

1384 S. FIFTH STREET ALLENTOWN, PA



10.8 ACRES OF INDUSTRIAL LAND FOR SALE
CAN BE RAIL-SERVED



LOT SPECIFICATIONS

PROPERTY SIZE	10.8 AC
ZONING	I-2 Limited Industrial
BUILDING SIZE	7,965 SF

PERMITTED BY-RIGHT USES:

- > OUTDOOR STORAGE
- > INDUSTRIAL EQUIPMENT RENTALS AND SALE
- > DISTRIBUTION
- > MANUFACTURING
- > RECYCLING
- > SELF-STORAGE
- > TRUCK TERMINAL
- > PACKAGING/BOTTLING
- > PACKAGING DELIVERY
- > BUS TERMINAL
- > EXERCISE CLUB

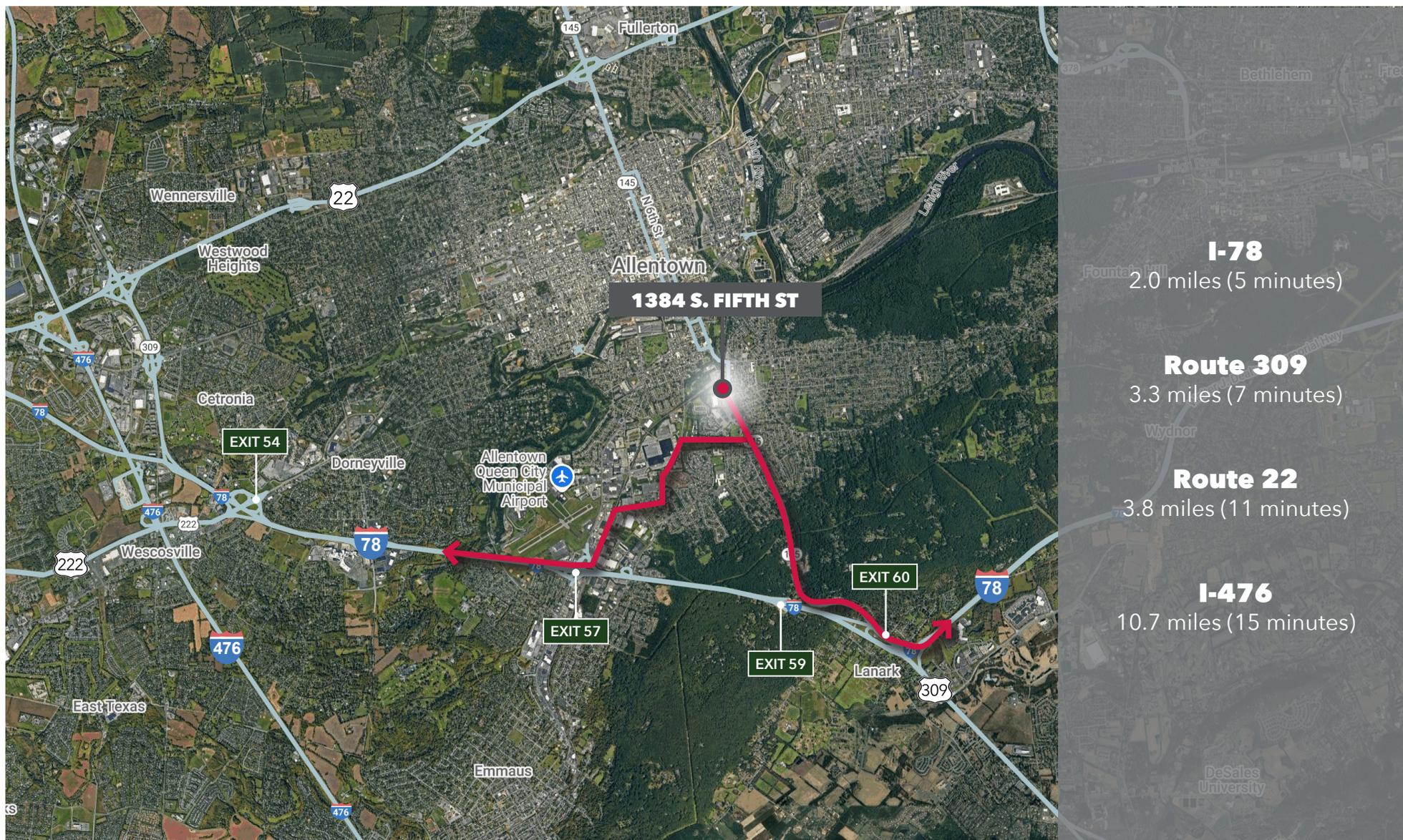
1384 S. FIFTH STREET

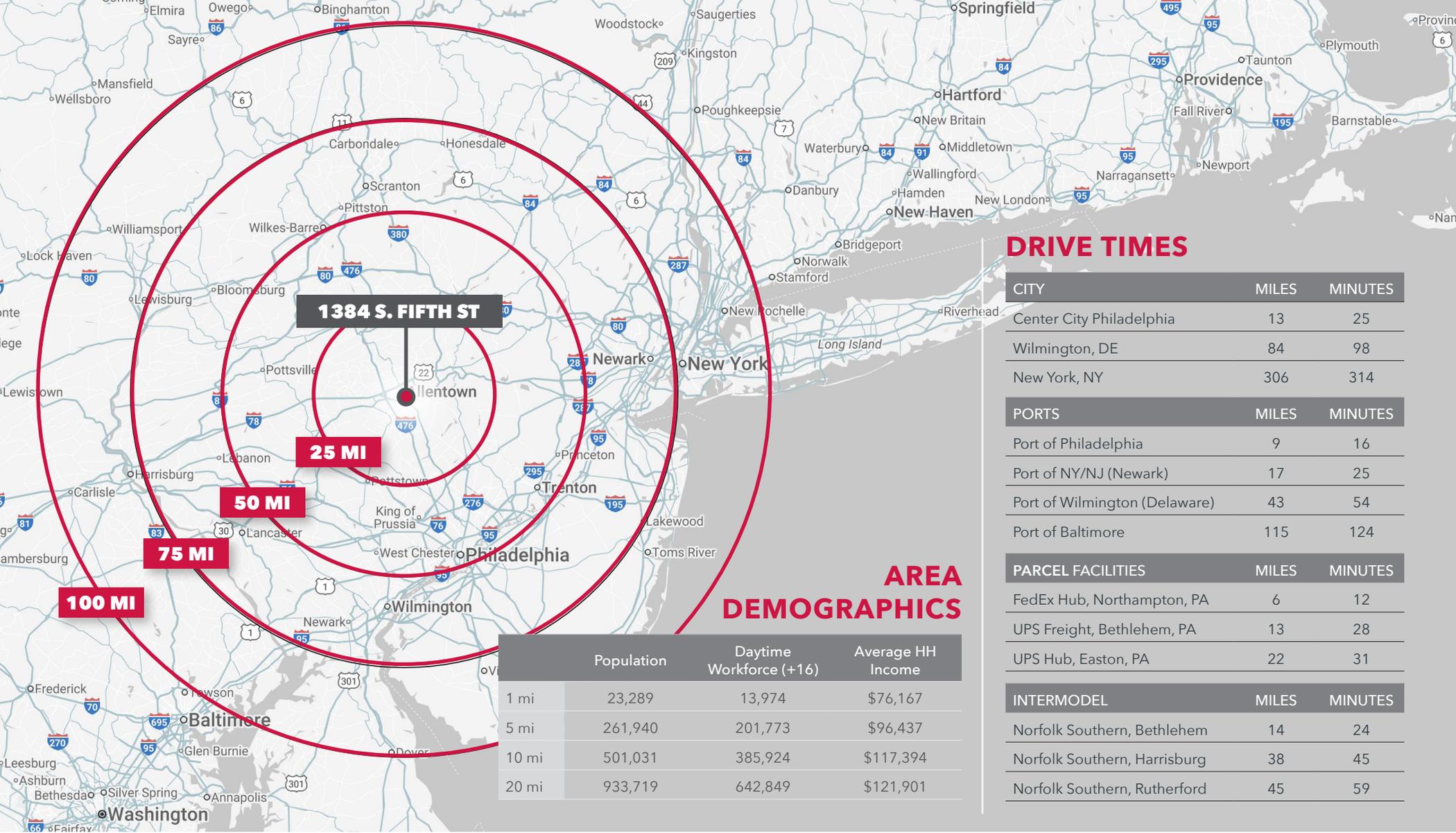
ALLENTOWN, PA

FOR SALE

10.8 ACRES OF INDUSTRIAL LAND

LOCATION ACCESS





1384 S. FIFTH ST

25 MI

50 MI

75 MI

100 MI

AREA DEMOGRAPHICS

	Population	Daytime Workforce (+16)	Average HH Income
1 mi	23,289	13,974	\$76,167
5 mi	261,940	201,773	\$96,437
10 mi	501,031	385,924	\$117,394
20 mi	933,719	642,849	\$121,901

DRIVE TIMES

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

LEE FITTIPALDI
lfittipaldi@lee-associates.com
610.215.2320

KIM JACOBSEN
kjacobsen@lee-associates.com
610.400.0501

SELWYN SIMPSON
ssimpson@lee-associates.com
610.947.1952

EVAN JACOBSEN
ejacobsen@lee-associates.com
610.982.8706

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 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.

Lee & Associates of Eastern Pennsylvania LLC
610 W. Germantown Pike, Suite 160, Plymouth Meeting, PA 19462 USA | (610) 400.0499 | lee-associates.com/easternpa

