

## 1 Pump Place Allentown, PA 18102



### Up to 100K SF Industrial Space

#### Key Features

- Up to 100K sq ft Warehouse
- 4 total loading docks (1 ramp - with man door)
- 1 overhead door - 16 ft
- 31' commercial ceiling height
- Adequate truck parking/lay down space
- PRIME last mile location in the Heart of Allentown

#### 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

\$1.00 PSF Per Month

Plus data, phone, janitorial, trash

**For more information,  
please contact**

**Chip Miers**  
610.295.6604  
cmiers@MarkwardGroup.com

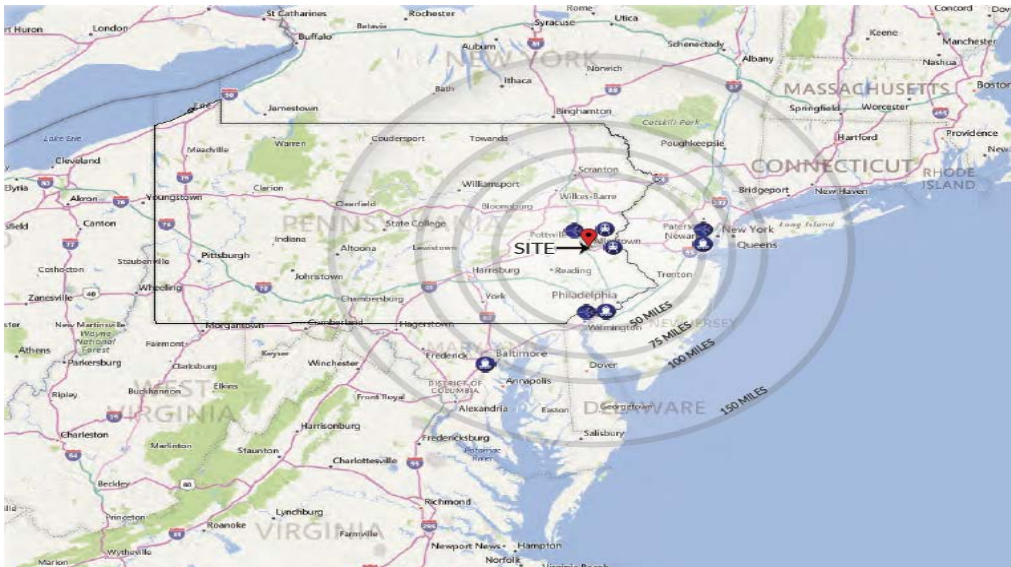
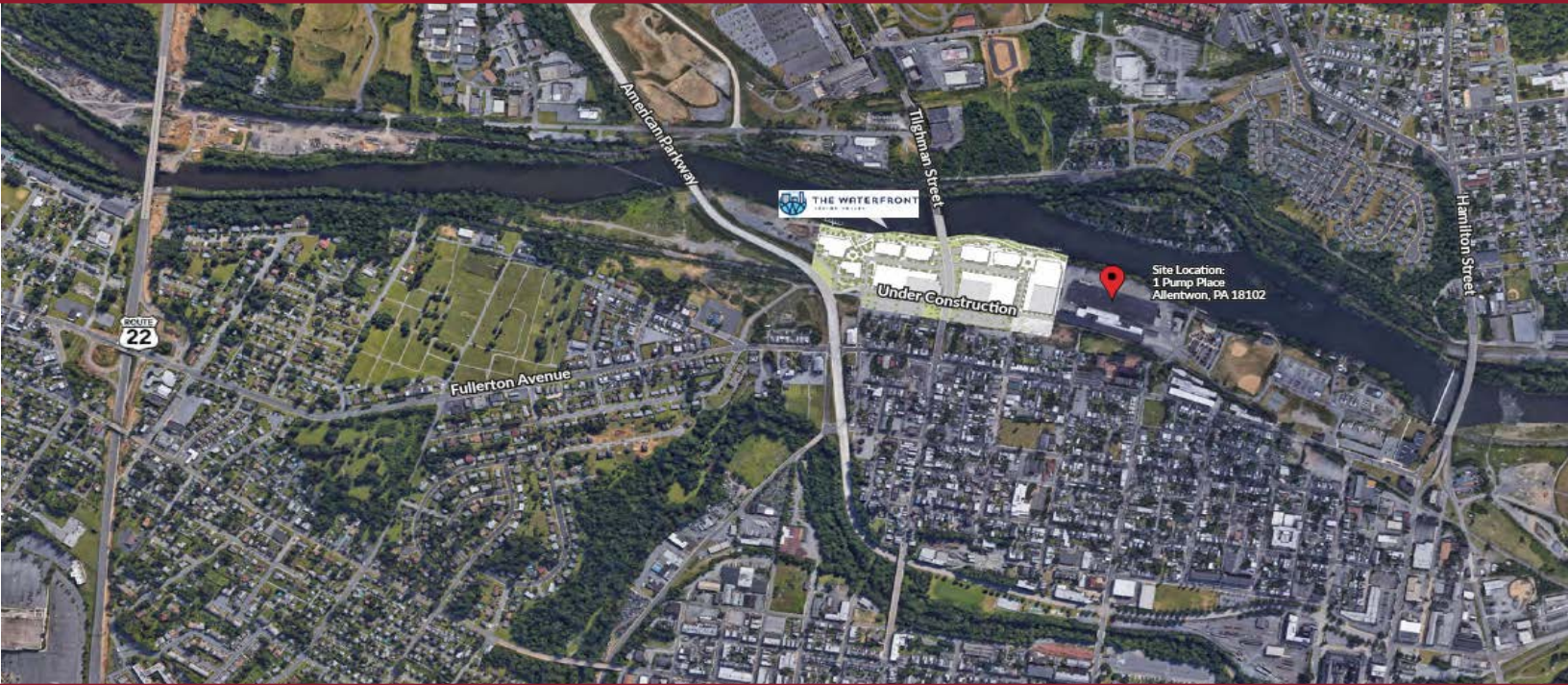
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**Port of Philadelphia:**  
67 miles | 1.5 hours  
**Port of Newark/Elizabeth:**  
80 miles | 1.5 hours  
**Port of Baltimore:**  
170 miles | 3.0 hours



**Philadelphia Intl. Airport:**  
67 miles | 1.5 hours  
**Lehigh Valley Intl. Airport:**  
15 miles | 0.5 hours  
**Newark Liberty Intl. Airport:**  
80 miles | 1.5 hours



**Intermodal Rail:**  
5 miles | 10 min

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