

## 210,714 SF

## AVAILABLE FOR LEASE





1112 American Parkway | Allentown, PA 18067

## HIGHLIGHTS

10 minutes to new FedEx Ground distribution hub

Port of New York and New Jersey within 75 miles

Easy access to Interstate Highways

Proximity to large metro areas: New York, Philadelphia, Washington D.C. and Baltimore

Two Class I railroads (Norfolk Southern and Canadian Pacific) interchange at Bethlehem Intermodal Terminal nearby

Convenient to Lehigh Valley International Airport in Allentown, Pennsylvania

## SPECIFICATIONS

**OFFICE SIZE:** ± 4,466 SF ground floor office, ± 2,724 SF mezzanine (mezzanine not included in building SF)

LAND SIZE: 30.32 acres

**TRUCK POSITIONS:** dock high: **48** (9' x 10') drive-in doors with ramp: **2** (12' x 16')

BAY SPACING: 50' x 56' (typical) with 60' speed bay

TRAILER STORAGE: 26 spaces (10' wide continuous concrete dolly pad)

TRUCK COURT DEPTH: 185'

MINIMUM CLEARANCE: 36' (at first bay)

FLOOR SLABS: 7" thick, 4,000 psi synthetic reinforced concrete

SPRINKLER SYSTEM: ESFR (K-25.2 heads)

POWER: 3,000 amps, 277/480 volts, 3 phase, 4 wire

WAREHOUSE LIGHTING: LED with motion sensors

PARKING SPACES: 136



ROUTE 22

210,714 SF **AVAILABLE FOR LEASE** 

PAD

DOLLY

CONCRETE

**CONTINUOUS** 

10,

185'

135'-

← RAM

48 DOCK HIGH DOORS

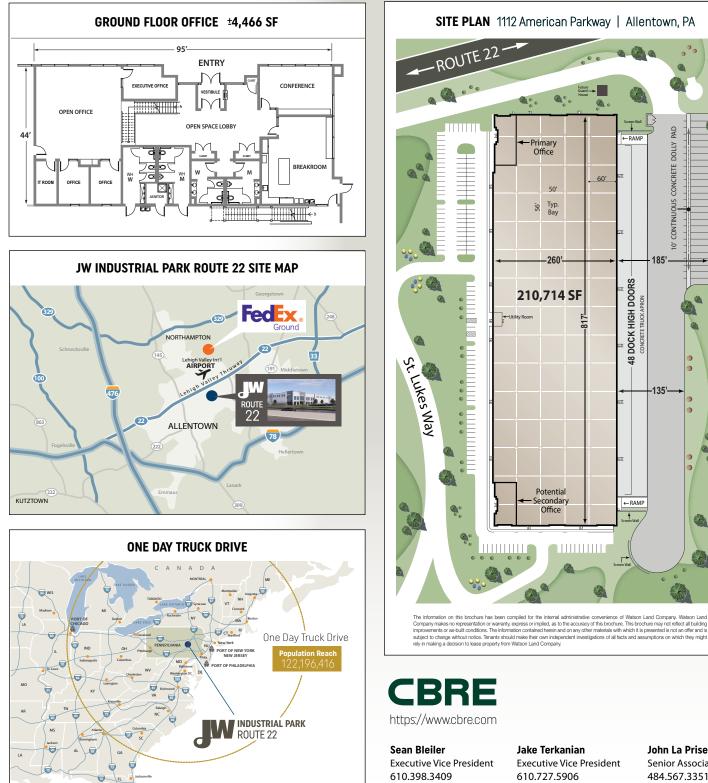
←RAMP

Γ'

CONCRET

60′

@ •



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