



6500 Chapmans Rd

Allentown, Pennsylvania 18106

Property Highlights

- 3,698-14,000 SF suite sizes available for lease
- Potential for up to 1.5 acres graveled outdoor storage
- Prominent visibility from I-78

Property Overview

Variety of flex, industrial warehouse, and office space available in this highly visible location adjacent to I-78. Various loading capabilities and storage options. Area commands a strong local labor force. Ownership is completing a series of property improvements, including new exterior paint, new overhead doors, and other general maintenance repairs and upgrades.

Offering Summary

Lease Rate:	Negotiable
Building Size:	49,970 SF
Total Available Space:	17,568 SF
Lot Size:	6.91 Acres

For More Information

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Building Information

Tenancy	Multiple
Year Built	1980
Construction Status	Existing
Condition	Average
Free Standing	Yes
Walls	Metal
Ceiling Height (Unit 2)	14'
Ceiling Height (Unit 5)	13' 8"
Truck Parking	Yes
Outdoor Storage	Up to 1.5 Acres

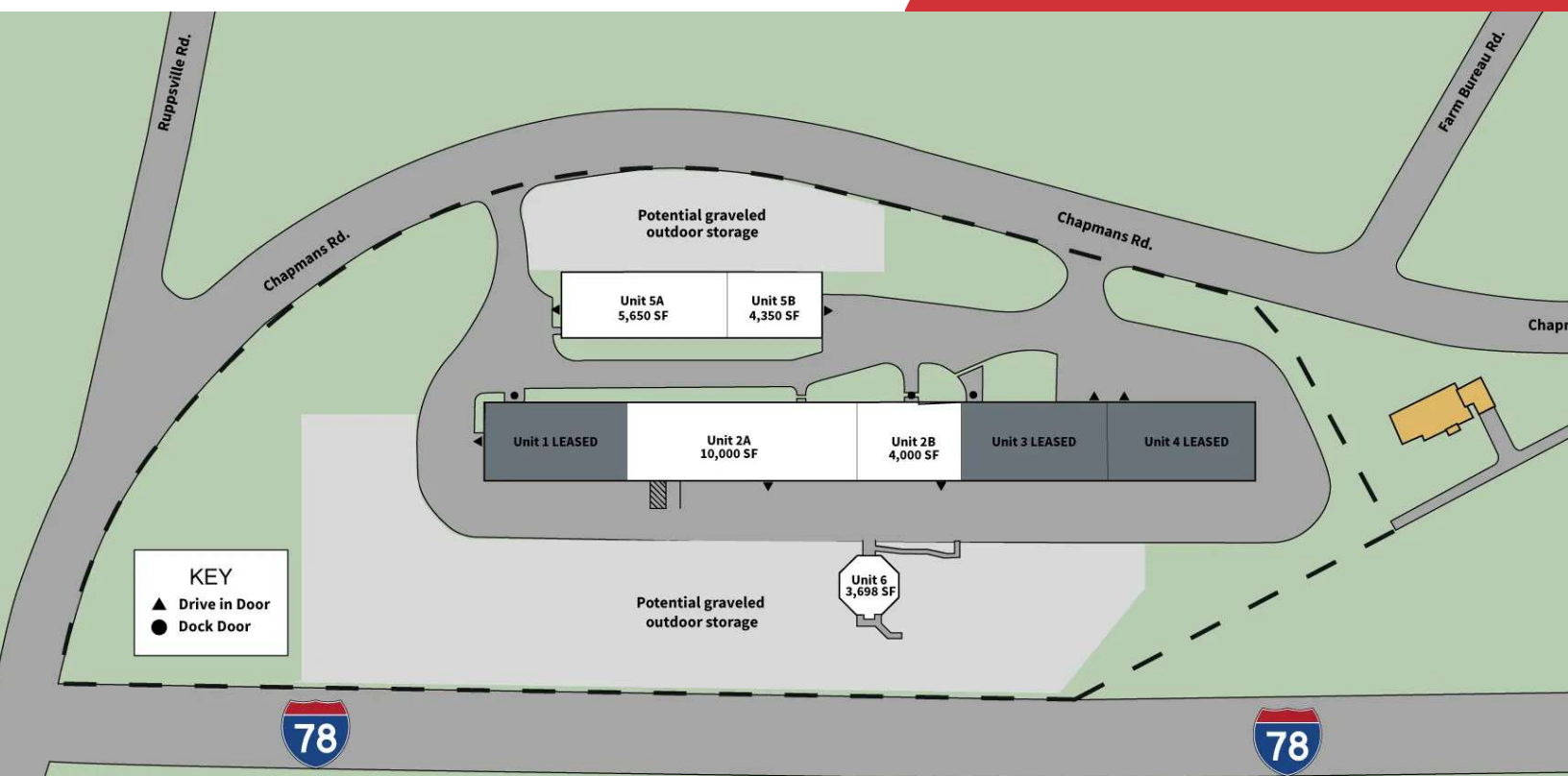
Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Light Industrial
Lot Size	6.91 Acres

Utilities & Amenities

Gas / Propane	Natural Gas
Water	Public
Sewer	Septic





Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,698 - 14,000 SF	Lease Rate:	Negotiable

Available Spaces

Description

■ Unit 2	4,000 - 14,000 SF	Industrial suite with 2 dock doors, 1 drive-in door, 14' ceiling height, and potential to divide to a minimum of 4,000 SF. Utilities include natural gas, 600 amp 120v/208v electrical service, public water, and on-site sewer.
■ Unit 5	4,350 - 10,000 SF	This freestanding building is a pole barn with 2 drive-in doors, 13'8" ceiling height, and electrical utilities available. Building dimensions are 50.4' x 200' with potential to divide to a minimum of 4,350 SF.
■ Unit 6	3,698 SF	Distinctive two-story standalone office building with unique architectural character and high visibility overlooking I-78, available immediately.



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	Time	Miles
Route 22 E	4 min	< 2 miles
Route 100 & I-78	6 min	2 miles
I-476	6 min	2.3 miles
LV International Airport	16 min	11 miles

Location Advantages

- Industrial campus along Chapmans Road with immediate access to I-78, outdoor storage, and strong local labor support.
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

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