



# 127,400 SF DIVISIBLE FOR LEASE WAREHOUSE/DISTRIBUTION FACILITY

200 Cascade Drive, Allentown, Pennsylvania

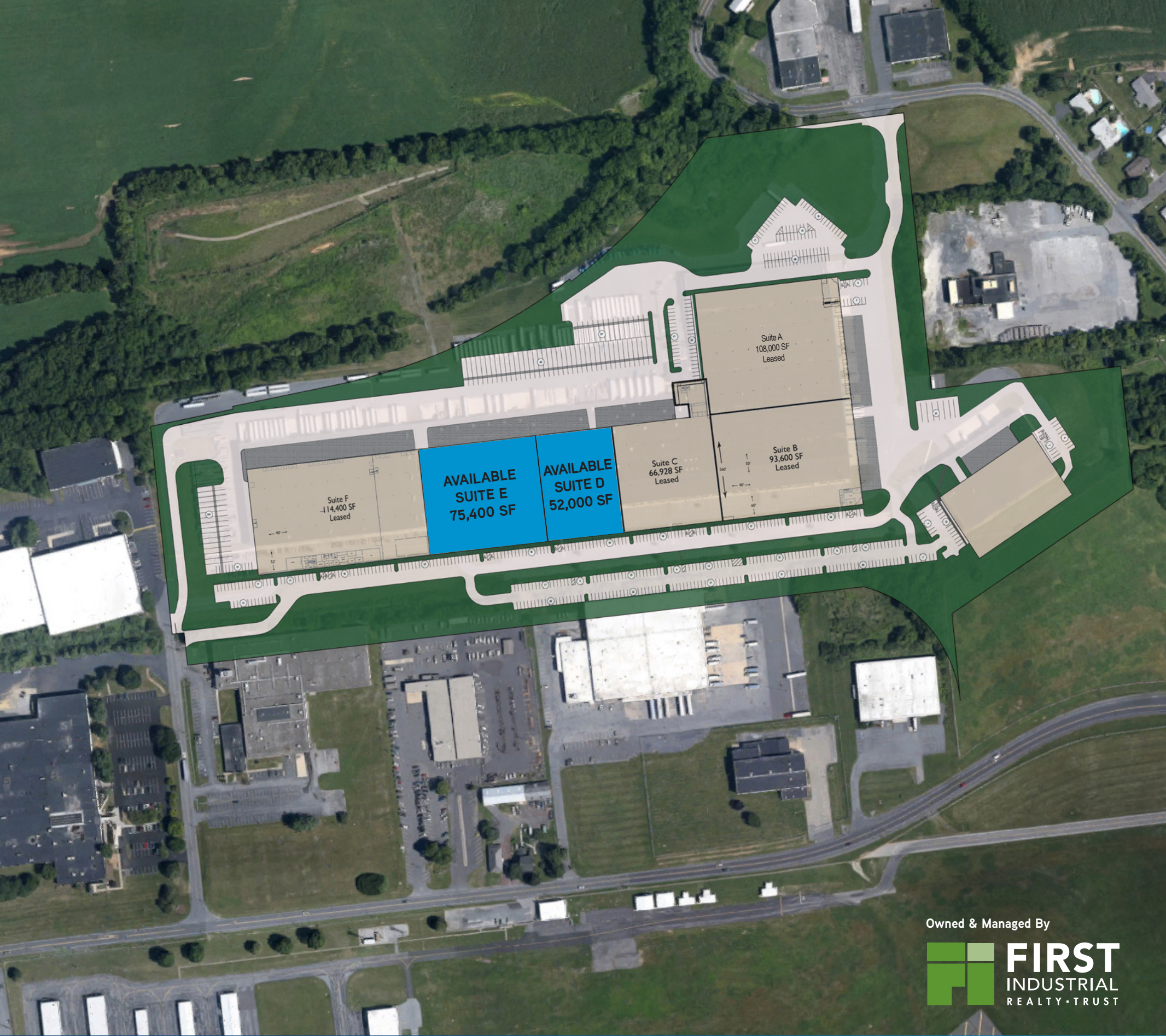
Owned & Managed By



# 200 CASCADE DRIVE

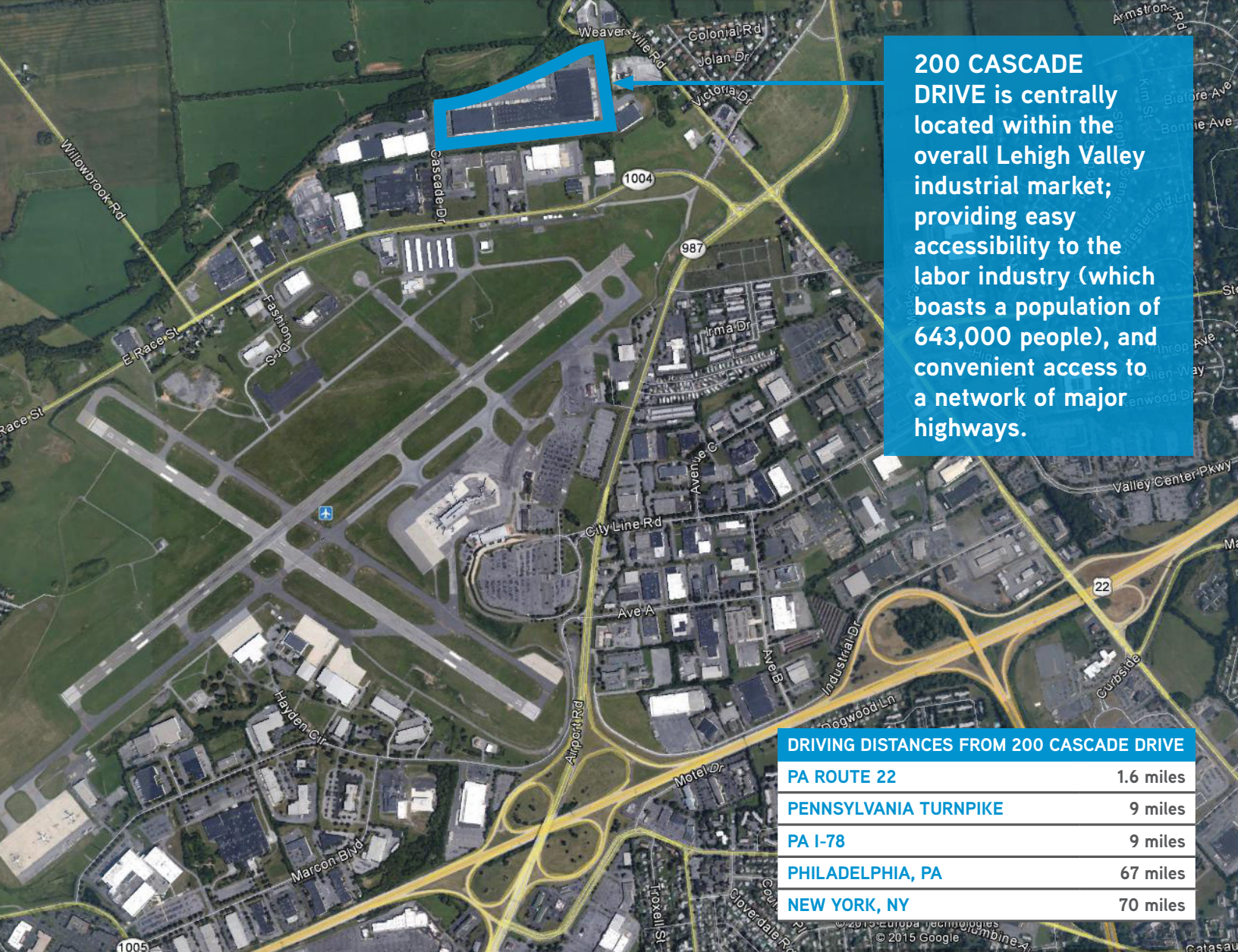
Allentown, Pennsylvania

YEAR BUILT	1971; renovated in 2001 & 2005
SITE AREA	48.2 acres
TOTAL BUILDING SF	510,328 SF
TOTAL AVAILABLE	Suite D: 52,000 SF, Suite E: 75,400 SF
ALTERNATE CONFIG.	Suites D & E: 127,400 SF
CAR PARKING	435 spaces
TRAILER PARKING	72 trailer stalls
OFFICE AREA	Suite D: 4,423 SF, Suite E: 2,156 SF
CONSTRUCTION	Concrete tilt-wall panels, painted CMU and metal panels
BUILDING DIMENSIONS	Main section 260' x 1,528'
CEILING HEIGHTS	18' clear
COLUMN SPACING	60' off front side of building, 40' x 50'
LOADING	Suite D: 6 tailgates; 1 – (10' x10') drive-in door Suite E: 10 tailgates; 1 – (12' x20') drive-in door
ROOF	Mechanically attached Insulated EPDM Roof system
FIRE PROTECTION	Wet System
WAREHOUSE LIGHTING	T-5 Lighting
BUILDING ELECTRIC	3,600 amp (2 switchgears), 3 phase, 277/480 volt Suite D: 400 amps, Suite E: 600 amps
UTILITIES	Public Utilities <ul style="list-style-type: none"><li>• Water – City of Bethlehem</li><li>• Electricity – PP&amp;L</li><li>• Natural Gas – UGI</li><li>• Sewer – Borough of Catasauqua</li></ul>



Owned & Managed By





