



Commercial, Industrial & Retail Real Estate

40-50,000 / SF INDUSTRIAL SPACE | FOR LEASE

PRIME last mile location in the Heart of Allentown

1 Pump Place, Allentown, PA 18102



Property Features

- 40-50,000 - SF Warehouse
- 4 total loading docks (1 ramp - with man door)
- 1 overhead door
- 31' clear ceiling height

Location

- Lehigh county
- Heart of Allentown
- 4.8 Miles from Lehigh Valley International Airport (ABE)
- New access road in process with additional entrance to property, and a direct route to Route 22
- Less than 2 Miles from Route 22 bypass
- Less than 1 Mile from American Parkway

Zoning

I-3 Industrial

Lease Rate

\$1.00 PSF Per Month

plus data, phone, janitorial , trash

Markward Group

5925 Tilghman Street, Suite 1400
Allentown, PA 18104
p: 610.295.6600
MarkwardGroup.com

Chip Miers

610.295.6604
cmiers@MarkwardGroup.com

Ann Kline

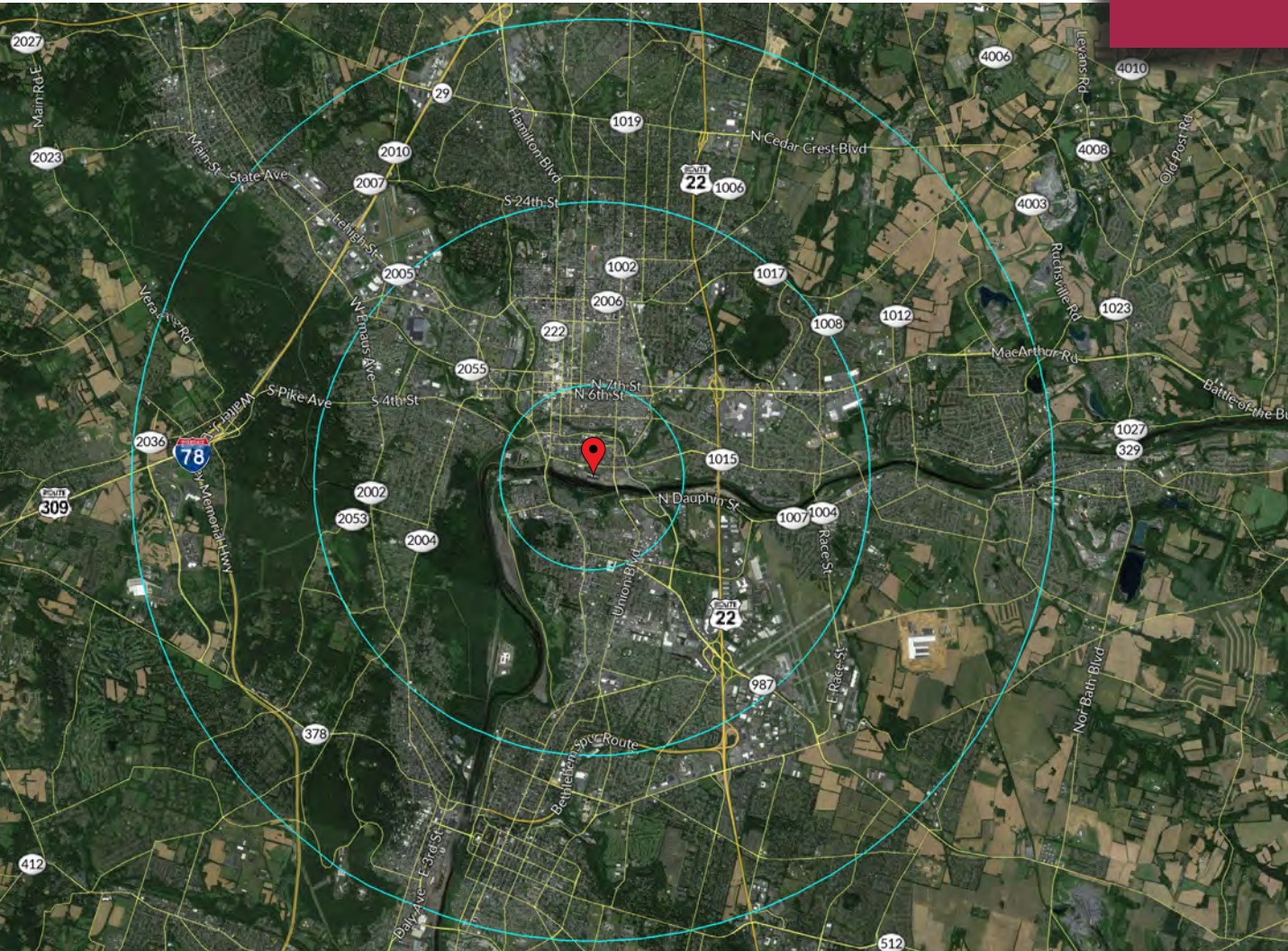
610.295.6602
akline@MarkwardGroup.com



@MarkwardGroup



Del Markward, SIOR



Demographics

Winthin 1 Mile



28,269

people



9,003

households



\$31,298

median HHI



9,510

employees

Winthin 3 Miles



147,711

people



54,916

households



\$42,304

median HHI



59,155

employees

Winthin 5 Miles



263,996

people



101,069

households



\$51,494

median HHI



175,500

employees

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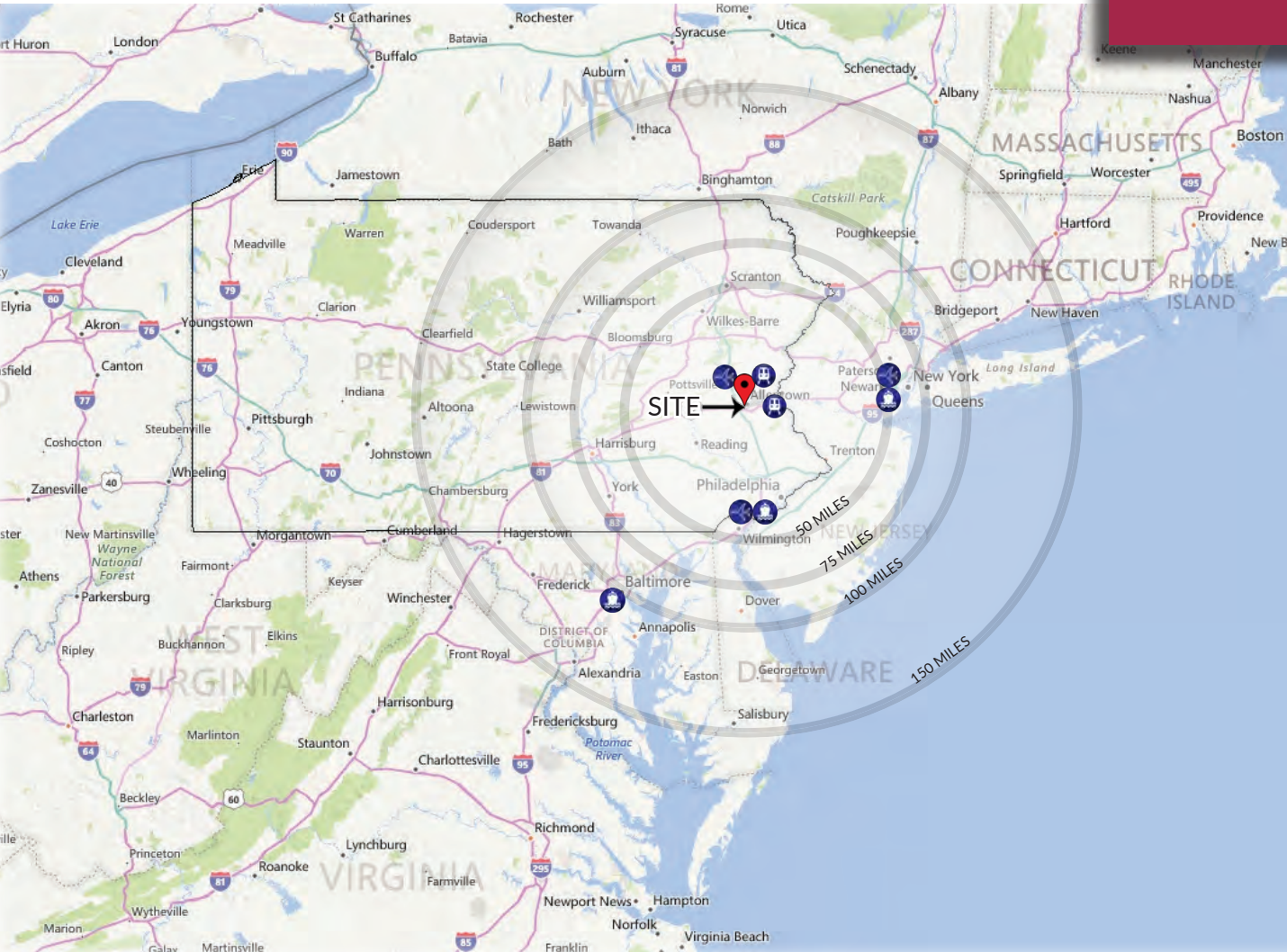


