



Commercial, Industrial & Retail Real Estate

UP TO 100,000 +/- SF INDUSTRIAL SPACE | FOR LEASE

PRIME last mile location in the Heart of Allentown

1 Pump Place, Allentown, PA 18102



Property Features

- Up to 100,000 +/- SF
- Minimum 10,000 SF
- 1 overhead door
- Clear ceiling height - Various
- Shared breakroom

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

Material Handling

Owner has ability to do all warehouse and handling

Lease Rate

\$8.25 Gross

Lease Term

Max 2 years

Markward Group

5925 Tilghman Street, Suite 900

Allentown, PA 18104

p: 610.295.6600

f: 610.295.6601

MarkwardGroup.com



@MarkwardGroup

Chip Miers

610.295.6611

cmiers@MarkwardGroup.com

Ann Kline

610.295.6602

akline@MarkwardGroup.com



SIOR

Del Markward, SIOR

610.295.6603

dmarkward@MarkwardGroup.com

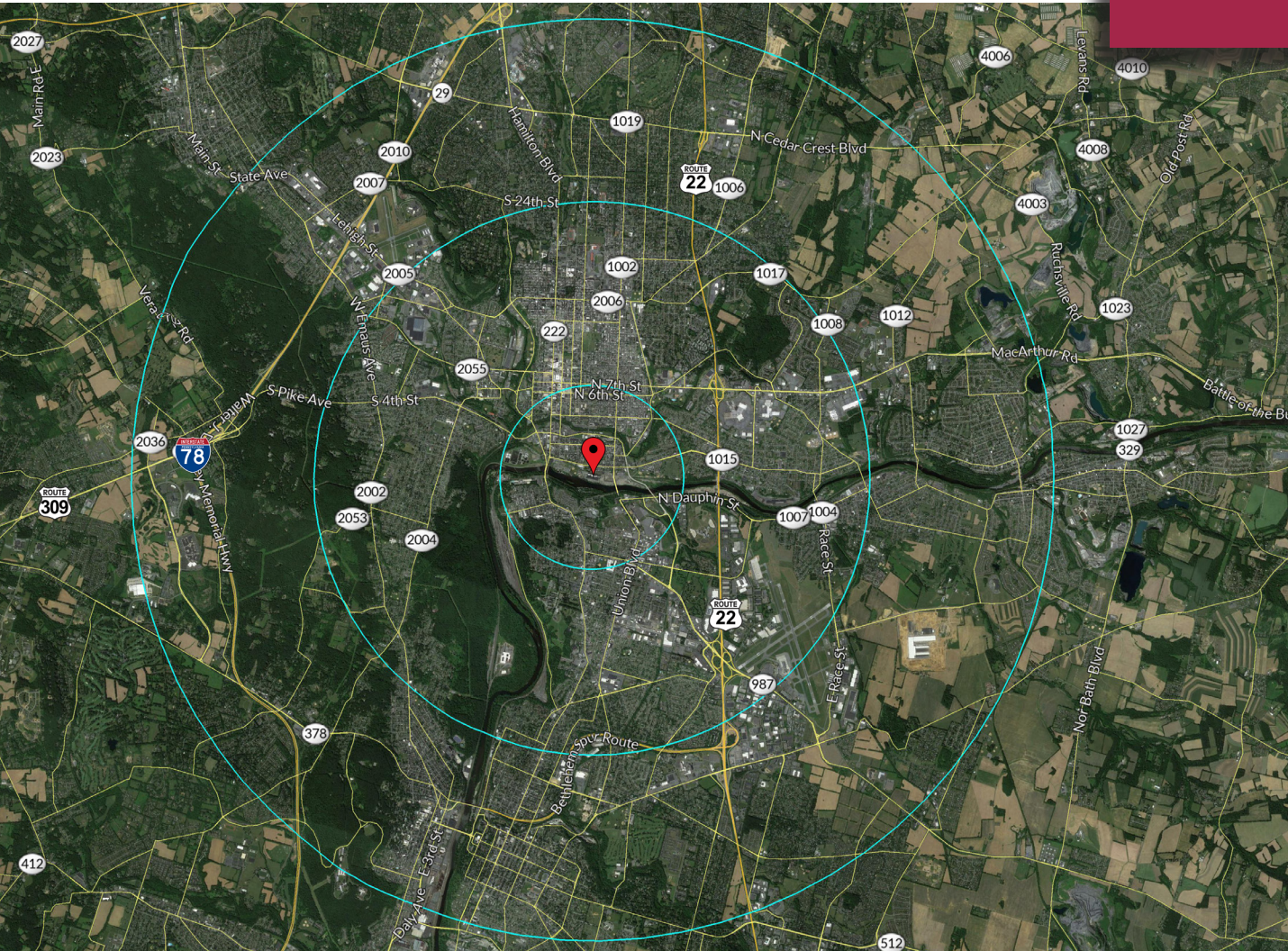


Commercial, Industrial & Retail Real Estate

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

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Demographics

Winthin 1 Mile



28,269

people



9,003

households



\$31,298

median HHI



9,510

employees

Winthin 3 Miles



147,711

people



54,916

households



\$42,304

median HHI



59,155

employees

Winthin 5 Miles



263,996

people



101,069

households



\$51,494

median HHI



175,500

employees

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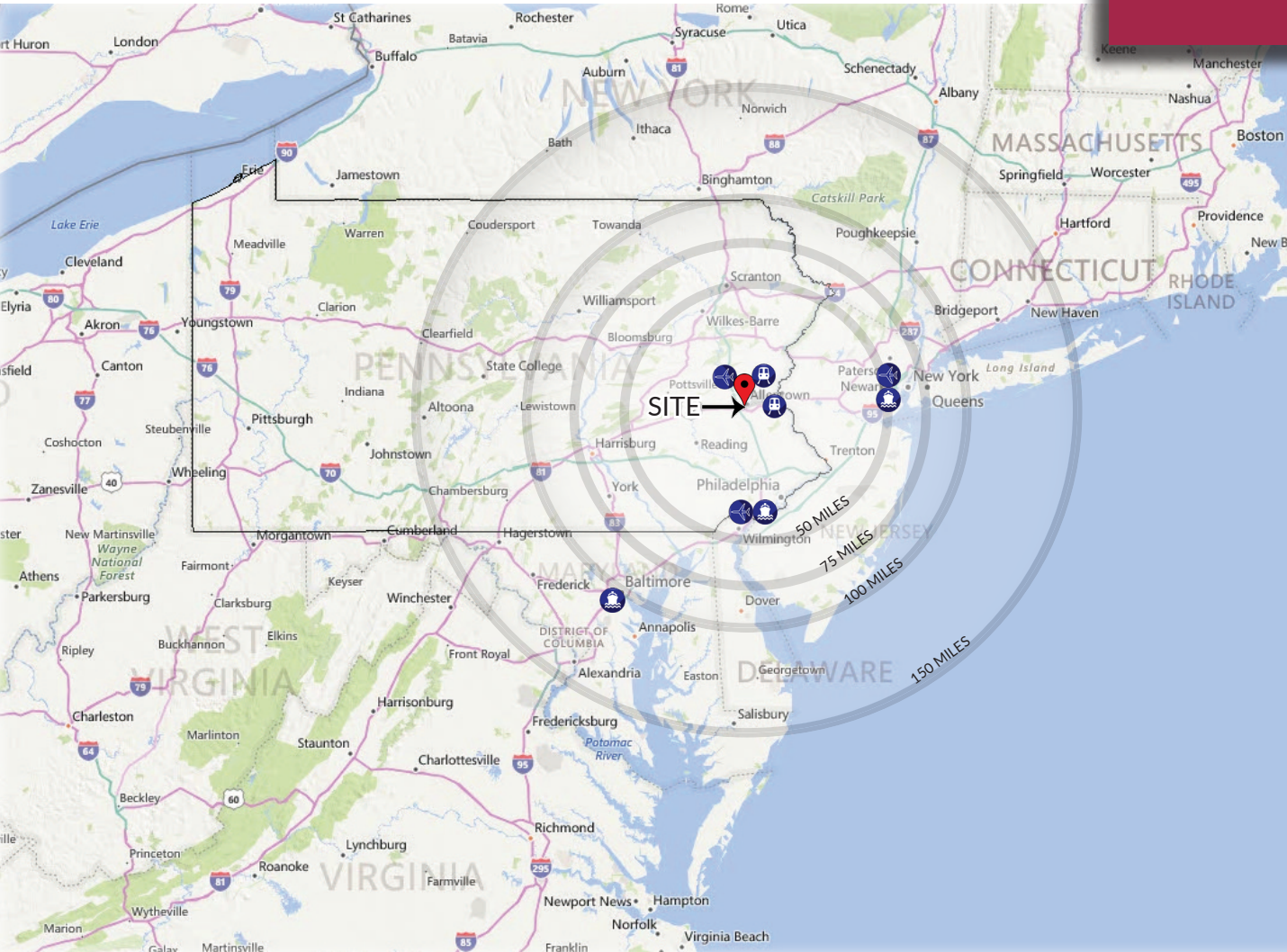


