

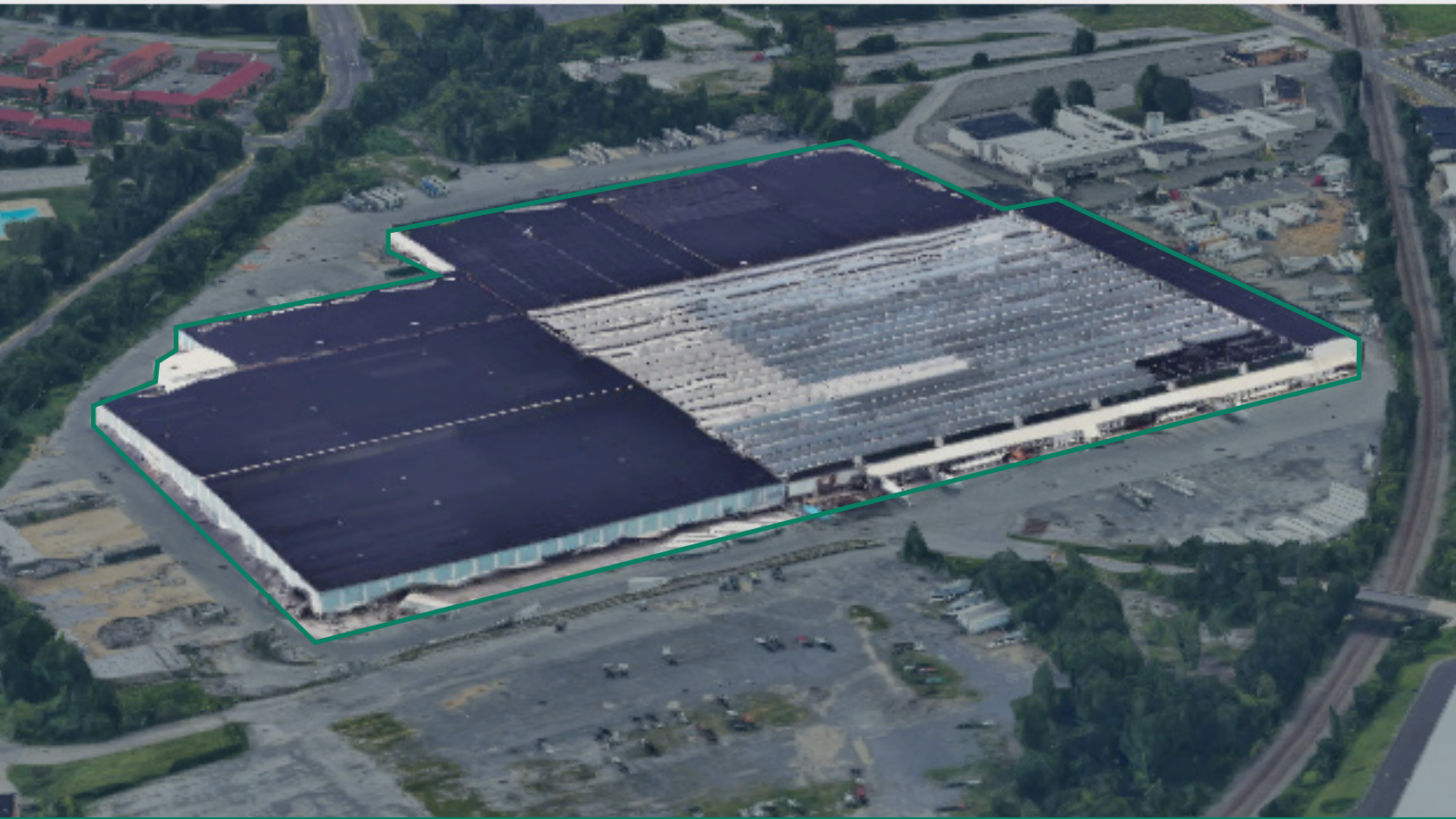
L-78

BUSINESS PARK

2027 S 12TH STREET
ALLENTOWN, PA

1.2 MSF INDUSTRIAL PARK

- ± 404,604 SF AVAILABLE IMMEDIATELY (DIVISIBLE)
- ± 154,440 SF FULLY APPROVED (Q2 2025 GROUNDBREAKING)
- ± 54,000 SF FULLY APPROVED (BUILD-TO-SUIT)



