

AVAILABLE FOR SALE



## INDUSTRIAL PROPERTIES

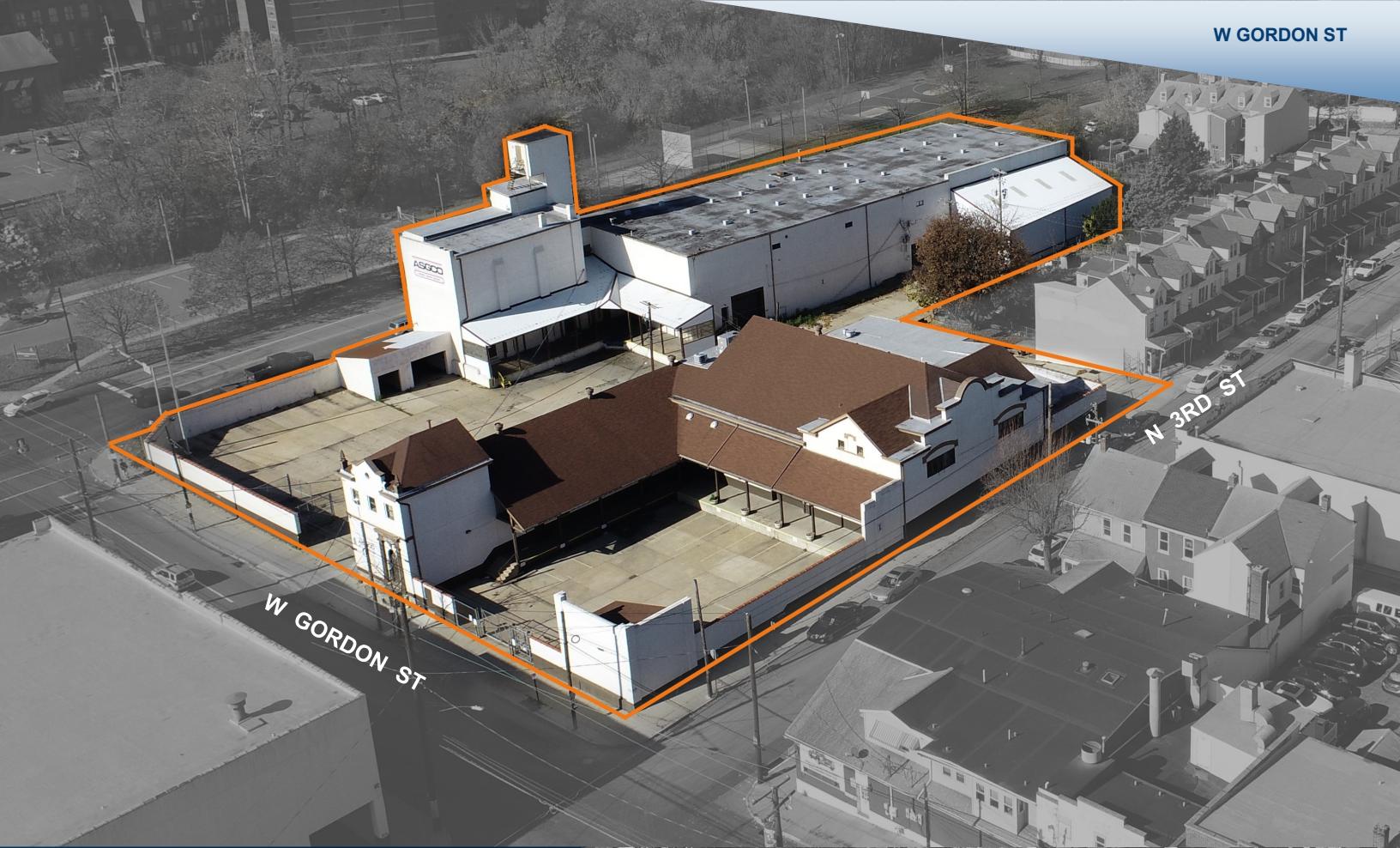
125,752 Sq Ft - Total

|              |  |
|--------------|--|
| 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<br>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<br>MINUTES AWAY FROM US ROUTE 22 |
| MUNICIPALITY | CITY OF ALLENTOWN   LEHIGH COUNTY  |



