

1115 AMERICAN PARKWAY ALLENTOWN, PA



205,468 SF FOR LEASE
BEST-IN-CLASS BUILDING SPECIFICATIONS

1115 AMERICAN PARKWAY

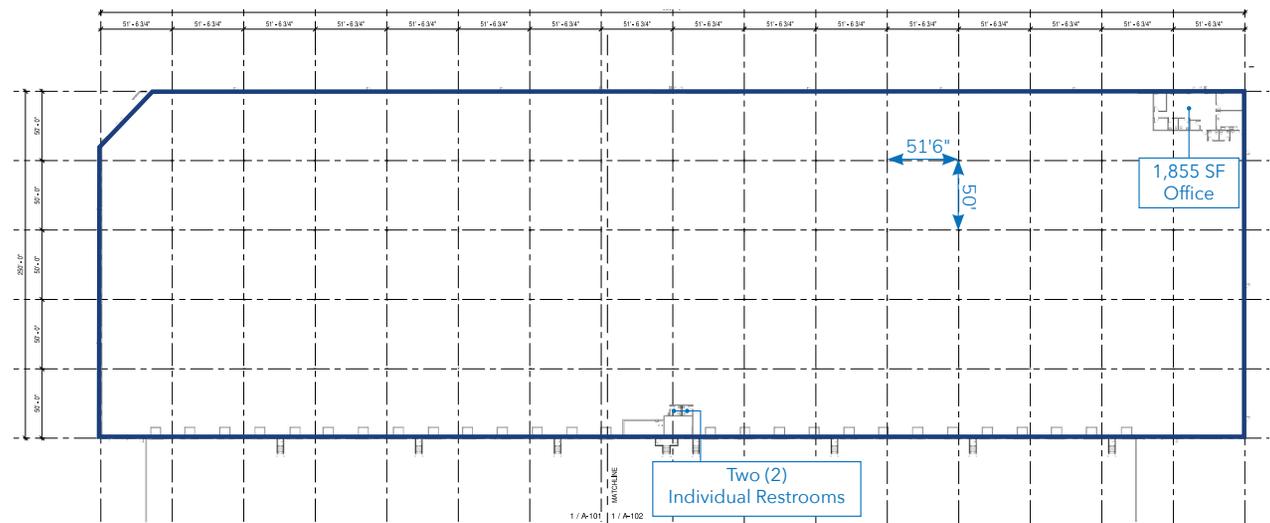
ALLENTOWN, PA

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PROPERTY OVERVIEW

SIZE (SF)	205,468 SF
OFFICE (SF)	1,855 SF
DIMENSIONS	825' W x 250' D
CEILING HEIGHT	36' Inside First Column Line
COLUMN SPACING	51' 6" W x 50' D
LIGHTING	LED
LOADING DOORS	26 Loading Docks fully equipped (expandable to 45)

DRIVE-INS	2 (12' x 14') Motorized
SPRINKLER	ESFR
POWER	Designed for 3,000 amp; 480/240 volt, 3-phase
HVAC	Gas Fired Heading Unit (Warehouse) Heat Pump HVAC (Office)
UTILITIES	Public
TRAILER PARKING	59 Total Spaces 19 on-wall positions; 40 optional auxiliary trailer spaces
CAR PARKING	161 Spaces

