

7660 Imperial Way

Jaindl Land Company

LEASE

Jaindl 7660

7660 IMPERIAL WAY

Allentown, PA 18106

PRESENTED BY:

TOM SKEANS, CCIM

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PA #RS273976

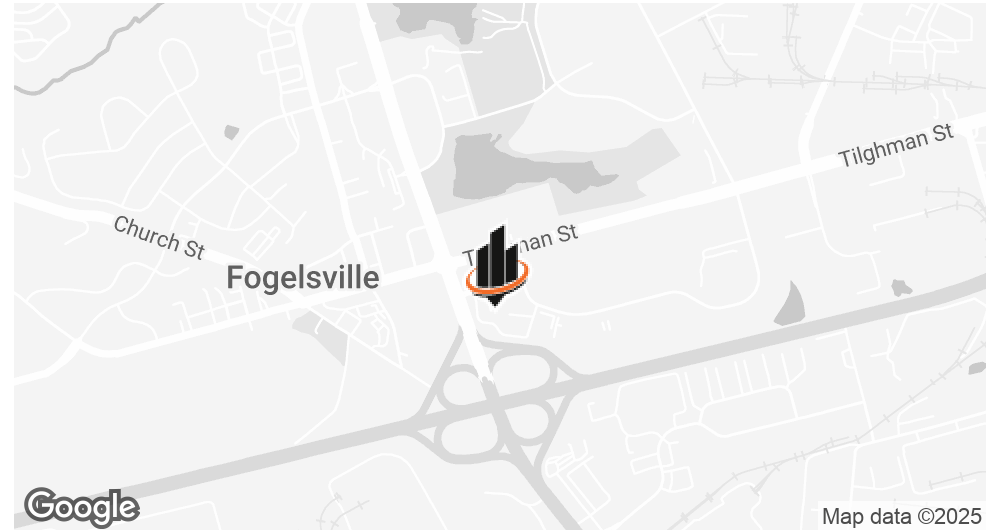
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
OP EX (EST 2025):	\$7.50/SF
BUILDING SIZE:	124,408 SF
AVAILABLE SF:	2,500 - 85,000 SF
RENOVATED:	2015
ZONING:	LI
MARKET:	Lehigh Valley

PROPERTY OVERVIEW

Landmark building with great visibility anchored by multiple large corporate tenants. 2,500-85,000 sf available. The building's 3 wing construction provides ample windows. In addition, sky lights offer tons of natural light through out the space. Loading dock access, dedicated freight elevator, additional storage, and on-site property management. Features include ample parking, key card access, fitness center and new HVAC.

PROPERTY HIGHLIGHTS

- Prime/Convenient Location
- Great Demographics & Employee Pool
- Generous TI Allowances
- Fitness Center

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,500 - 85,000 SF	LEASE RATE:	Negotiable