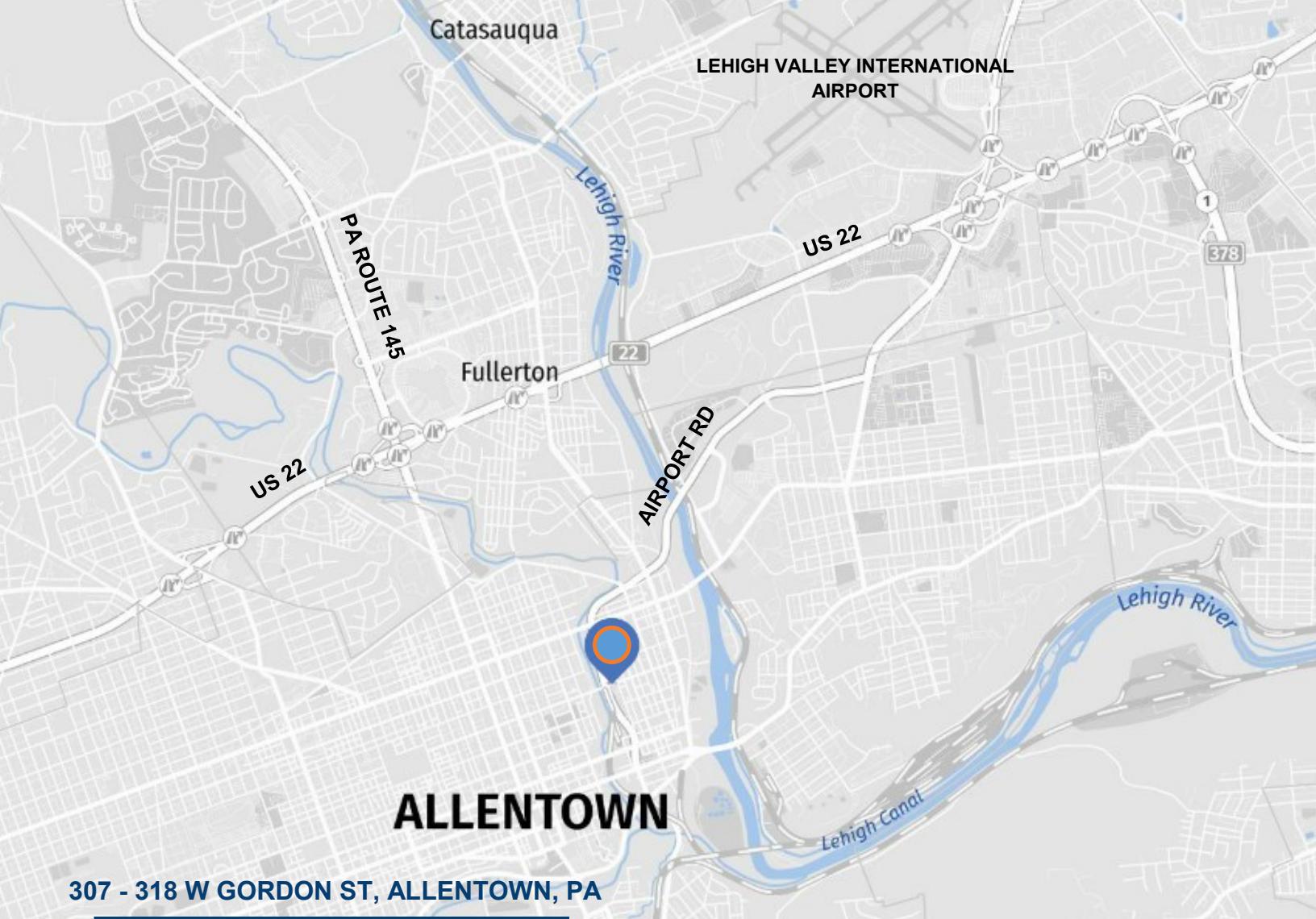
W GORDON ST



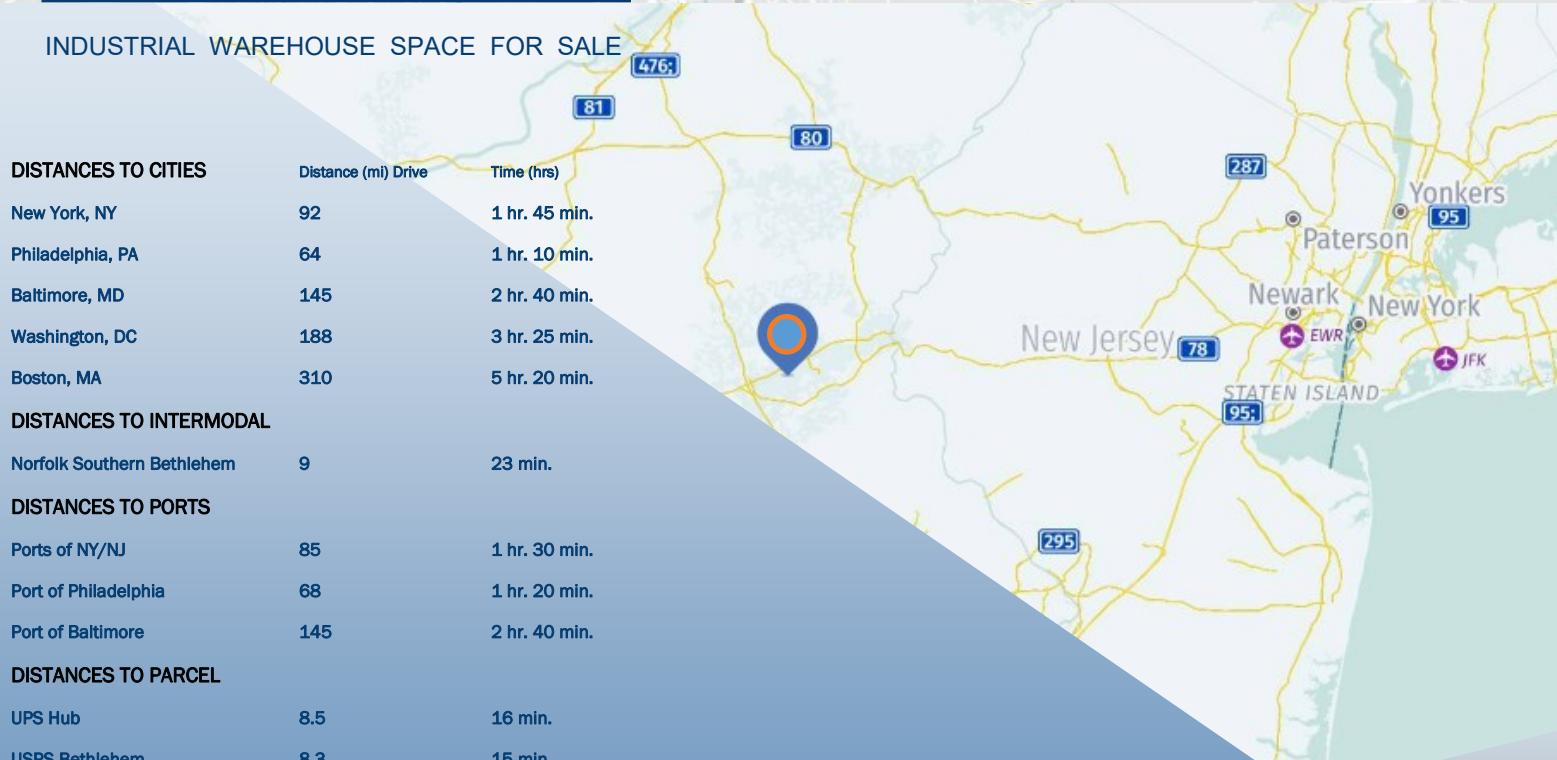


N 3RD ST





**307 - 318 W GORDON ST, ALLENTOWN, PA**



## 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 % |
|---------------------------|----------------------|------------|--------------|--------|
| <b>LEHIGH COUNTY</b>      |                      |            |              |        |
| September 2022            | 200,000              | 192,900    | 7,100        | 3.5    |
| September 2021            | 194,800              | 183,300    | 11,500       | 5.9    |
| <b>NORTHAMPTON COUNTY</b> |                      |            |              |        |
| 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 BENCHM ARK.

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,