CAPITAL
IMPROVEMENTS
UNDERWAY



IMMEDIATE
ACCESS
TO I-78



UNPARALLELED
PROXIMITY TO
LABOR



HEAVY
POWER

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Eden Wood Realty

LOCATION OVERVIEW



HIGHLIGHTS



Immediate access to I-78 via the Exit 57 interchange



Unparalleled proximity to the dense population and labor base of the City of Allentown



± 80 miles to the Port Newark-Elizabeth Container Terminal and New York City



PARK OVERVIEW



± 404,604 SF
available
immediately
(divisible)



± 154,440 SF
fully-approved
(Q2-2025 groundbreaking)

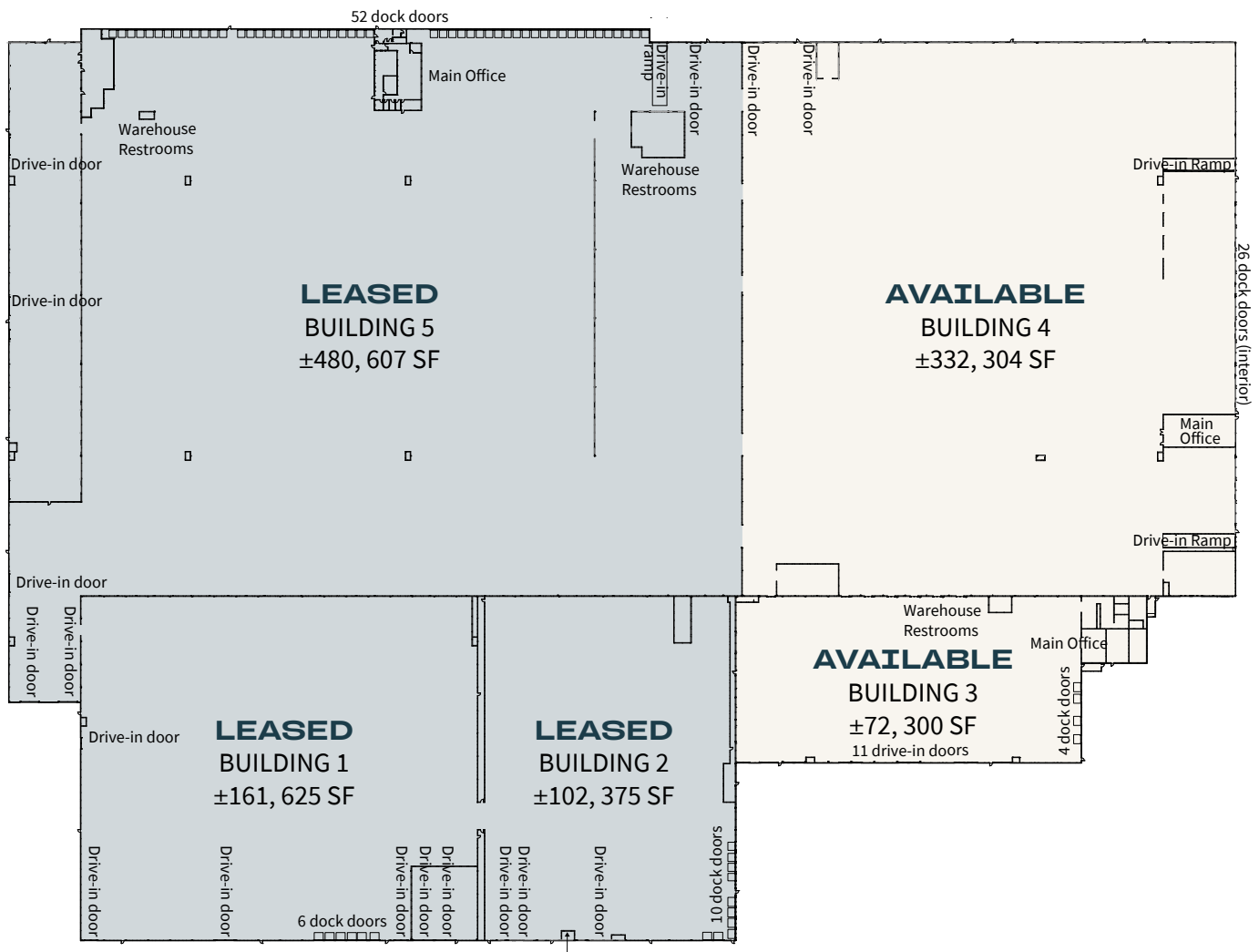


Rail Capable



Data Center