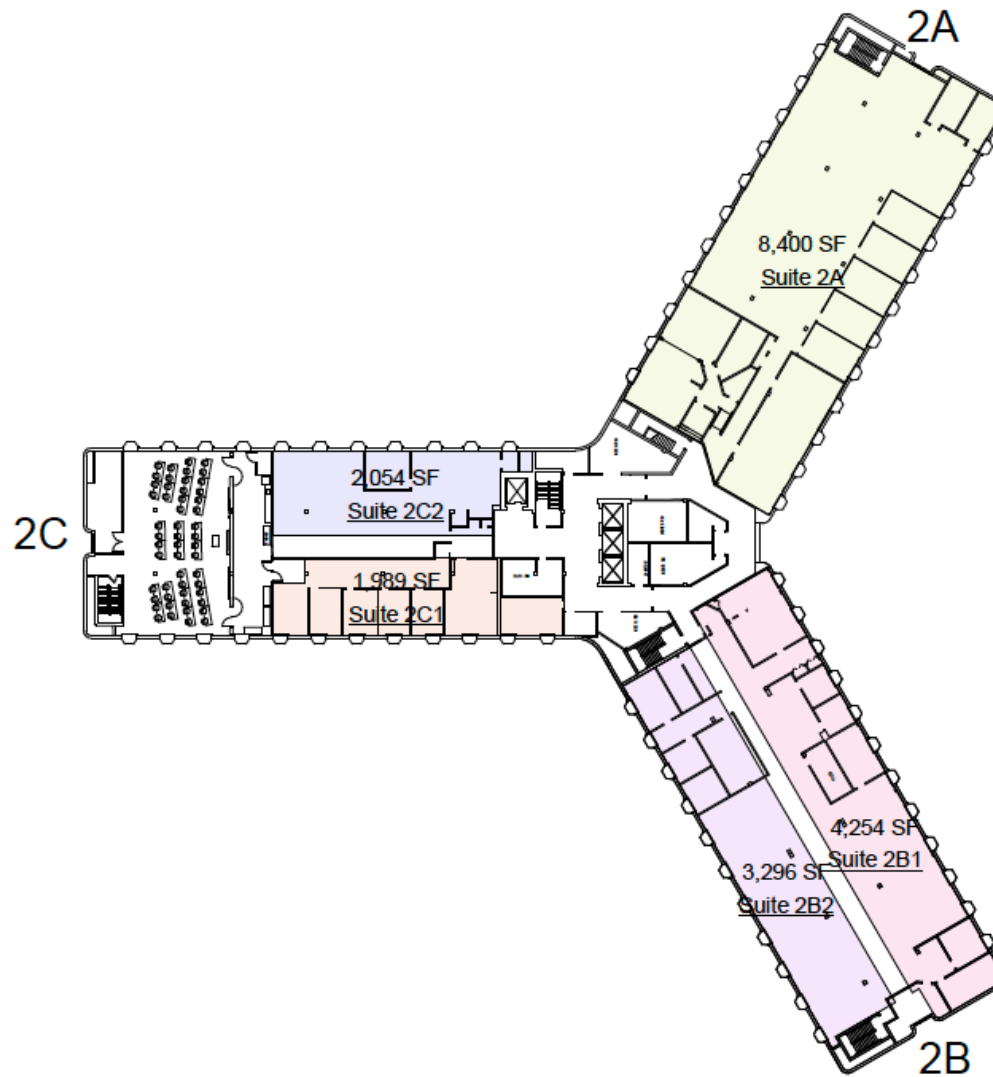
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
2nd Floor	2,500 - 32,428 SF	NNN	Negotiable
3rd Floor	2,500 - 32,428 SF	NNN	Negotiable
4th Floor, A Wing	9,778 - 19,040 SF	NNN	Negotiable
4th Floor, C Wing	9,262 - 19,040 SF	NNN	Negotiable

