



6575 Snowdrift Road, Allentown, PA

47,091 SF Stabilized Flex Building

Credit Tenancy | 8.5 Years of WALT | Lehigh Valley Location

Investment Summary



Property overview

The Investment Sales Team at Avison Young is pleased to offer qualified investors the opportunity to purchase 6575 Snowdrift Road in Allentown, PA. The property features a 47,091 square foot flex building, currently 100% leased to credit rated tenants with lease terms running through 2036 and 2038, respectively. The weighted average lease term at the Property is 8.5 years.

- 6575 Snowdrift is well located within Lehigh Valley's premier industrial submarket. The property is located between the Route 100 interchange at I-78 and US 22 interchange at I-476, which is the epicenter of the Lehigh Valley.
- Originally built in 1989 and continuously updated, the building's largest tenant completely renovated their space in 2025 and added over \$3 million of their own capital into fit out costs. The two remaining tenants both have highly specialized laboratory and mechanical technician space.
- Situated on 6.31 acres, the property features four dock doors and two drive-in doors and has 16' ceiling heights. Each tenant has loading positions and designated parking. The building's flexibility appeals to a wide variety of uses.
- Allentown, PA is the fastest growing major city in Pennsylvania and the county seat of Lehigh County. Currently the state's third largest city behind Philadelphia and Pittsburgh, Allentown has experienced a 6.9% population increase from January 2015 to January 2025, compared to a 2.1% population increase for Pennsylvania as a whole. Upper Macungie Township, where 6575 Snowdrift Road is located, has seen a 32.2% population increase since January 2015, further supporting the property's premier location.

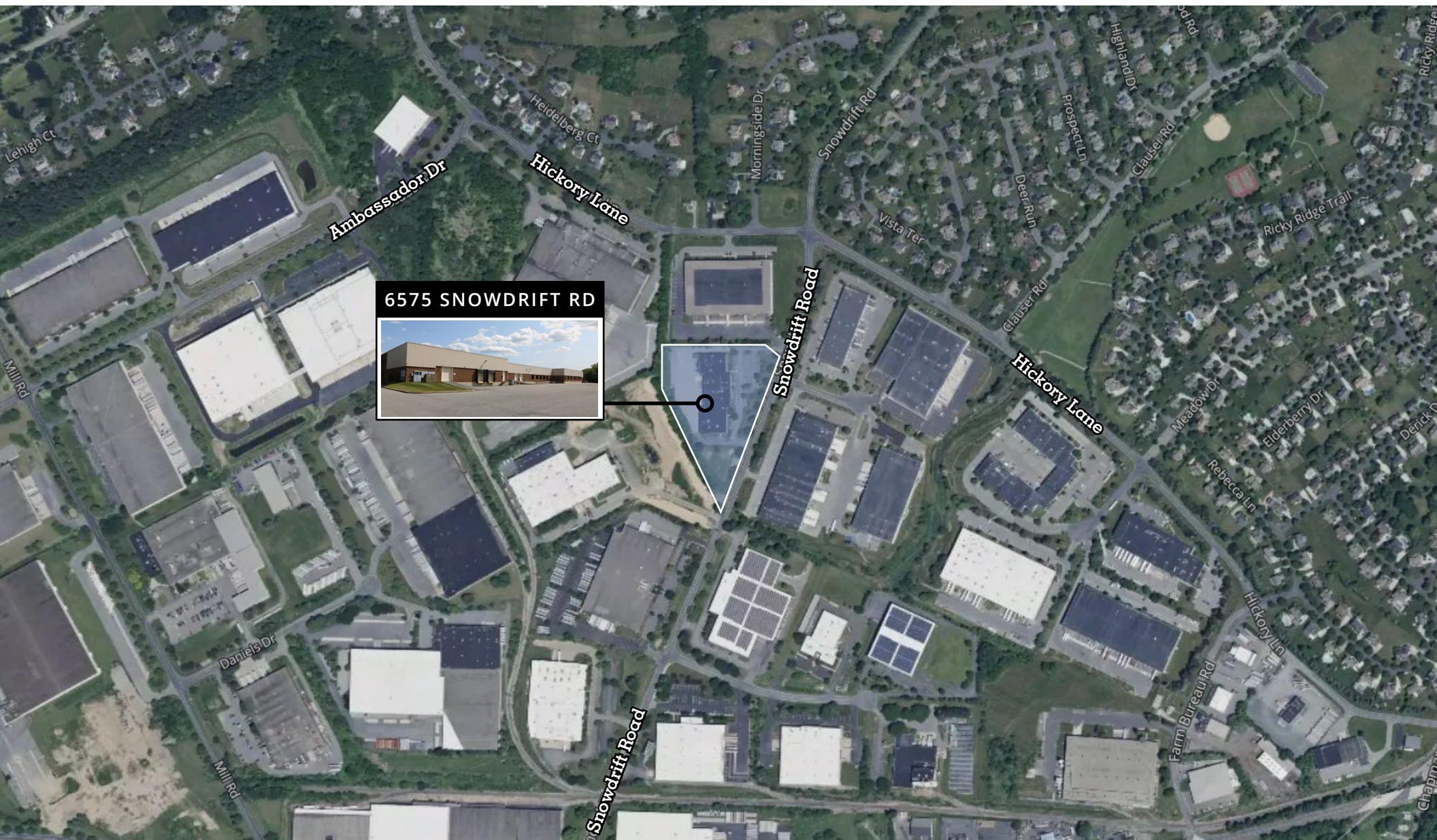


PROPERTY INFORMATION

Address	6575 Snowdrift Road Allentown, PA 18106
Built	1989
Building SF	47,091
Clear Height	16'
Parking Ratio	3.67/1,000 SF (173 spaces)
Dock Doors / Drive-In Doors	Four / Two
# of Tenants	Three
Current Occupancy	100.0%
Weighted Average Lease Term	8.5 Years
Zoning	LI - Light Industrial Park District
Use	Flex (Industrial/Office)