Capable
(30-50 MW substation to
adjacent property)

BUILDING OVERVIEW



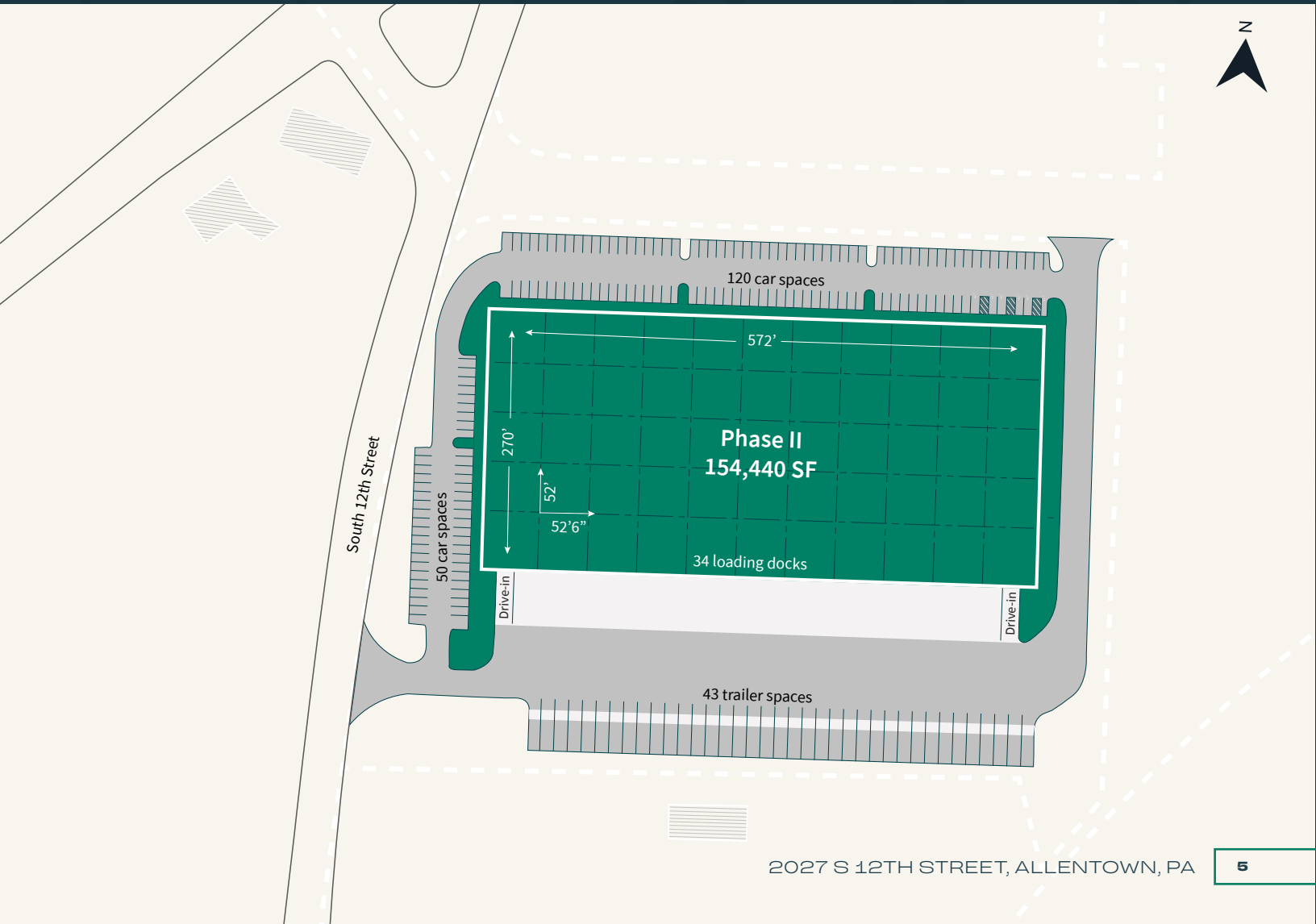
| Building # | Building 3 | Building 4 |
|------------------------------|---|--|
| Size (SF) | ± 72,300 SF | ± 332,304 SF |
| Dimensions | 375' (width) x 180' (depth) | 552' (width) x 602' (depth) |
| Column Spacing (typ.) | 25' (width) x 60' (depth) | 24' (width) x 75' (depth) |
| Clear Height | 18'-21' | 21'-30' |
| Dock Doors | 4 dock doors equipped w/ mechanical levelers and bumpers | 26 (interior) dock doors equipped w/mechanical levelers |
| Drive-in Doors | 11 (on-grade) | 2 (ramped) 2 (on-grade) |

