



Commercial, Industrial & Retail Real Estate

50,000 +/- SF INDUSTRIAL SPACE | FOR LEASE

PRIME last mile location in the Heart of Allentown

1 Pump Place, Allentown, PA 18102



### Property Features

- 45,000 +/- SF Warehouse
- 5,000 +/- SF office
- 4 total loading docks (1 ramp - with man door)
- 1 overhead door
- 31' clear ceiling height

### Location

- Lehigh county
- Heart of Allentown
- 4.8 Miles from Lehigh Valley International Airport (ABE)
- New access road in process with additional entrance to property, and a direct route to Route 22
- Less than 2 Miles from Route 22 bypass
- Less than 1 Mile from American Parkway

### Zoning

I-3 Industrial

### Lease Rate

\$8.25 Gross

### Markward Group

5925 Tilghman Street, Suite 900

Allentown, PA 18104

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### Chip Miers

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Commercial, Industrial & Retail Real Estate

42,000 +/- SF INDUSTRIAL SPACE | FOR LEASE

PRIME last mile location in the Heart of Allentown

1 Pump Place, Allentown, PA 18102



### Property Features

- 40,000 +/- SF Warehouse
- 2,000 +/- SF office
- Clear span warehouse
- 1 overhead door
- 24' Clear ceiling height

### Location

- Lehigh county
- Heart of Allentown
- 4.8 Miles from Lehigh Valley International Airport (ABE)
- New access road in process with additional entrance to property, and a direct route to Route 22
- Less than 2 Miles from Route 22 bypass
- Less than 1 Mile from American Parkway

### Zoning

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### Lease Rate

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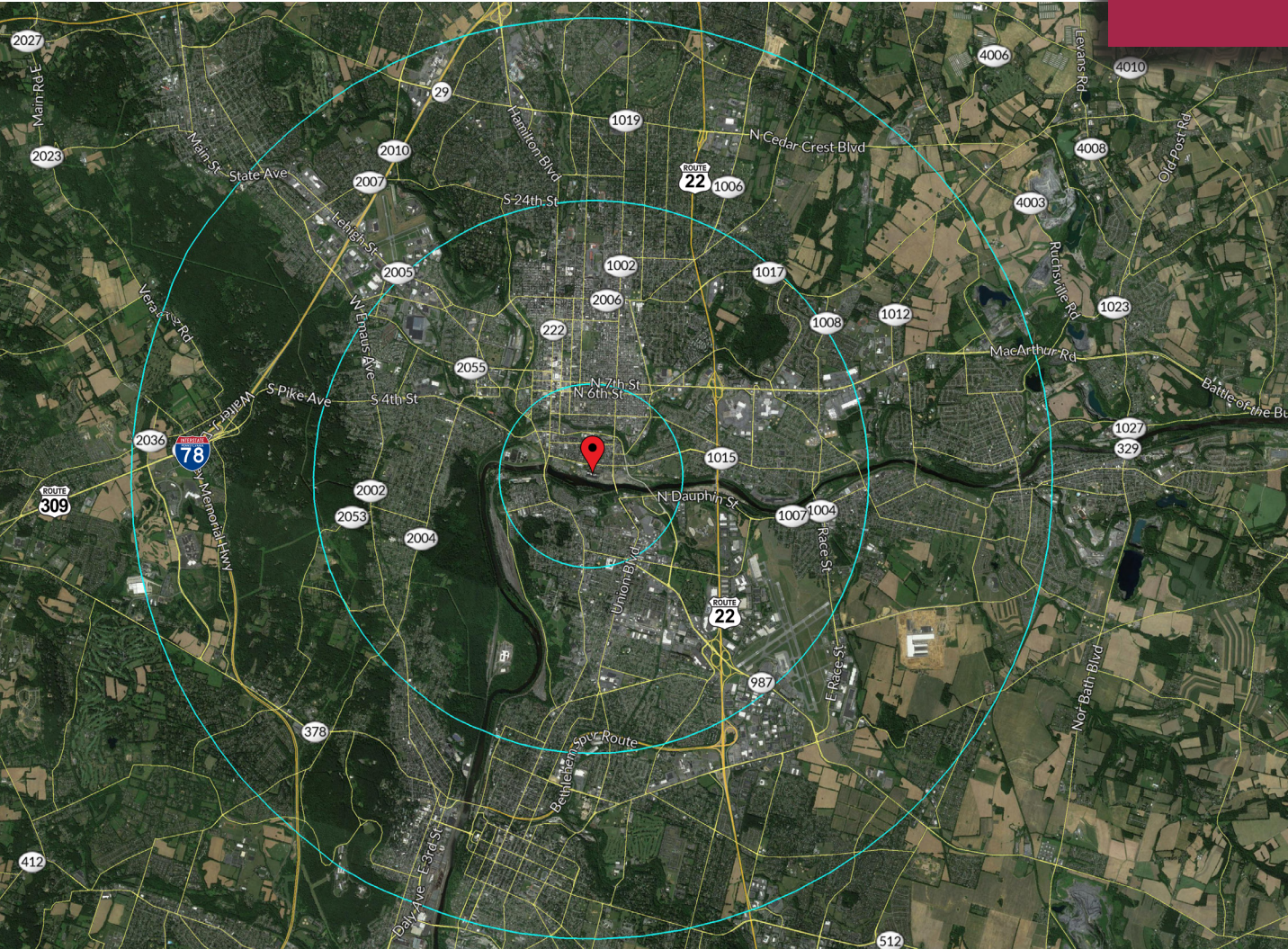
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## Demographics

