

1384 S. 5TH STREET

ALLENTOWN, PA



Permitted BY-RIGHT Uses:

- Outdoor Storage
- Industrial Equipment Rentals and Sale
- Distribution
- Manufacturing
- Recycling
- Self-Storage
- Truck Terminal

AVAILABLE

7,965 SF INDUSTRIAL FACILITY | 3.5 ACRES OF OUTSIDE STORAGE



CAN BE RAIL-SERVED

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1384 S. 5TH STREET

INDUSTRIAL BUILDING | OUTSIDE STORAGE | AVAILABLE

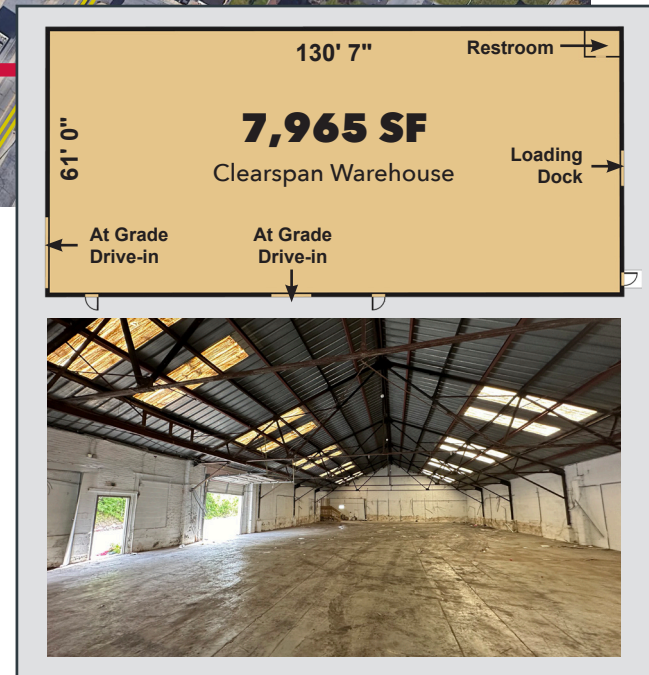


LOT SPECIFICATIONS

Property Size (AC):	10.82
Outside Storage/ Parking Area (AC):	3.5 Immediately Up to 7.5 Future
Potential Trailer Parking:	Up to 73 (at 12' width)
Trailer Parking Dimensions:	220' (55' trailer parking with 110' Aisle)
Potential Car Parking:	Up to 21

BUILDING SPECIFICATIONS

Building Size (SF):	7,965
Building Dimensions:	130' 7" x 61' 0"
Loading:	2 Drive-in Doors 1 Step-height dock
Clear Height:	14' minimum
Sprinkler:	None



Lee & Associates of Eastern Pennsylvania LLC
220 W. Germantown Pike, Suite 200 | Plymouth Meeting, PA 19462 USA | 610.400.0499 | lee-associates.com/easternpa

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COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROXIMITY TO THE LEHIGH VALLEY'S MAJOR HIGHWAY INFRASTRUCTURE

10.2 MILES TO



2.0 MILES TO



3.8 MILES TO



3.3 MILES TO



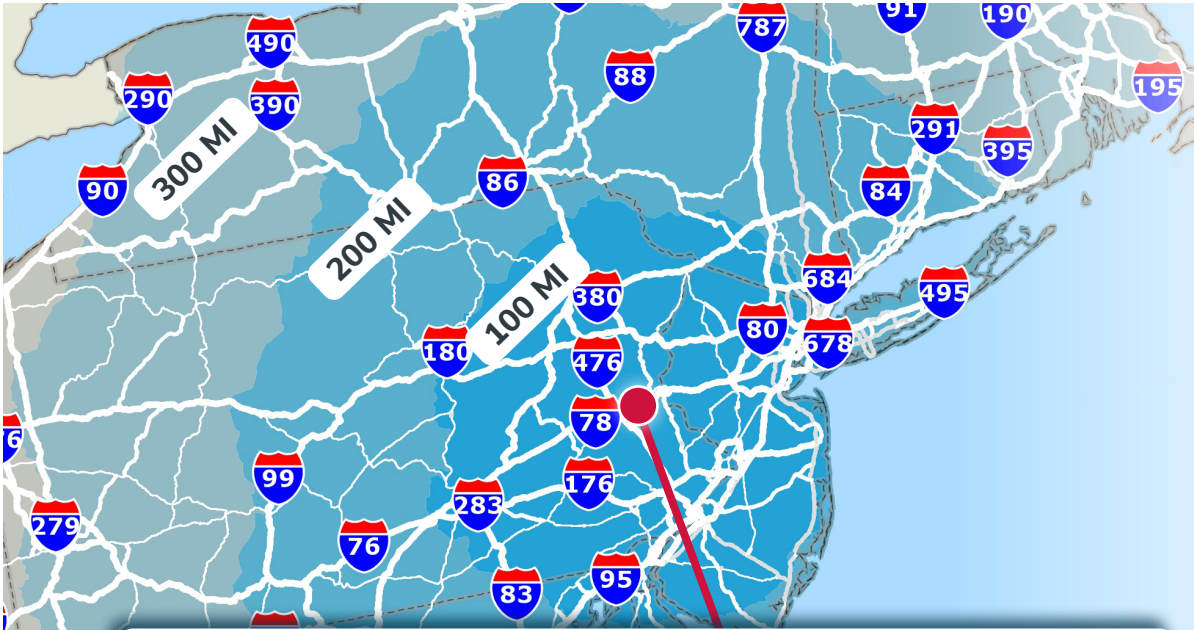
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

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	Miles	Minutes
 Cities	Center City Philadelphia	13 25
	Wilmington, DE	84 98
	New York, NY	306 314
 Ports	Port of Philadelphia	9 16
	Port of NY/NJ (Newark)	17 25
	Port of Wilmington (Delaware)	43 54
	Port of Baltimore	115 124
 Parcel	FedEx Hub, Northampton, PA	6 12
	UPS Freight, Bethlehem, PA	13 28
	UPS Hub, Easton, PA	22 31
 Intermodal	Norfolk Southern Intermodal, Bethlehem	14 24
	Norfolk Southern Intermodal, Harrisburg	38 45
	Norfolk Southern Intermodal, Rutherford	45 59

AREA DEMOGRAPHICS



Population

30 Mile 3,187,706
30 Minute 602,625



Workforce (18+)

30 Mile 2,597,659
30 Minute 458,426

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