

AVAILABLE FOR SALE

307 - 318 W GORDON ST
ALLENTOWN, PA



INDUSTRIAL PROPERTIES

125,752 Sq Ft - Total

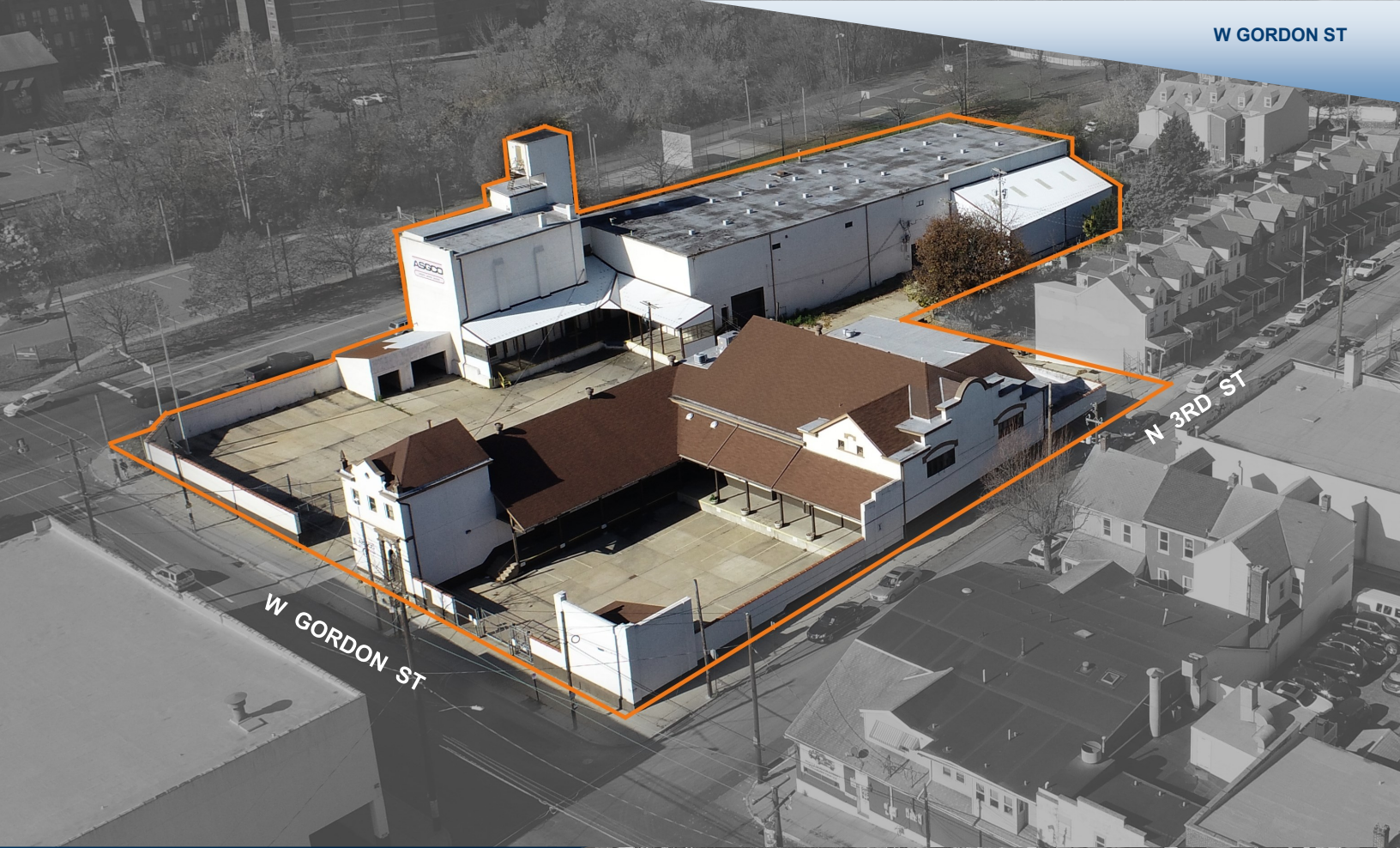
BUILDING #1	21,058 S.F. - TWO STORY
BUILDING #2	32,470 S.F. - THREE STORY
BUILDING #3	34,190 S.F. - TWO STORY 1ST FLOOR - 16,120 S.F. / 2ND FLOOR - 18,070 S.F.
BUILDING #4	19,400 S.F. - SINGLE STORY
BUILDING #5	10,114 S.F. - SINGLE STORY
BUILDING #6	8,520 S.F. - SINGLE STORY
LOT SIZE	5.33 ACRES - NINE (9) PARCELS COMBINED
LOADING	TAILGATE LOADING DOCKS GROUND LEVEL DRIVE IN DOORS
UTILITIES	FULL PUBLIC - WATER, SEWER, NATURAL GAS
POWER	3-PHASE / 800 AMPS
HEIGHT	14' -22' CEILING HEIGHT
ACCESS	LOCATED AT THE INTERSECTION OF W GORDON ST AND AMERICAN PARKWAY MINUTES AWAY FROM US ROUTE 22
MUNICIPALITY	CITY OF ALLENTOWN LEHIGH COUNTY