### Winthin 1 Mile



### Winthin 3 Miles



### Winthin 5 Miles



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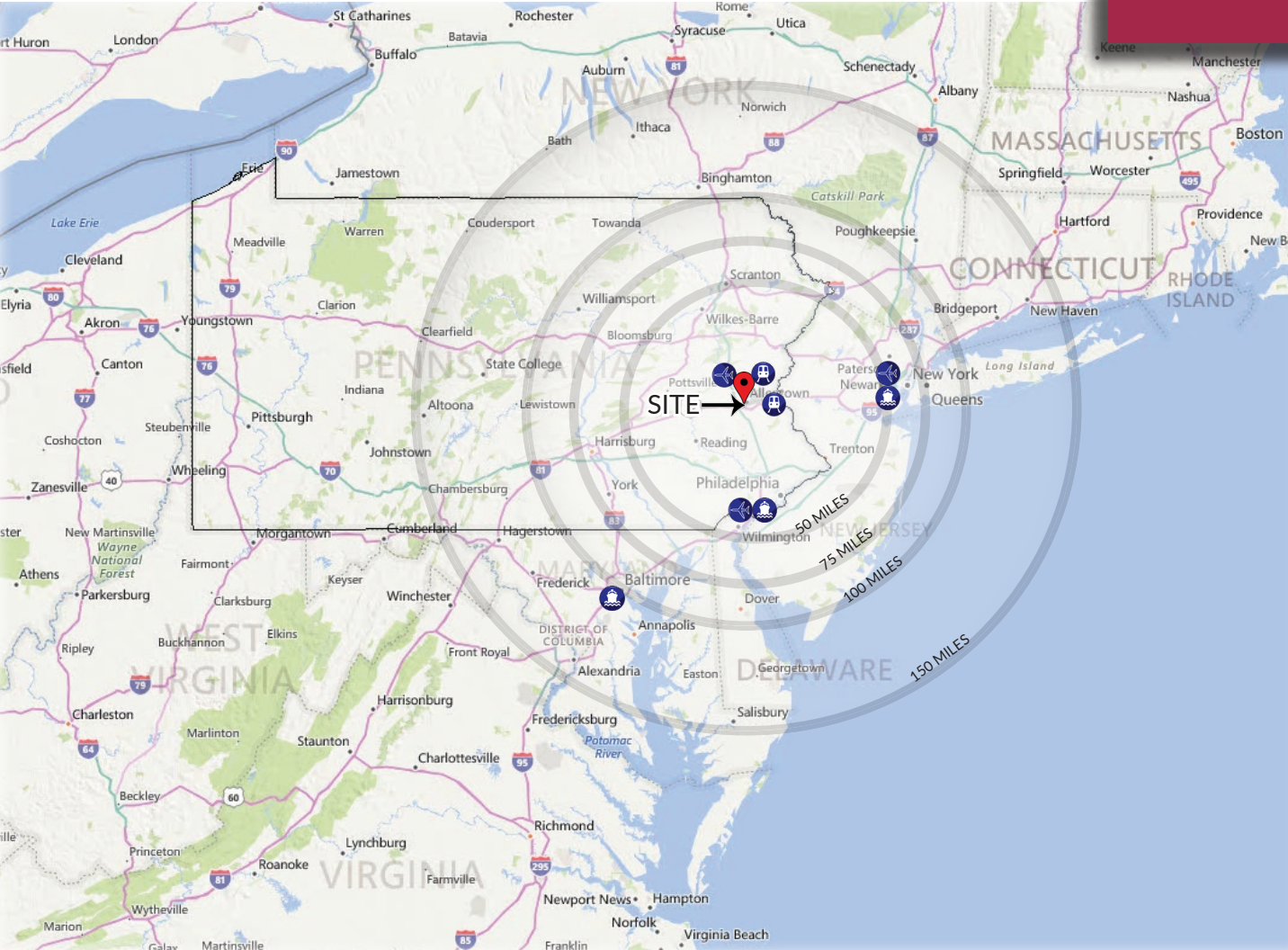
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## Logistics