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Logistics



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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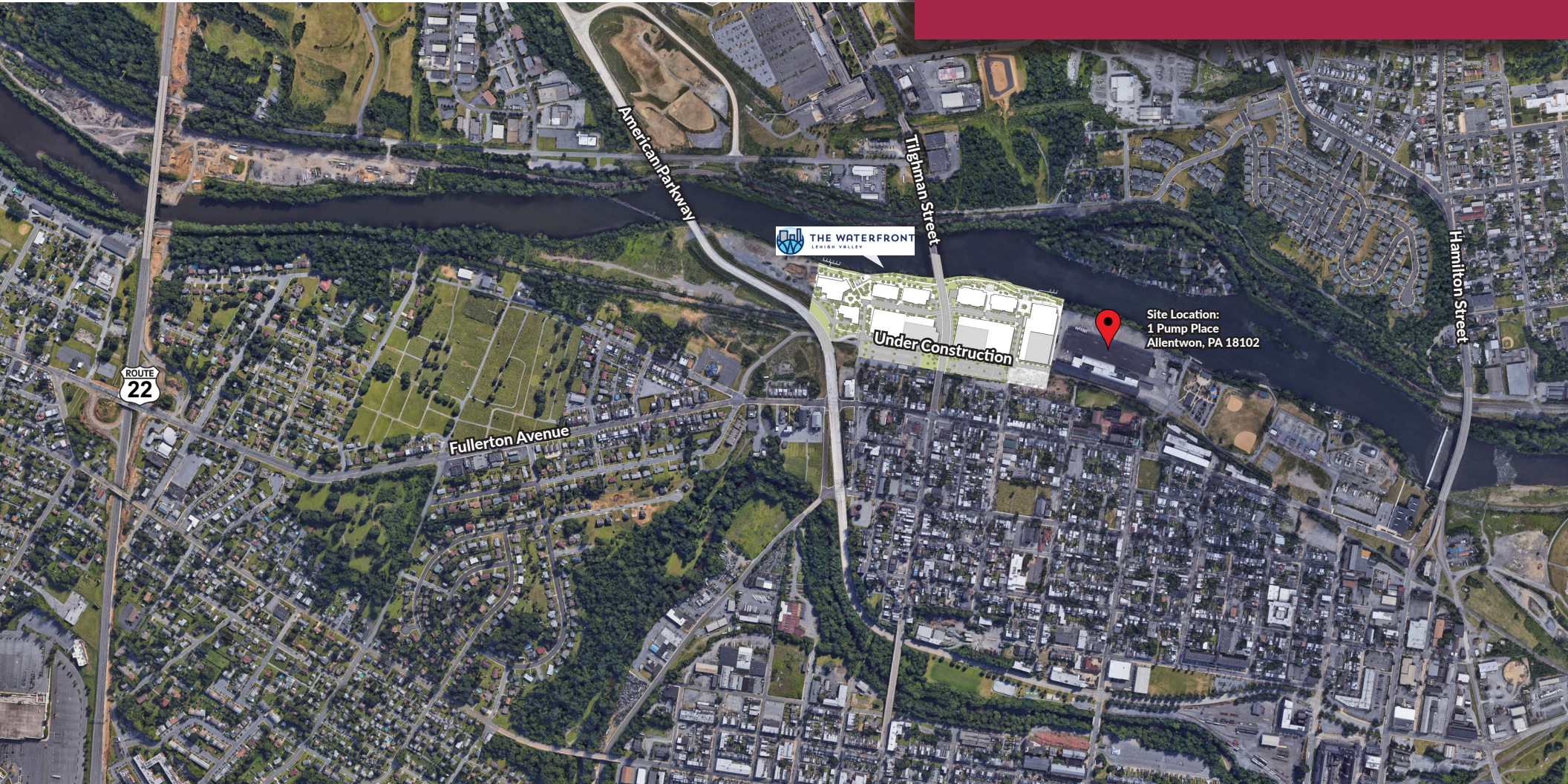


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