DEVELOPMENT OVERVIEW

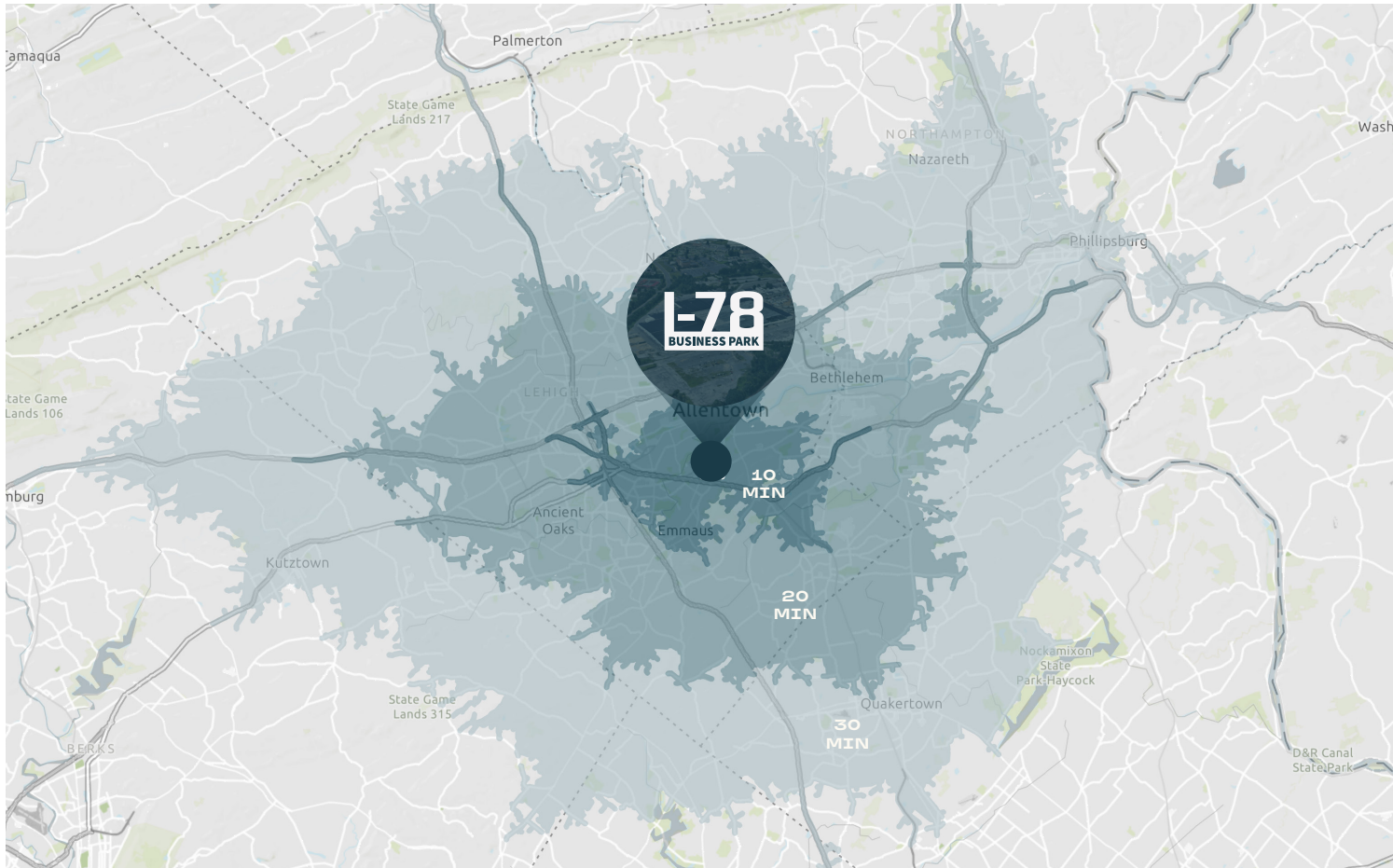
PHASE II

| | |
|-----------------|--|
| Building Area | 154,440 SF |
| Dimensions | 572' (width) x 270' (depth) |
| Column Spacing | 52'6" (width) x 52' (depth) w/ 60' (depth) speed bay |
| Clear Height | 36' clear, inside first column line |
| Dock Doors | thirty-four (34) 9' x 10' |
| Drive-in Doors | two (2) 12' x 14' |
| Car Parking | 170 spaces |
| Trailer Parking | 43 dedicated stalls |

| | |
|---------------------------|---|
| Truck Court Depth | 185' |
| Lighting | LED fixtures on motion sensors |
| Sprinkler | ESFR system |
| HVAC | gas-fired, rooftop mounted units |
| Power | 3,000-AMP, 480/277-volt, 3-phase system |
| Exterior Wall Constuction | tilt-up concrete |
| Floor | 6", 4,000 PSI reinforced concrete slab |