W GORDON ST & N 3RD ST



W GORDON ST





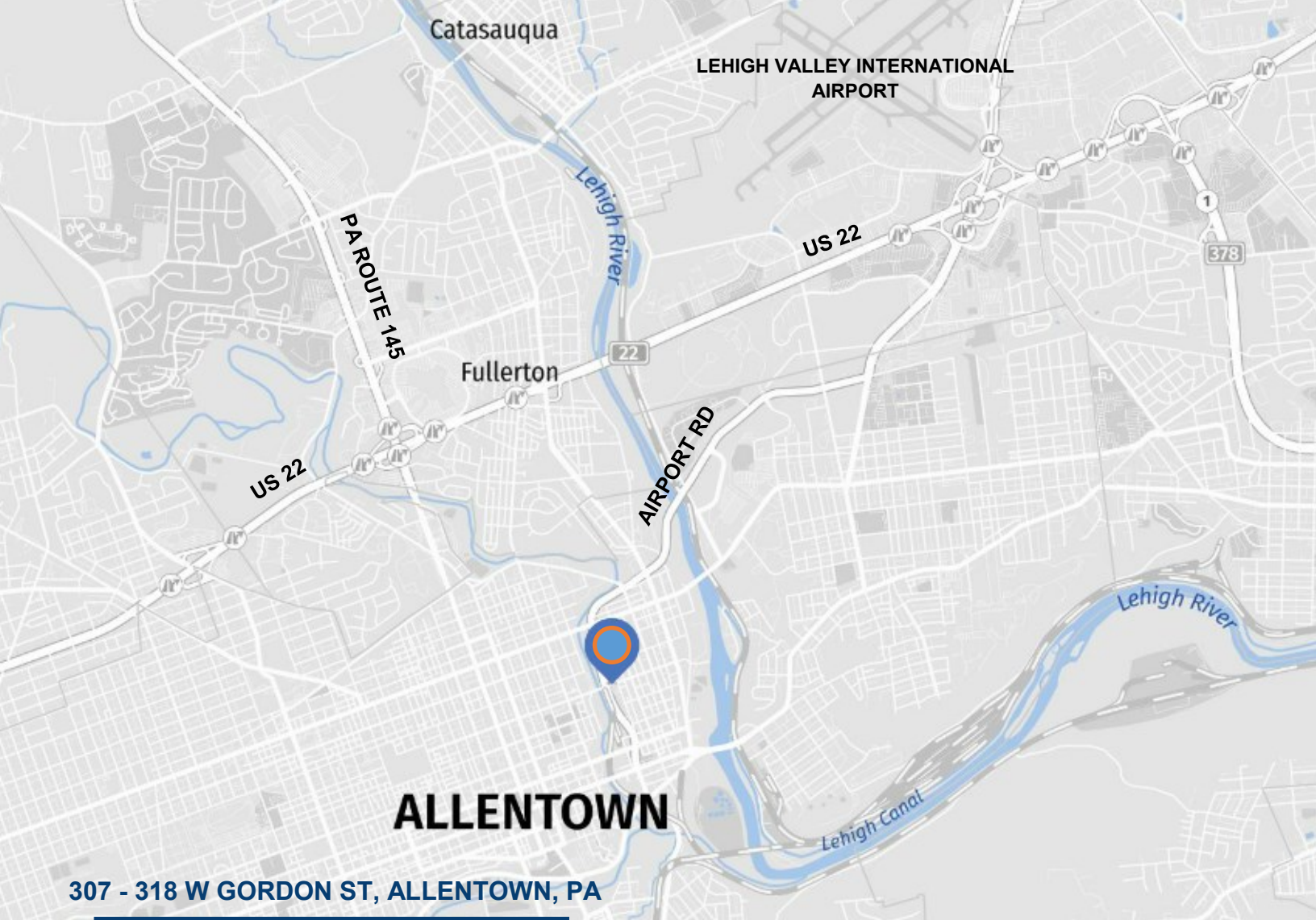
W GORDON ST

N 3RD ST

N 3RD ST



N 3RD ST



ALLENTOWN

307 - 318 W GORDON ST, ALLENTOWN, PA

INDUSTRIAL WAREHOUSE SPACE FOR SALE

DISTANCES TO CITIES

	Distance (mi) Drive	Time (hrs)
New York, NY	92	1 hr. 45 min.
Philadelphia, PA	64	1 hr. 10 min.
Baltimore, MD	145	2 hr. 40 min.
Washington, DC	188	3 hr. 25 min.
Boston, MA	310	5 hr. 20 min.