**200 CASCADE DRIVE** is centrally located within the overall Lehigh Valley industrial market; providing easy accessibility to the labor industry (which boasts a population of 643,000 people), and convenient access to a network of major highways.

#### DRIVING DISTANCES FROM 200 CASCADE DRIVE

PA ROUTE 22	1.6 miles
PENNSYLVANIA TURNPIKE	9 miles
PA I-78	9 miles
PHILADELPHIA, PA	67 miles
NEW YORK, NY	70 miles

FOR MORE INFORMATION  
PLEASE CONTACT:

**STEVE COOPER**  
SR MANAGING DIRECTOR  
+1 484 380 3040  
[steve.cooper@colliers.com](mailto:steve.cooper@colliers.com)

**MARK CHUBB**  
SR MANAGING DIRECTOR/PRINCIPAL  
+1 610 684 1862  
[mark.chubb@colliers.com](mailto:mark.chubb@colliers.com)

**MICHAEL ZERBE**  
SR MANAGING DIRECTOR/PRINCIPAL  
+1 610 684 1853  
[michael.zerbe@colliers.com](mailto:michael.zerbe@colliers.com)



[www.firstindustrial.com](http://www.firstindustrial.com)

#### ABOUT THE OWNER

First Industrial Realty Trust is a leading owner and operator of industrial real estate and provider of supply chain solutions to multinational corporations and regional customers. Across major markets in the United States, First Industrial's local experts manage, lease, buy, develop, and sell bulk and regional distribution centers and other industrial facility types. But, it's not just about the buildings - it's about the trust.