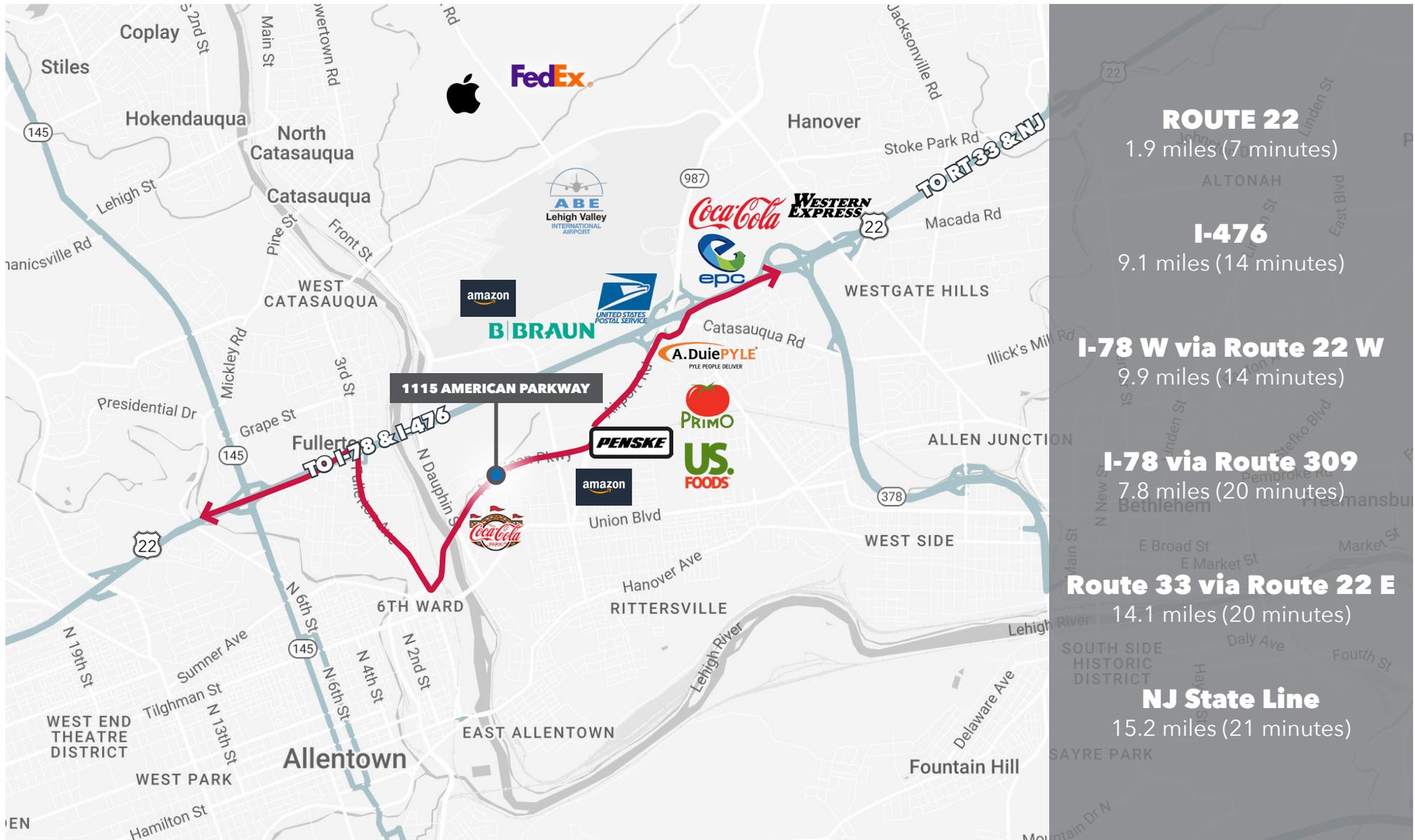


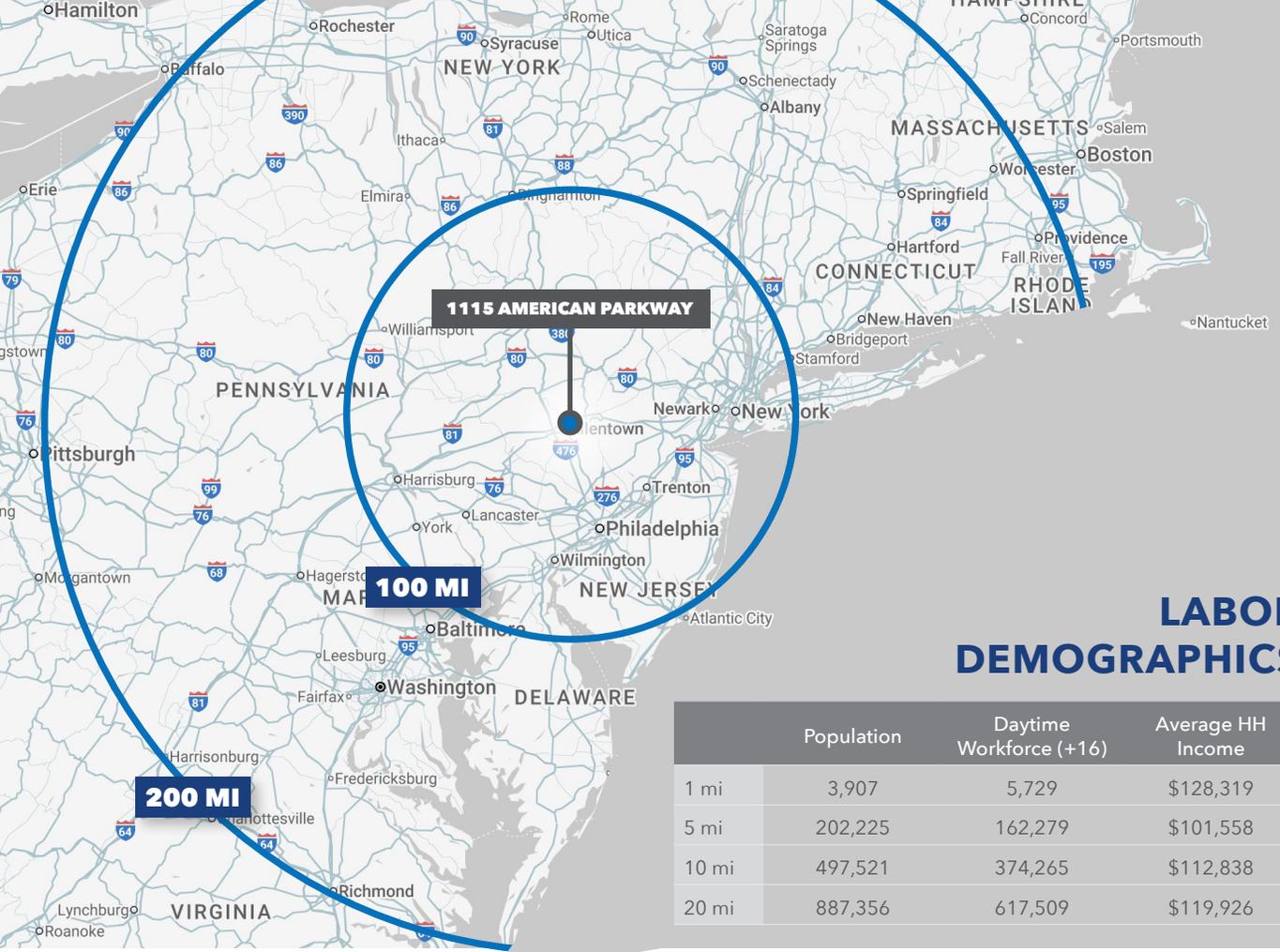
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LOCATION ACCESS





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100 MI

200 MI

LABOR DEMOGRAPHICS

	Population	Daytime Workforce (+16)	Average HH Income
1 mi	3,907	5,729	\$128,319
5 mi	202,225	162,279	\$101,558
10 mi	497,521	374,265	\$112,838
20 mi	887,356	617,509	\$119,926

DRIVE TIMES

CITY	MILES	MINUTES
Philadelphia, PA	65	75
Harrisburg, PA	84	86
New York, NY	90	104
Baltimore, MD	150	158
Boston, MA	301	317

INTERMODEL	MILES	MINUTES
Norfolk Southern Bethlehem	8	23

PORTS	MILES	MINUTES
Port of Philadelphia	70	85
Ports of NY/NJ	81	85
Port of Baltimore	154	156

PARCEL FACILITIES	MILES	MINUTES
UPS Bethlehem Hub	2	8
FedEx Lehigh Valley Hub	4	8
USPS Bethlehem Hub	5	14
UPS Easton Hub	14	24
FedEx Smartport	14	23

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