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Logistics



Port of Philadelphia:
67 miles | 1.5 hrs

Port of Newark/Elizabeth:
80 miles | 1.5 hrs

Port of Baltimore:
170 miles | 3.0 hrs



Philadelphia Intl. Airport:
67 miles | 1.5 hrs

Lehigh Valley Intl. Airport:
15 miles | 0.5 hrs

Newark Liberty Intl. Airport:
80 miles | 1.5 hrs



Intermodal Rail:
5 miles | 10 min

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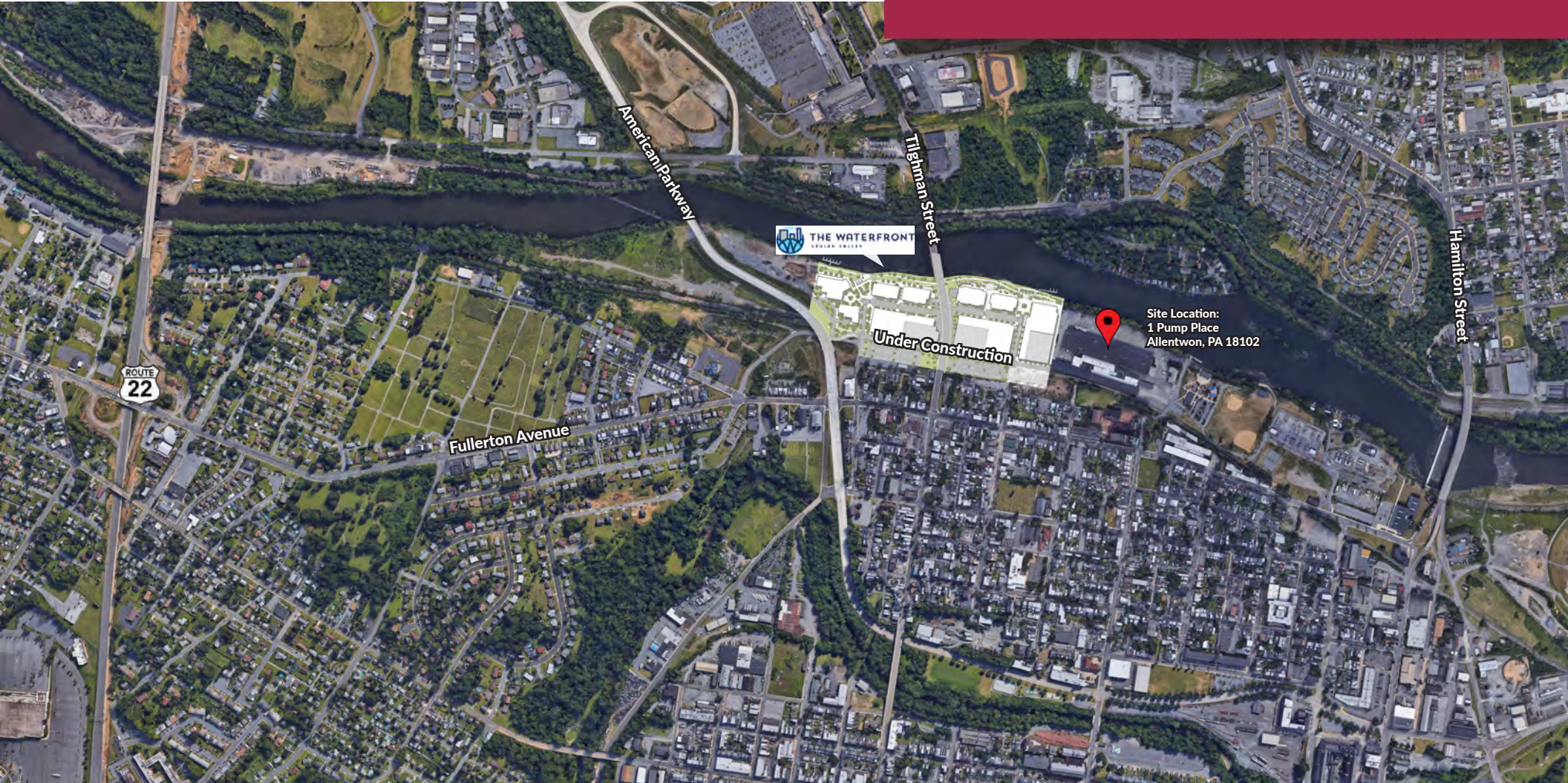


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