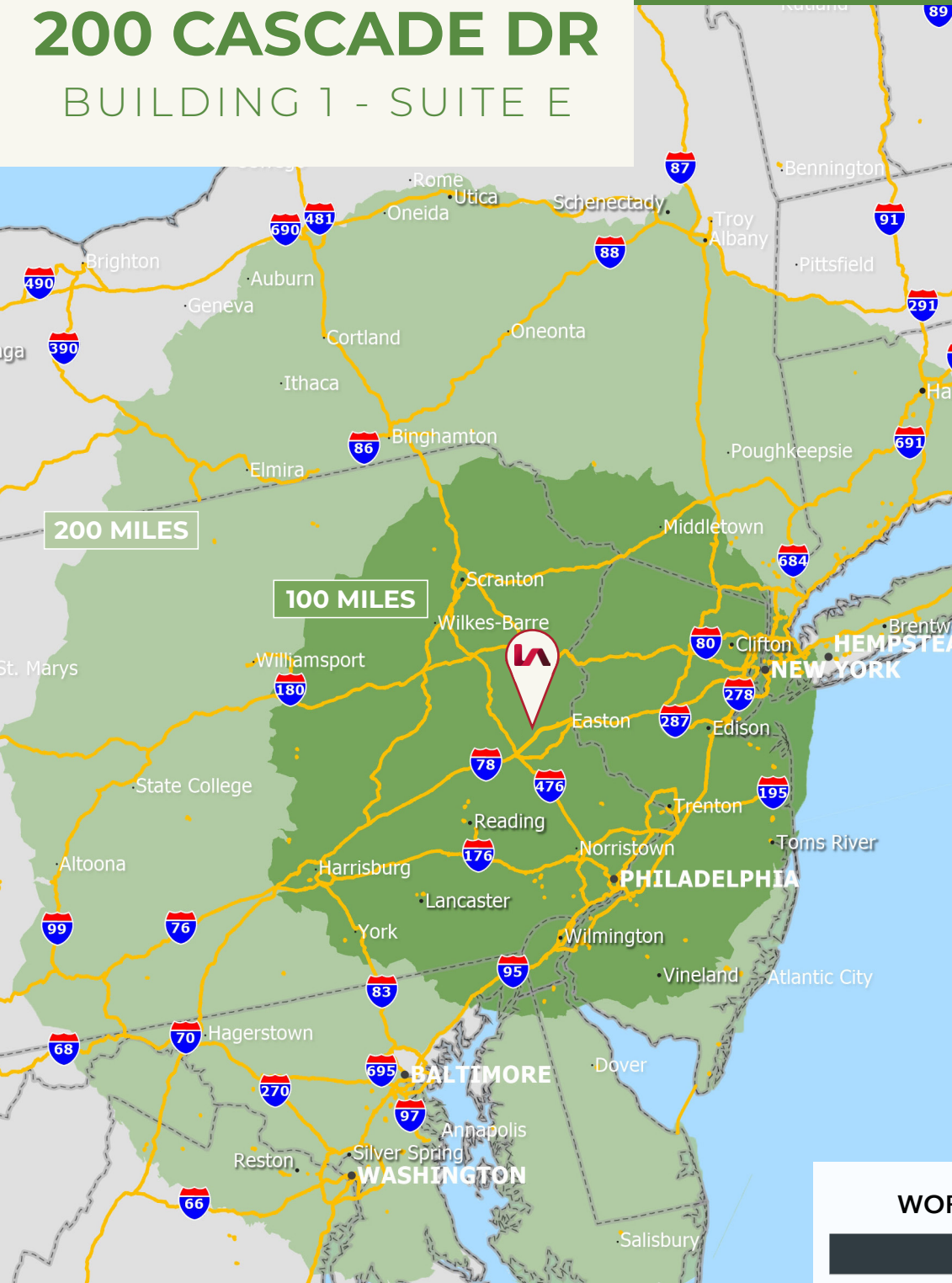
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## BUILDING 1 - SUITE E

# REGIONAL MAP



### City Miles

Philadelphia, PA	66
Harrisburg, PA	83
Wilmington, DE	84
New York, NY	88
Baltimore, MD	152
Washington DC	191

### Parcel Facilities Miles

USPS Hub - Bethlehem	2
FedEx Hub - Northampton	2
UPS Freight - Bethlehem	3
UPS - Bethlehem	5
UPS - Easton	15
FedEx Smartpost - Allentown	16

### Ports Miles

Port of Philadelphia	71
Port of NY/NJ	80
Port of Wilmington	83
Port of Baltimore	157

### Airports Miles

Lehigh Valley Int'l	2
Philadelphia Int'l	72
Newark Liberty Int'l	77
Baltimore-Washington Int'l	163

### WORKFORCE DEMOGRAPHICS

	15 Mins	30 Mins
Age 18+	211,492	520,573
Age 65+	43,546	117,174
Average Household Income	\$77,521	\$92,356

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