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2ND FLOOR PLAN



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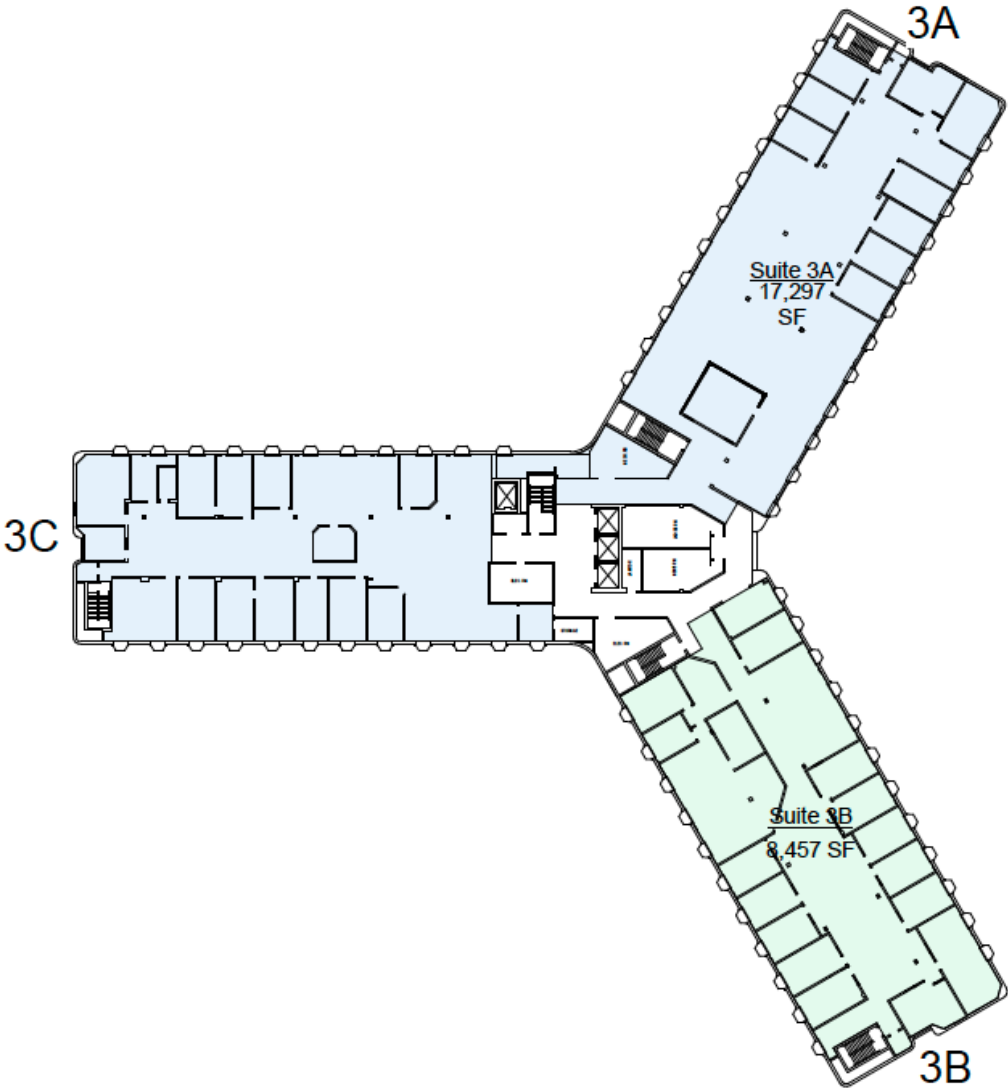
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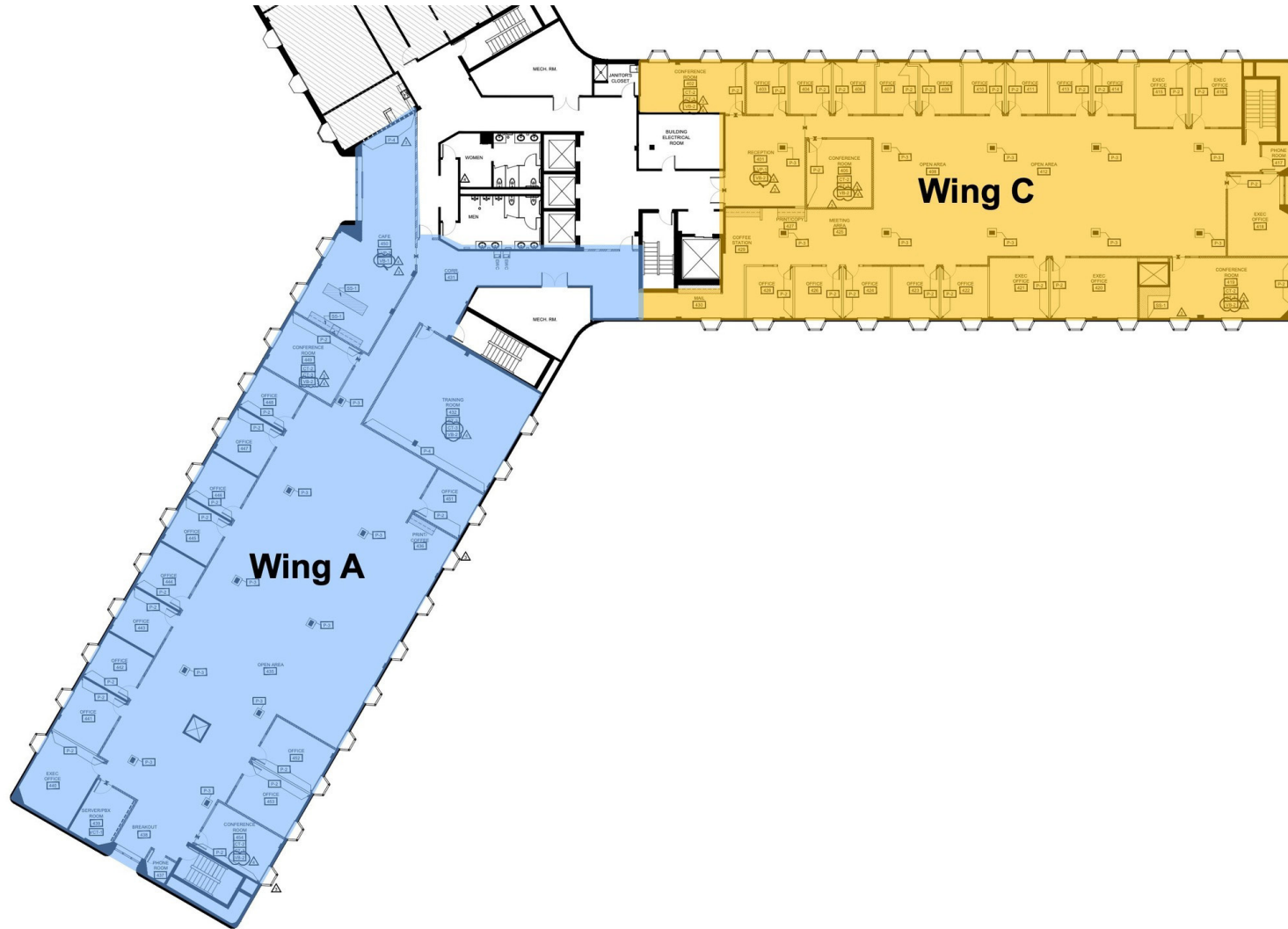
3RD FLOOR PLAN



