Available For Lease

475 Business Park Ln
Allentown, PA 18109

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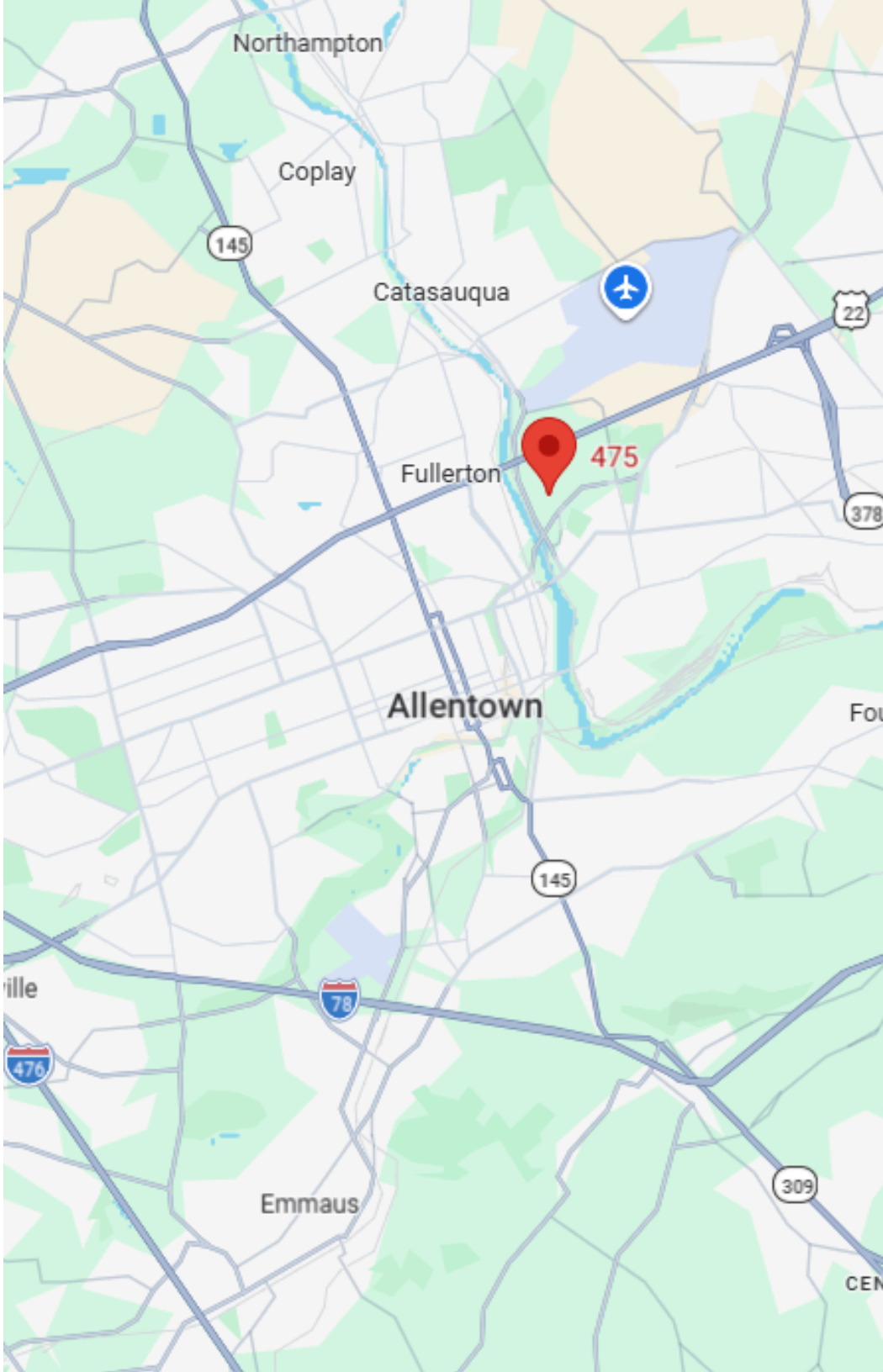
Property Summary

475 Business Park Ln in Allentown, PA is a 24,000 SF industrial facility on 1.01 acres featuring roughly 2,500 SF of office, 23' clear height, and two drive-in doors—a clean, efficient layout that supports a range of light industrial, service, and distribution uses. Built in 2001 and recently renovated, the building is in excellent condition and includes three restrooms, an elevator, conveyor belt, a full kitchen, and air conditioning, making it well-suited for operations that need both functional warehouse space and upgraded employee/administrative amenities. Positioned in the Lehigh Valley's core industrial market, the property offers strong regional access—connecting quickly to the I-78 / Route 22 / PA Turnpike (I-476) network and sitting near Lehigh Valley International Airport (ABE), a major logistics draw for the Allentown-Bethlehem-Easton corridor.