LABOR OVERVIEW



10-MINUTE DRIVE TIME



136,100
people



68,721
workforce



32.78%
blue collar

20-MINUTE DRIVE TIME



399,294
people



207,640
workforce



25.37%
blue collar

30-MINUTE DRIVE TIME



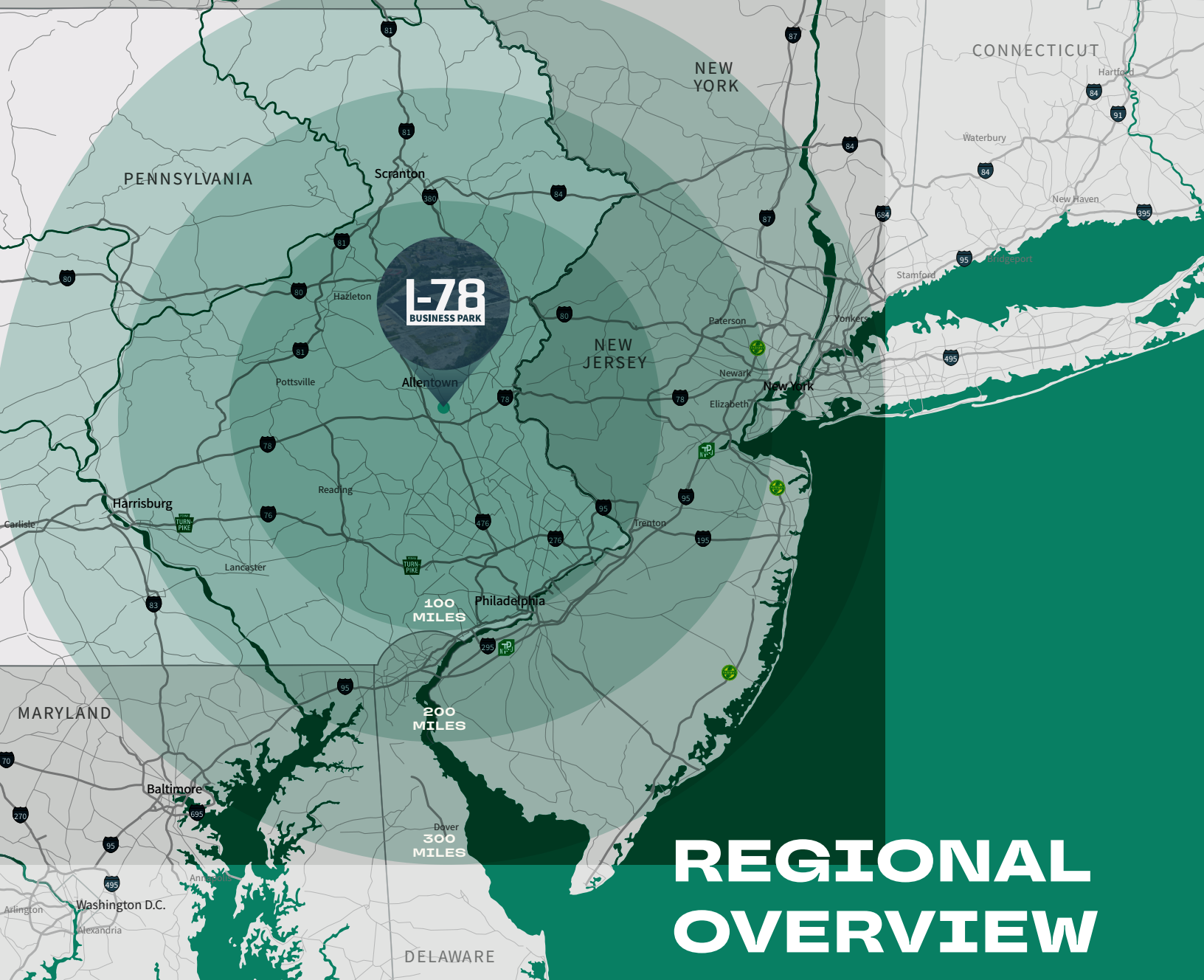
725,233
people



384,501
workforce



24.2%
blue collar



REGIONAL OVERVIEW

DISTANCES TO CITIES:

Philadelphia, PA
New York, NY
Baltimore, MD
Washington, DC
Boston, MA

DISTANCE (MI.)

64
89
162
202
311

DRIVE TIME (HRS)

1 hr. 5 min.
1 hr. 40 min.
2 hr. 40 min.
4 hr.
5 hr. 10 min.

DISTANCES TO INTERMODAL & AIRPORT:

Norfolk Southern Bethlehem
Lehigh Valley International Airport (ABE)

12
14

18 min.
19 min.

DISTANCES TO PORTS:

Port Newark-Elizabeth
Port of Philadelphia
Port of Baltimore

80
68
162

1 hr. 20 min.
1 hr. 10 min.
2 hr. 40 min.

DISTANCES TO PARCEL:

FedEx SmartPost – Breinigsville
FedEx Ground Hub - Northampton
UPS Hub - Easton

11
18
24

18 min.
27 min.
30 min.



2027 S 12TH STREET
ALLENTOWN, PA

Eden Wood Realty

Eden Wood Realty, LLC and its affiliates have developed, own, and manage over 9,000,000 square feet of commercial real estate in California, New Jersey and Pennsylvania. Additionally, Eden Wood develops residential and build-to-suit commercial projects. To date, Eden Wood has accumulated a development pipeline of over 3,000 residential units.

FOR MORE INFORMATION CONTACT:

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