DISTANCES TO INTERMODAL

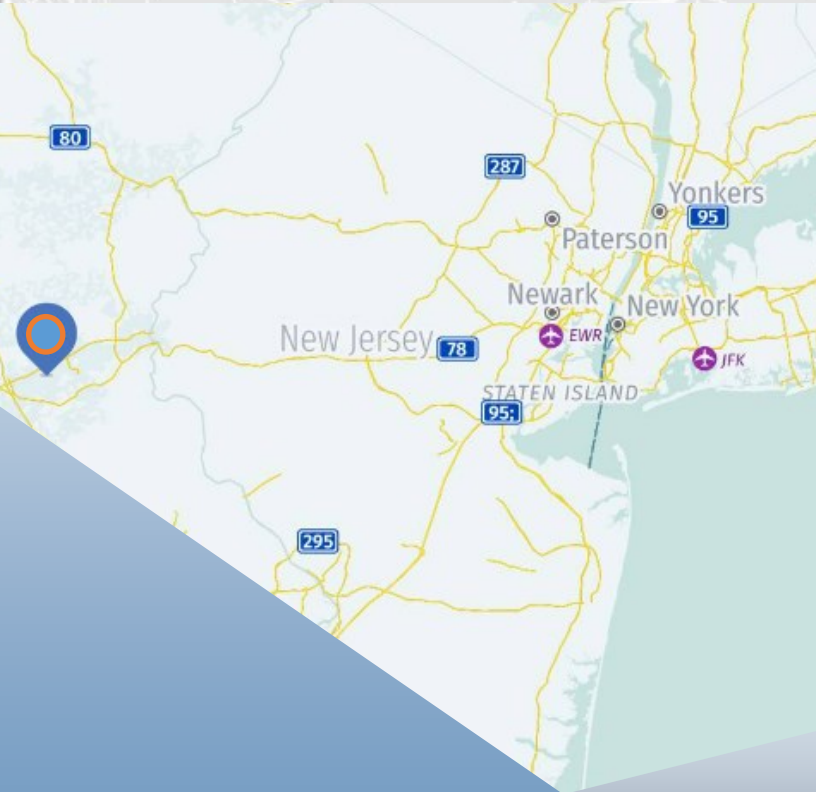
Norfolk Southern Bethlehem	9	23 min.
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DISTANCES TO PORTS

Ports of NY/NJ	85	1 hr. 30 min.
Port of Philadelphia	68	1 hr. 20 min.
Port of Baltimore	145	2 hr. 40 min.

DISTANCES TO PARCEL

UPS Hub	8.5	16 min.
USPS Bethlehem	8.3	15 min.
FedEx Ground Hub	6.6	16 min.
FedEx SmartPost Breinigsville	13	21 min.



ALLENTOWN - BETHLEHEM - EASTON METROPOLITAN STATISTICAL AREA

TOTAL CIVILIAN LABOR FORCE, EMPLOYMENT, UNEMPLOYMENT, AND UNEMPLOYMENT RATE BY PLACE OF RESIDENCE

TIME PERIOD	CIVILIAN LABOR FORCE	EMPLOYMENT	UNEMPLOYMENT	RATE %
LEHIGH COUNTY				
September 2022	200,000	192,900	7,100	3.5
September 2021	194,800	183,300	11,500	5.9
NORTHAMPTON COUNTY				
September 2022	166,400	160,900	5,500	3.3
September 2021	161,400	152,900	8,500	5.3

ALL DATA ARE ON 2021 BENCHMARK.

SOURCE: Center for Workforce Information & Analysis (CWIA), Pennsylvania Department of Labor & Industry.

A Partial List of Our Past Customers Include

Liberty Property Trust, Prologis, J.G. Petrucci Company, Innovative Control Systems, United Rental, Inc., All Phase Electric, Inc. (CED), Air-Products & Chemicals, All Weather Insulated Panels Inc, Werner Trucking, Inc., Victaulic Corporation of America, Peirce-Phelps, Inc., Phillips Feed, Inc., Meyer Power Systems, B. Braun, Inc., Northwood Paper Company, American Atelier, Inc., Lehigh Valley Plastics, Innovative Office Products, Bennett Organization, General Mills, Inc., Straight Arrow, Spartan Brands, Foley/Caterpillar, Verizon Wireless, American Architectural Metal Manufacturers Inc, Torc-up, Inc., Aramark Uniform, Virginia Gutter, Eupen, Inc., United States Postal Service, Bell & Howell, St. Luke's Physician Group, Milliken Valve, Penske Truck Leasing, Eastern/GPS, Innovative Office Products, Mack Trucks, Fluortek, Faulkner Cadillac, Allentech, Inc., Terrafina, AFC Industries Berwick, Royal Industries, Fexicon Corporation, Genus Lifesciences Inc, Structural Services, Inc, American Tube Corporation, Bio Spectra, Oak Foods, Lehigh Valley Logistics, BTI Coopermatics Inc,