PROPERTY SUMMARY

Address	475 Business Park Ln, Allentown, PA 18109
Type	For Lease
Total SF	24,000
Acreage	1.01
Year Built/Renovated	2001/2020
Drive-ins	2
Clear Height	23'
Zoning	Industrial



Property Photos

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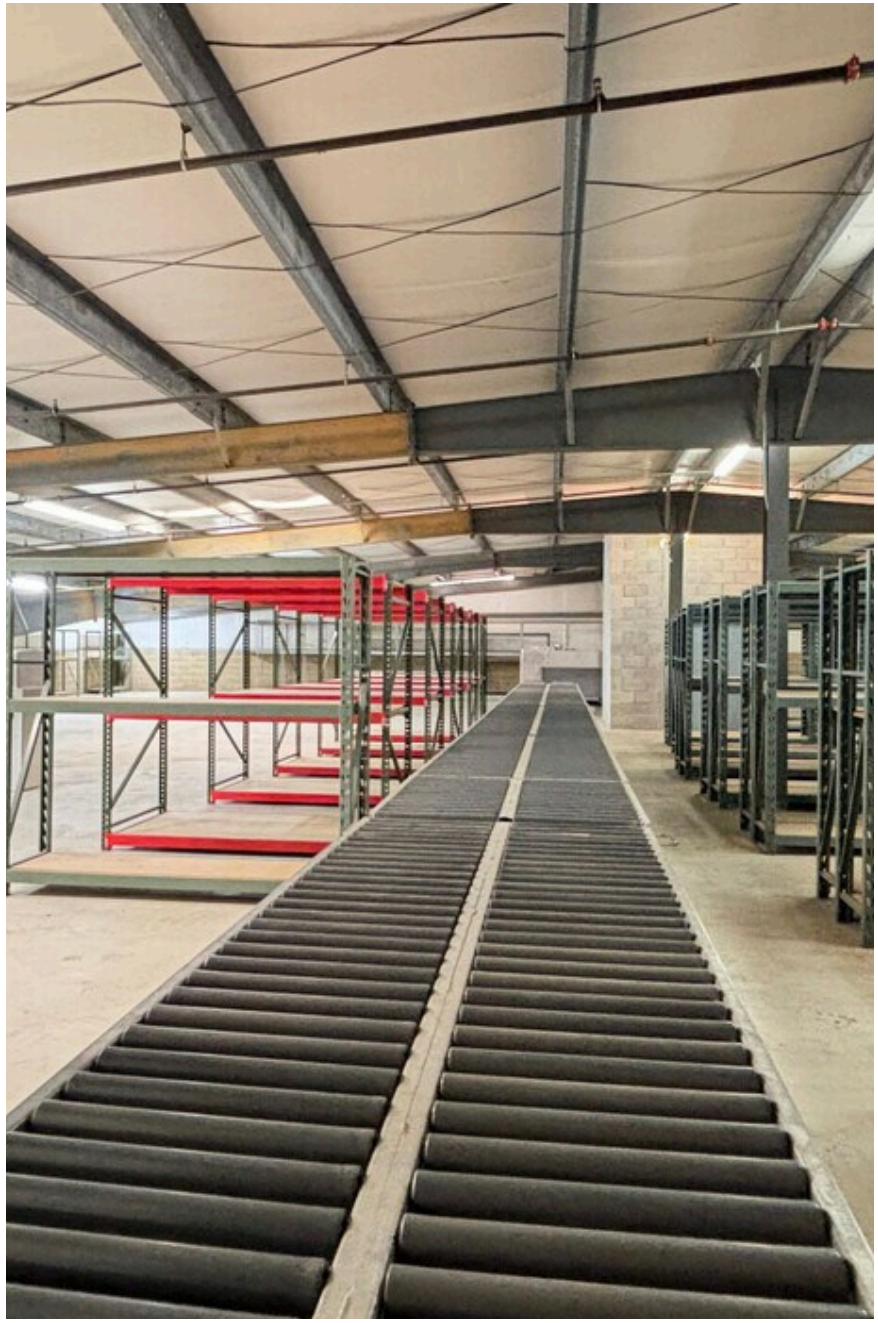
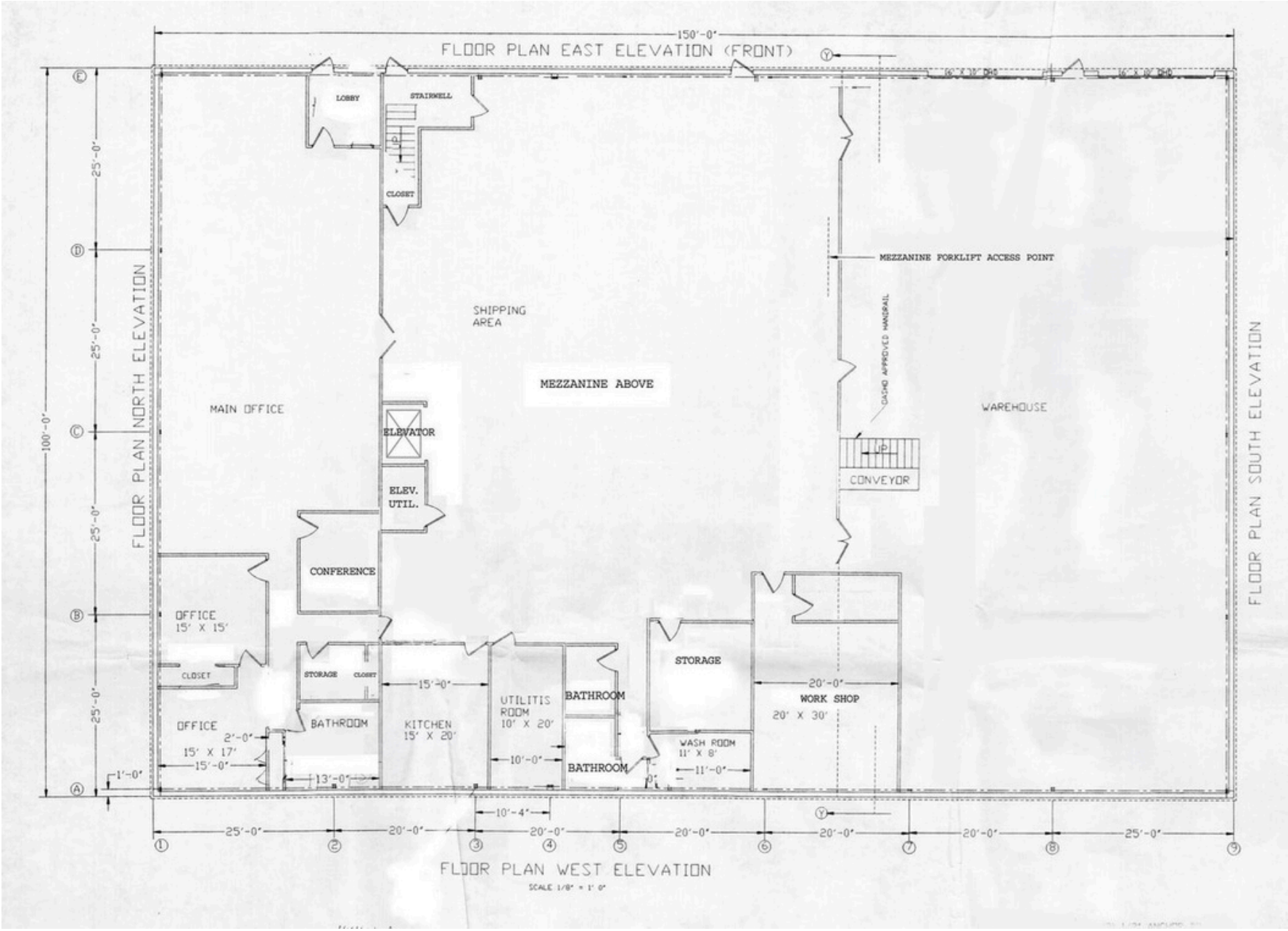