Port of Philadelphia:  
67 miles | 1.5 hrs

Port of Newark/Elizabeth:  
80 miles | 1.5 hrs

Port of Baltimore:  
170 miles | 3.0 hrs



Philadelphia Intl. Airport:  
67 miles | 1.5 hrs

Lehigh Valley Intl. Airport:  
15 miles | 0.5 hrs

Newark Liberty Intl. Airport:  
80 miles | 1.5 hrs



Intermodal Rail:  
5 miles | 10 min

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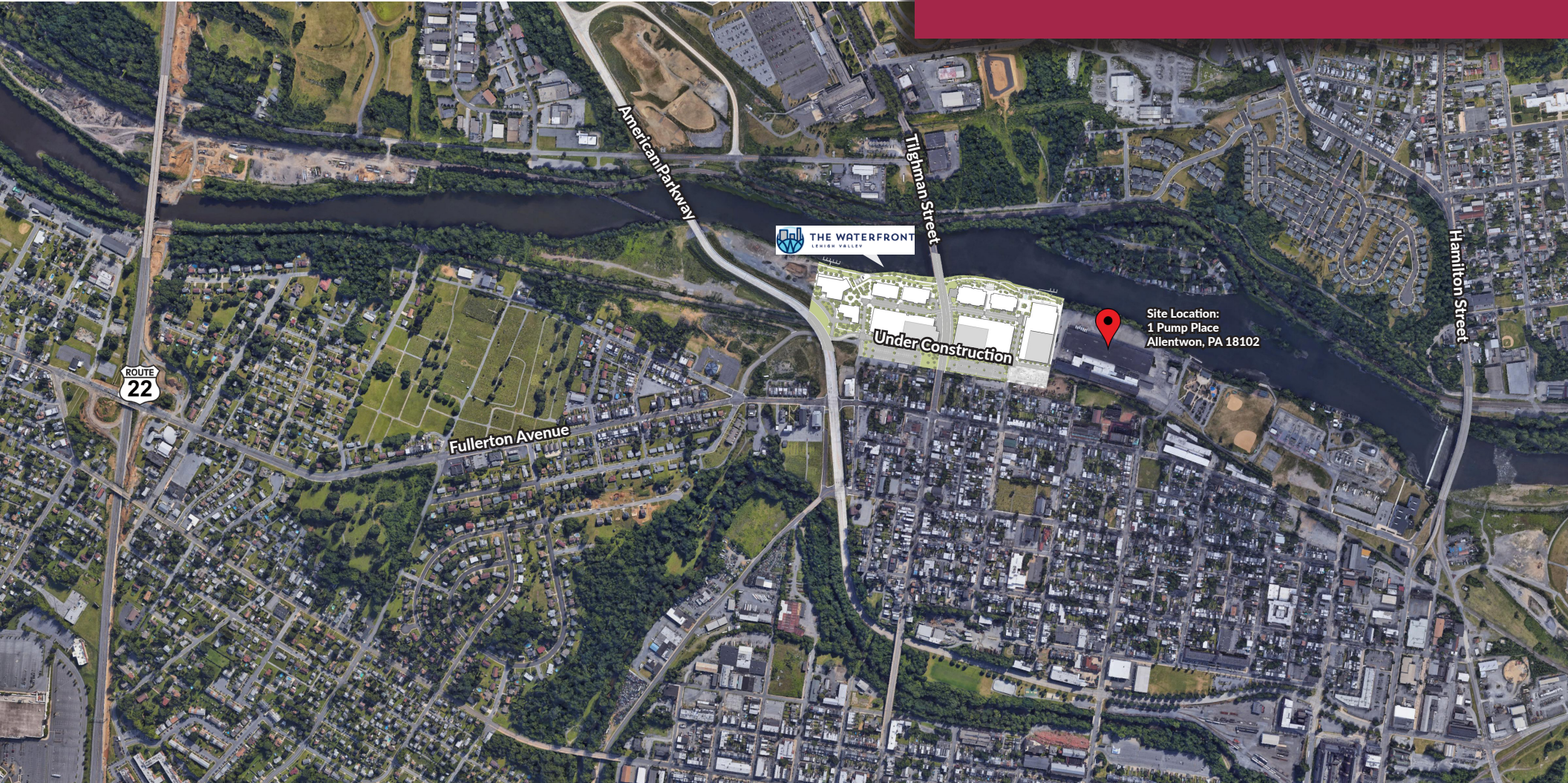
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