



## 881 Marcon Blvd

Allentown, Pennsylvania 18109

### Property Overview

Warehouse/flex suite available in Lehigh Valley Executive Campus. Potential ability to add 2 dock doors and 1 on grade drive-in door. Exterior private entrance with plenty of parking for staff and/or clients.

Centrally located in the Lehigh Valley with easy access via Route 22. Also accessible via LANTA bus routes 215 & 324

Spaces	Size	Type
Suite 250	4,000 - 15,090 SF	Warehouse/Flex

### Offering Summary

Lease Rate:	Negotiable
Building Size:	30,663 SF
Available SF:	4,000 - 15,090 SF
Lot Size:	3.36 Acres

### For More Information

#### Michael Adams, SIOR

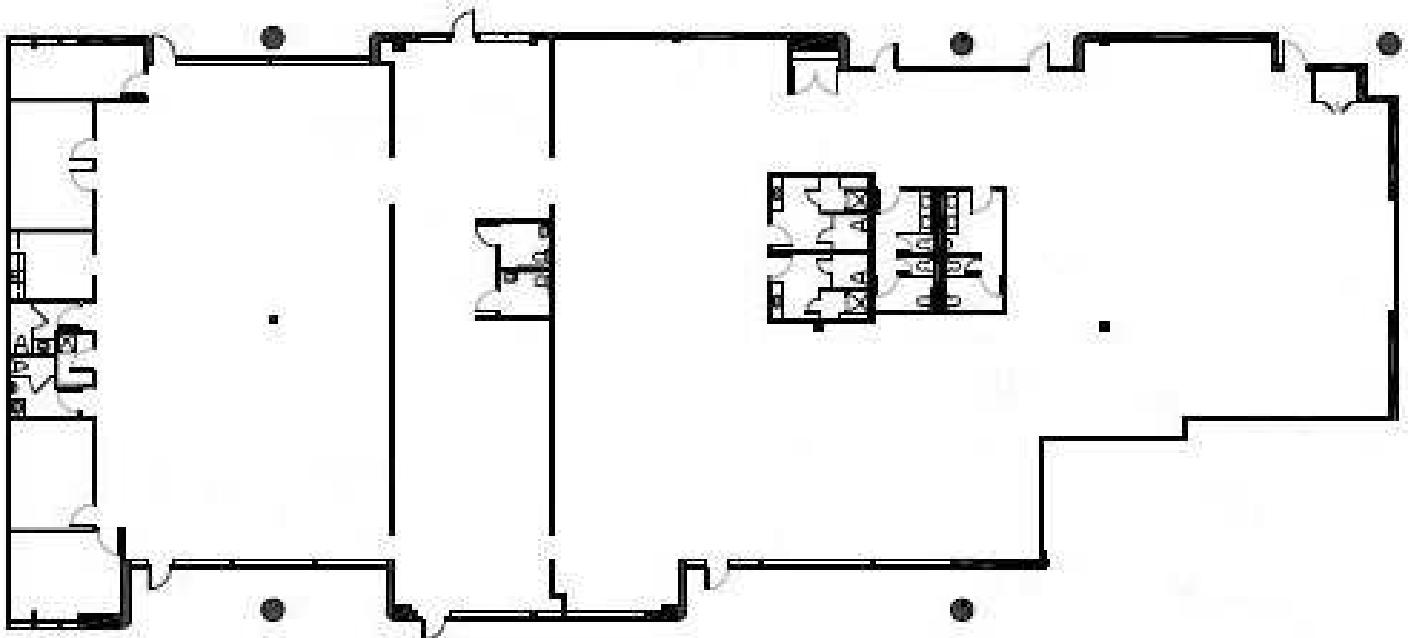
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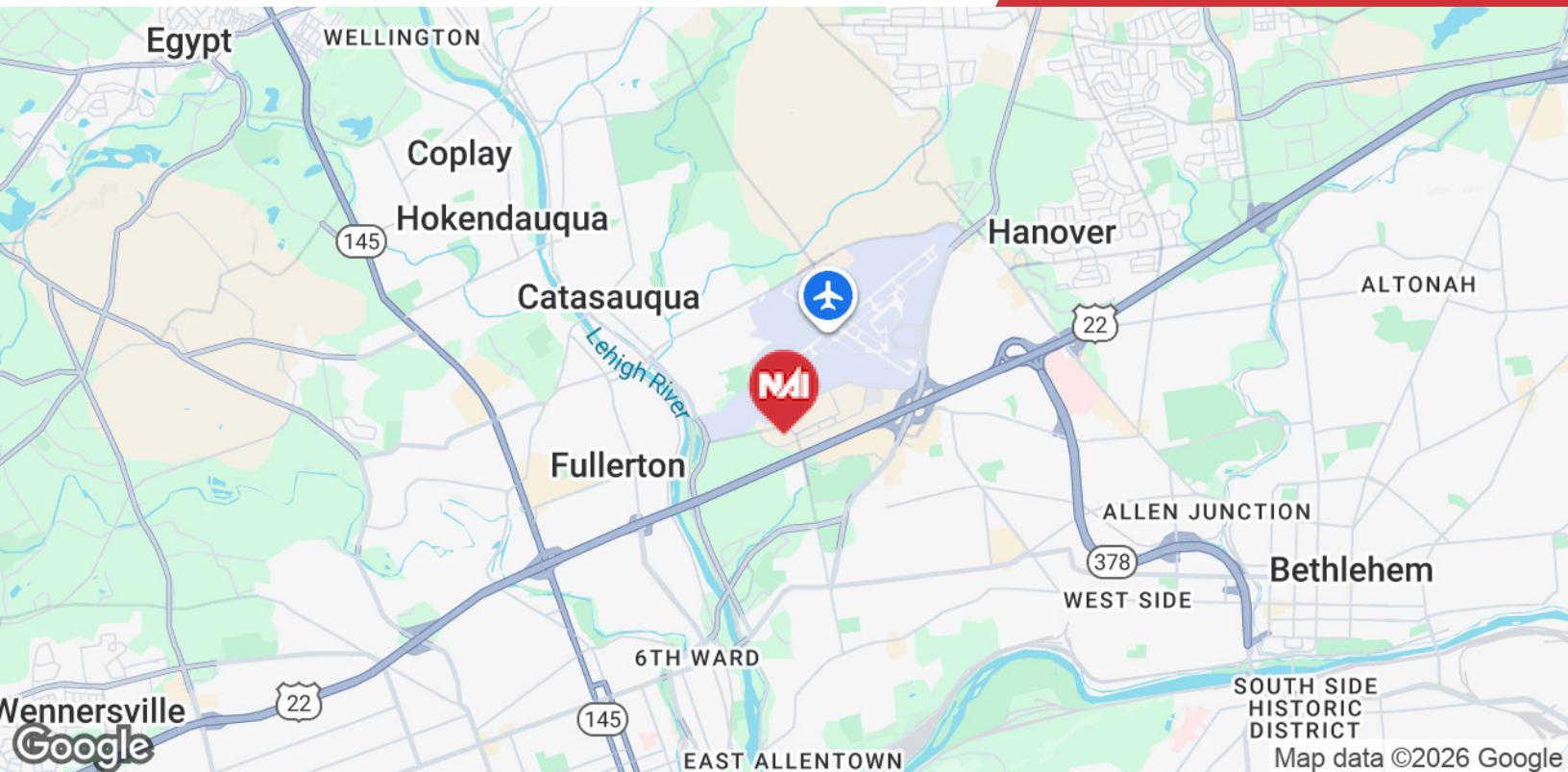
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## Available Spaces

Suite	Size (SF)	Description
■ Suite 250	4,000 - 15,090 SF	Interior demolition complete on available suite! Ready for warehouse tenant customization. The suite features warehouse space with office build-out available as required, clear ceiling heights of 12.5'-14' and fully conditioned throughout. The minimum divisible space is 4,000 SF. Potential for two dock doors and one on-grade drive-in door can be added to suit tenant requirements.



	Time	Miles
LV International Airport	5 min	1.8 miles
Route 22	5 min	2 miles
I-476	14 min	10 miles
I-78	15 min	12 miles
I-276	48 min	48 miles

## Location Advantages

- Many nearby amenities, including retail stores, hotels, and restaurants
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

## About NAI Summit

NAI Summit is the greater Lehigh Valley's largest, locally owned, full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, comprehensive property management and building maintenance services.

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