Floor Plan

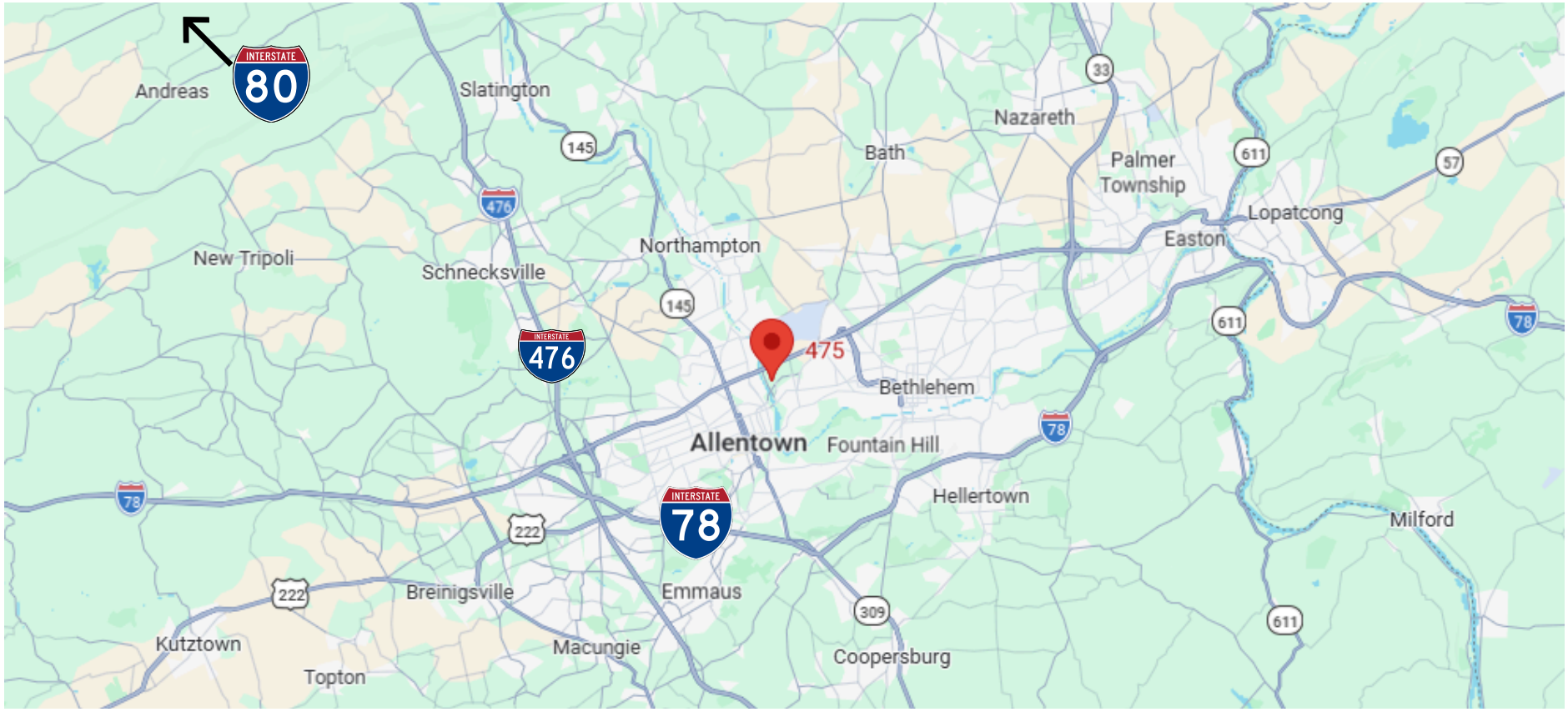

150'-0"
FLOOR PLAN EAST ELEVATION (FRONT)
LOBBY
STAIRWELL
CLOSET
SHIPPING AREA
MEZZANINE ABOVE
MEZZANINE FORKLIFT ACCESS POINT
CASHO APPROVED HANDRAIL
WAREHOUSE
MAIN OFFICE
ELEVATOR
ELEV. UTIL.
CONVEYOR
UP
CONFERENCE
OFFICE 15' X 15'
CLOSET
STORAGE
CLOSET
BATHROOM
OFFICE 15' X 17'
KITCHEN 15' X 20'
UTILITIS ROOM 10' X 20'
BATHROOM
BATHROOM
STORAGE
WASH ROOM 11' X 8'
WORK SHOP 20' X 30'
FLOOR PLAN NORTH ELEVATION
FLOOR PLAN SOUTH ELEVATION
FLOOR PLAN WEST ELEVATION
SCALE 1/8" = 1' 0"

Prime Industrial Location - Allentown, PA

Allentown, Pennsylvania sits at the center of the Lehigh Valley—one of the Northeast's most dynamic industrial and logistics corridors—strategically positioned between New York City and Philadelphia with direct access to I-78, Route 22, I-476 (PA Turnpike), and I-80. This connectivity places a significant portion of the U.S. population within a one-day drive, making the market highly attractive for distribution, e-commerce, manufacturing, and third-party logistics users. Supported by proximity to Lehigh Valley International Airport and a deep regional labor pool, Allentown offers modern warehouse inventory, competitive operating costs compared to Northern New Jersey, and sustained tenant demand—making it a premier location for commercial and industrial real estate growth.

Distance

Lehigh Valley International Airport - 2 Miles **I-78 - 5 Miles** **I-476 - 9.4 Miles** **I-80 - 45 Miles**



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