Centralized location

6575
Snowdrift Road



Local access

6575
Snowdrift Road

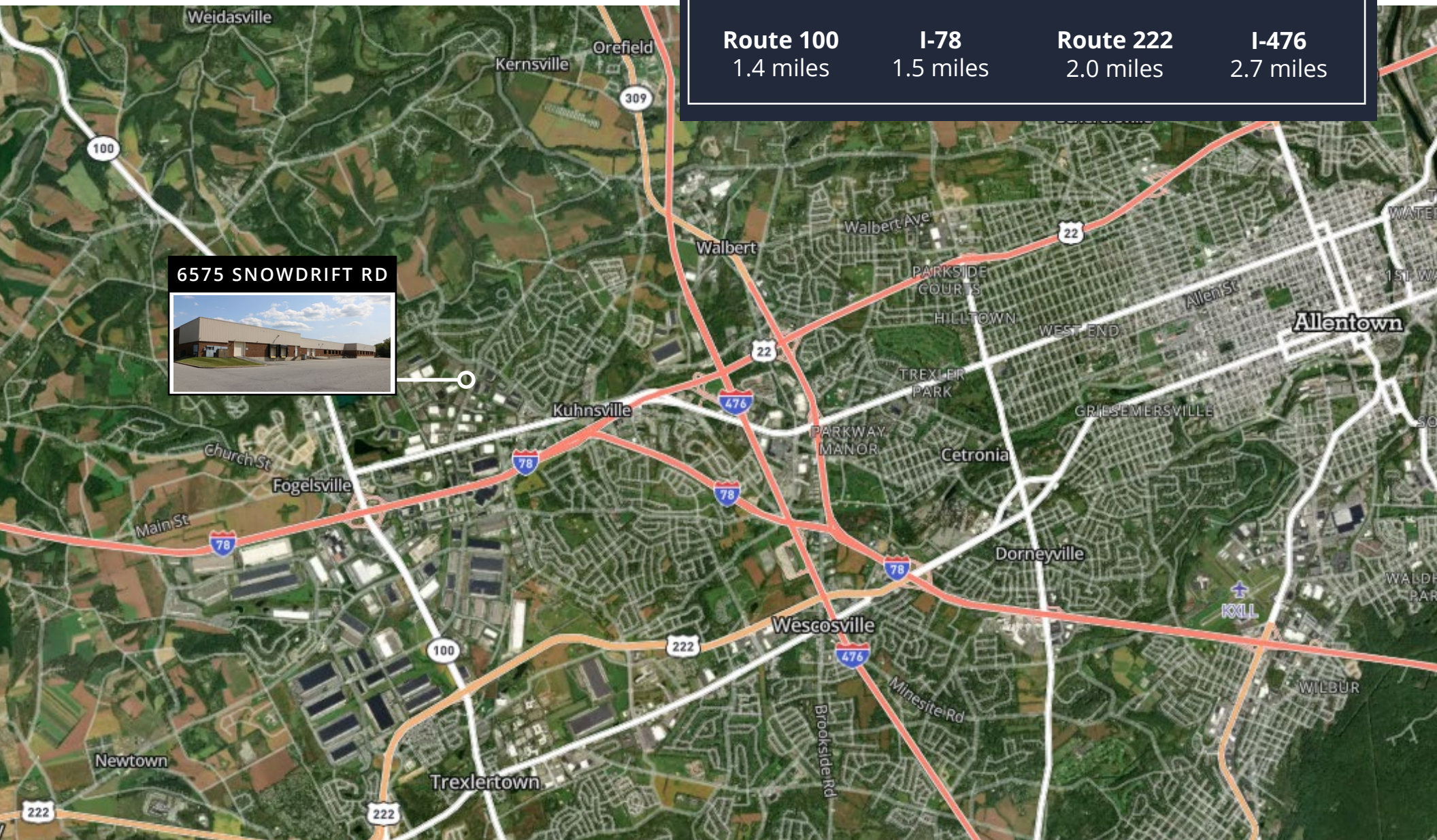
MAJOR HIGHWAY ACCESS FROM SUBJECT SITE

Route 100
1.4 miles

I-78
1.5 miles

Route 222
2.0 miles

I-476
2.7 miles



Offering Price & Procedure

6575 Snowdrift Road is offered for sale to qualified real estate investment entities. Interested investors should address all communication, inquiries, and requests for information to Avison Young. All inspections must be arranged through Avison Young with appropriate notice.

Investors intending to purchase the property should put their proposed terms in Letter of Intent form and deliver to Avison Young by email. The seller will evaluate all offers based on factors such as economics, timing, terms, and the bidder's track record in closing similar transactions.

Neither seller, nor Avison Young, nor any of their respective employees, agents, or principals, has made any representation or warranties, expressed or implied, as to the accuracy or completeness of this offering memorandum or contents. The analysis and validation of the information contained in the offering memorandum is entirely the responsibility of each prospective investor.

For information or to schedule a site inspection please contact one of the below listed exclusive property sales agents from Avison Young:



**If you would like more
information on this offering
please get in touch.**

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