



Industrial Property  
Flex Suite



# 7584 Morris Court

Allentown, PA 18106

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<b>Property Type</b>	Industrial
<b>Property Subtype</b>	Flex Space
<b>Building Size</b>	54,112 SF
<b>Lot Size</b>	6.14 Acres
<b>Year Built</b>	1990
<b>Zoning</b>	Light Industrial

This flex suite presents an excellent opportunity for a manufacturing company. It is a well-maintained facility that features collaborative workstation offices, an open layout production area, fully conditioned warehousing, a commercial ventilation hood, and amenities for employees. With a dock door for efficient distribution, it's ideal for streamlined production and operations.

- Great Opportunity for Manufacturers
- Temperature controlled storage and fully conditioned warehousing
- 1 Dock Door
- Offices with workstations

## Building Specifications

Available SF	8,000 SF
Building Class	C
Construction Materials	Reinforced Concrete
Power	1,200 amp/ 277-480v 3-phase 4w Heavy
Clear Height	20 ft 6 in
Column Spacing	36 ft x 35 ft
HVAC	Fully Conditioned
Dock Doors	1
Sprinkler System	Wet

## Lease Rate

\$14.50 SF/Yr

## Utilities Information

Heating	Natural Gas
Sewer/Water	Public

## Sublease Details

Period	12/1/2024-11/30/2025
Renewal Option	2-Year

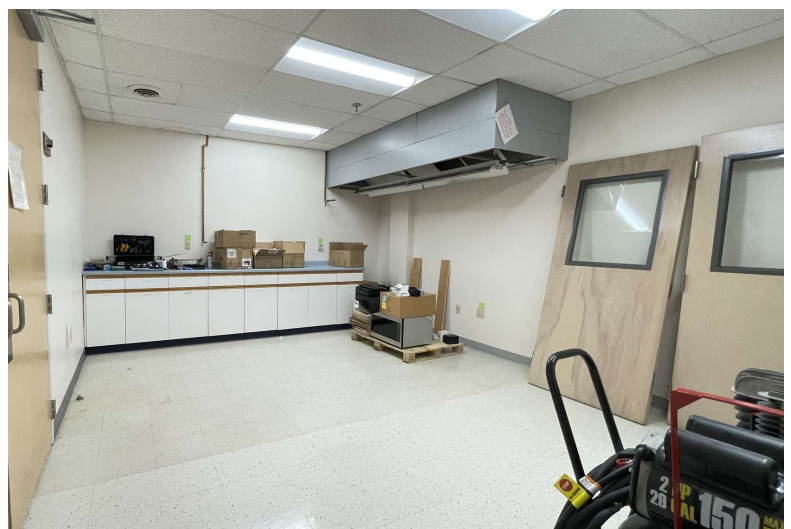
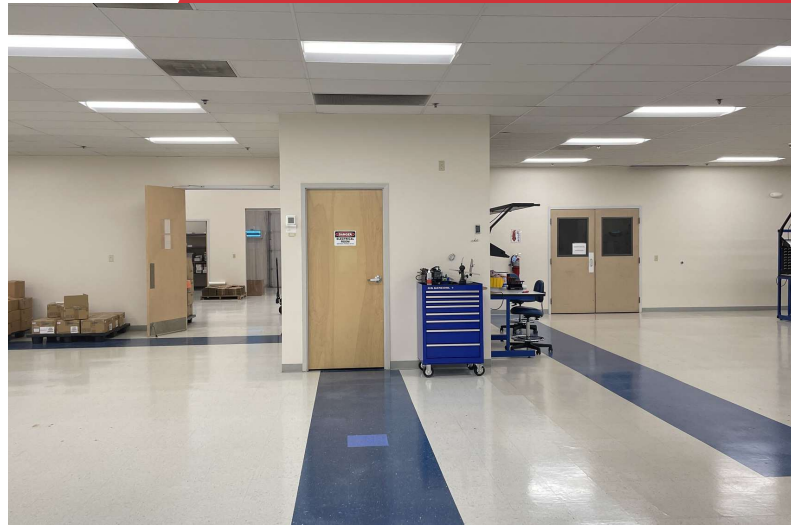






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	Time	Miles
<b>Lehigh Valley Int'l Airport</b>	18 min	14 miles
<b>Philadelphia Int'l Airport</b>	70 min	66 miles
<b>Port of Philadelphia</b>	75 min	76 miles
<b>Newark Int'l Airport</b>	85 min	88 miles
<b>Newark Freight Terminal</b>	85 min	89 miles

## Location Advantages

- Convenient to Route 100 provides easy access to Route 222 and I-78.
- 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 largest, locally owned, full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, property management, building services, and project management.

For More Information

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