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4TH FLOOR PLAN



Finishes Plan - Fourth Floor
Scale: 1/8" = 1'-0"

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4TH FLOOR, MOVE IN READY



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LOCATION MAP



LOCATION OVERVIEW

Located in Iron Run Corporate Center, a prime location just off I-78 and Route 100 with easy access to 476 (PA Turnpike). Accessible from Lehigh Valley International Airport (12 miles), Philadelphia International Airport (66 miles) and Newark International Airport (87 miles) via major highways. Population of the Lehigh Valley approached 1,000,000. 12 universities in proximity (including Lehigh, Muhlenberg, Moravian) support a skilled work force. Area serviced by a variety of retail, including food, hotels and new Weis Market.

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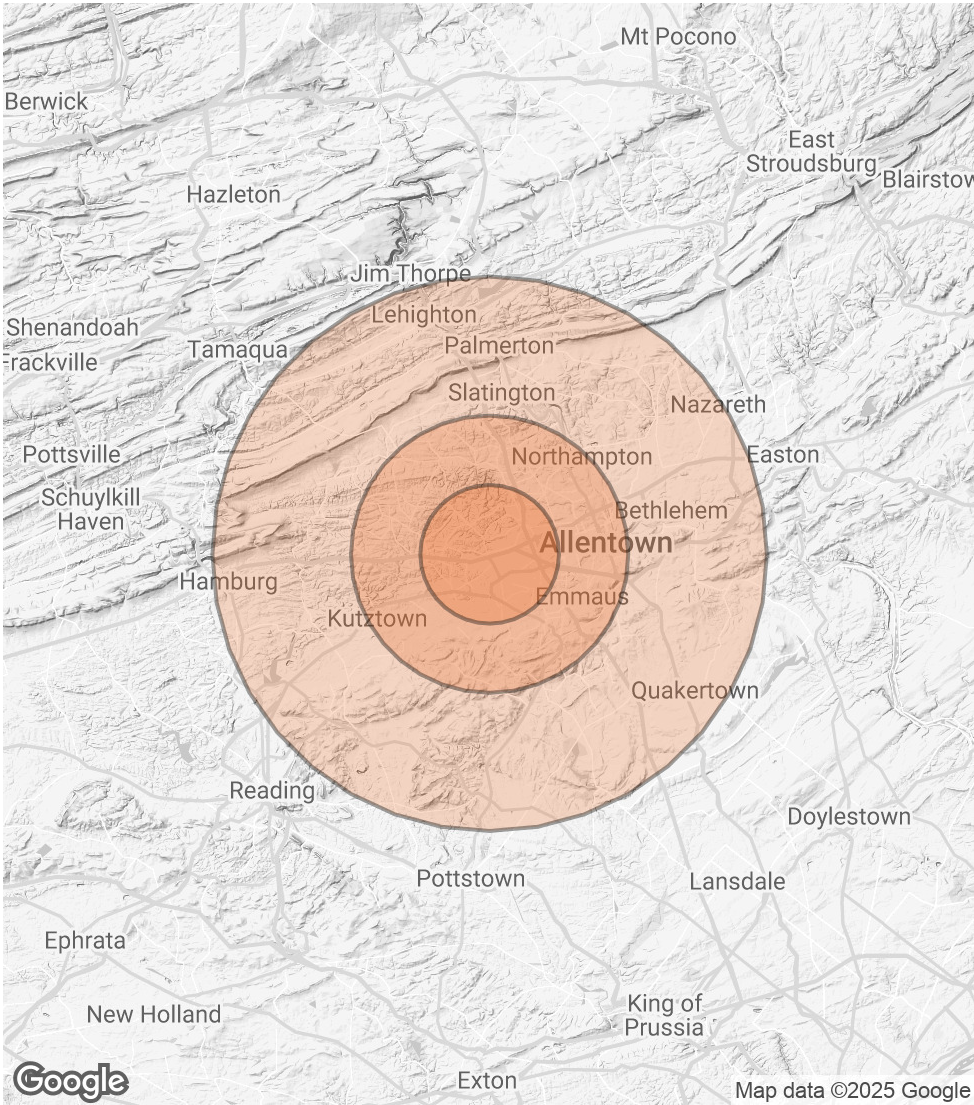
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DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	53,463	243,058	783,705
AVERAGE AGE	41.8	40.5	39.5
AVERAGE AGE (MALE)	41.1	39.5	38.5
AVERAGE AGE (FEMALE)	42.0	41.2	40.4

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	19,954	93,415	301,529
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$97,529	\$79,845	\$70,027
AVERAGE HOUSE VALUE	\$302,316	\$282,752	\$254,356

* Demographic data derived from 2020 ACS - US Census



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