

FOR LEASE: 101,290 SF

6461 SNOWDRIFT ROAD

Allentown, Pennsylvania



BUILDING HIGHLIGHTS

- 101,290 SF distribution building
- Building dimensions: 402' x 252'
- 7,096 SF of office space
- 15 (8' x 10') dock high loading doors & one drive-in
- 95 car parking spaces
- 37 trailer parking spaces
- 23'9" clear height at first column from the docks
- Strategic Lehigh Valley location with 5 minute access to I-78 & I-476

CONTACT

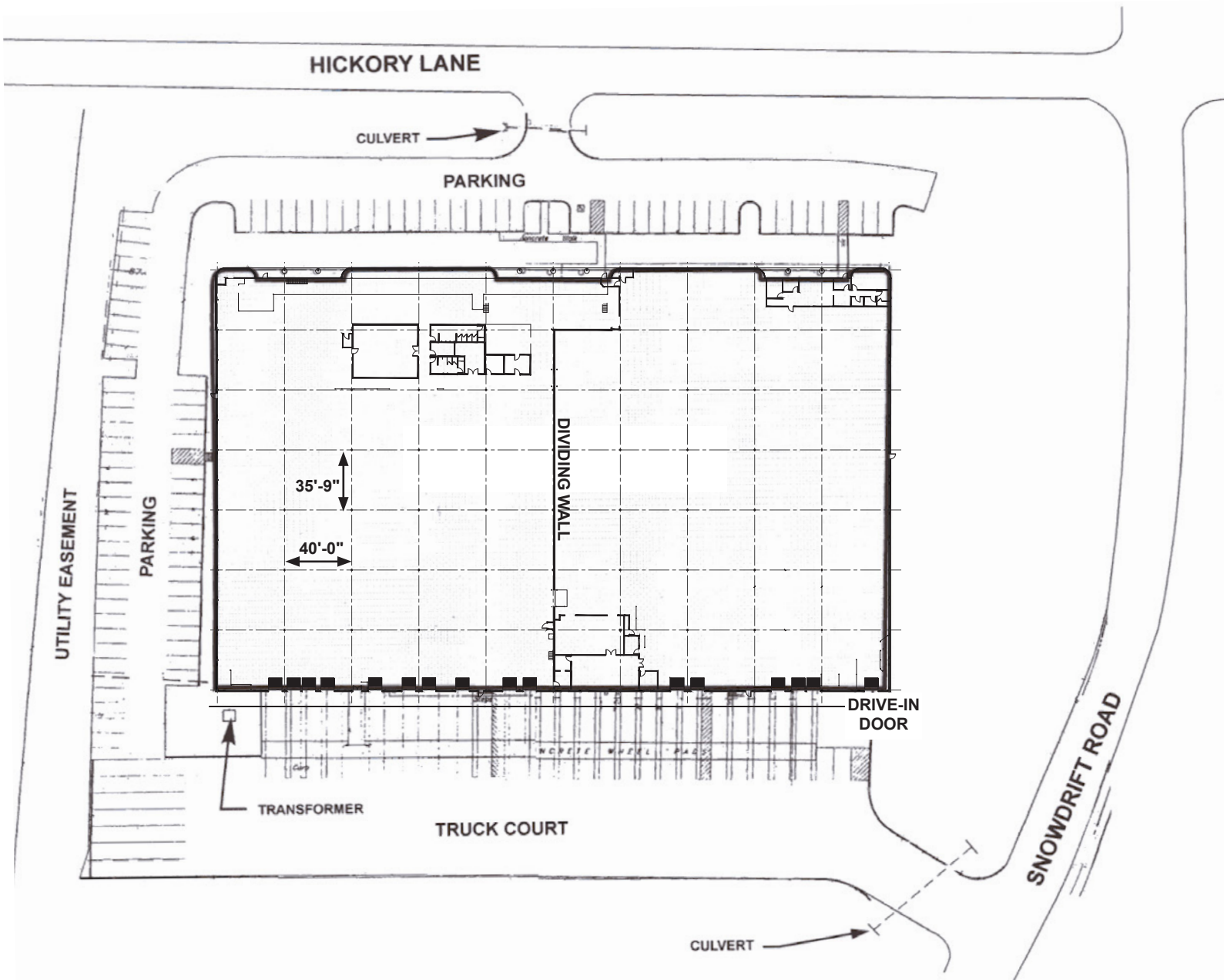
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BUILDING SPECIFICATIONS

SIZE

101,290 SF

SPACE DIMENSIONS

402' x 252'

OFFICE SPACE

7,096 SF

COLUMN SPACING

40' x 36'

DOCK DOORS

(15) 8'x10' DH doors

DOCK EQUIPMENT

Manual

DRIVE-IN DOORS

One

EMPLOYEE PARKING

95

TRAILER PARKING

37

CLEAR HEIGHT

23'9" at first column from the docks

TRUCK COURT

110'

CONSTRUCTION

Brick & Metal Siding

HVAC

Office and west warehouse bay heated and cooled by seven RTUs; warehouse heated by eight ceiling-hung, gas-fired input heaters

FIRE PROTECTION

ESFR

ROOF

Single-ply ballasted EPDM

LIGHTING

T-5

POWER

(2) 400 AMP, 480 volt main disconnects

YEAR BUILT

1989

SITE

7.022 acres

WATER

2" copper

SEWER

Allentown, PA

GAS

UGI utilities

CONTACT

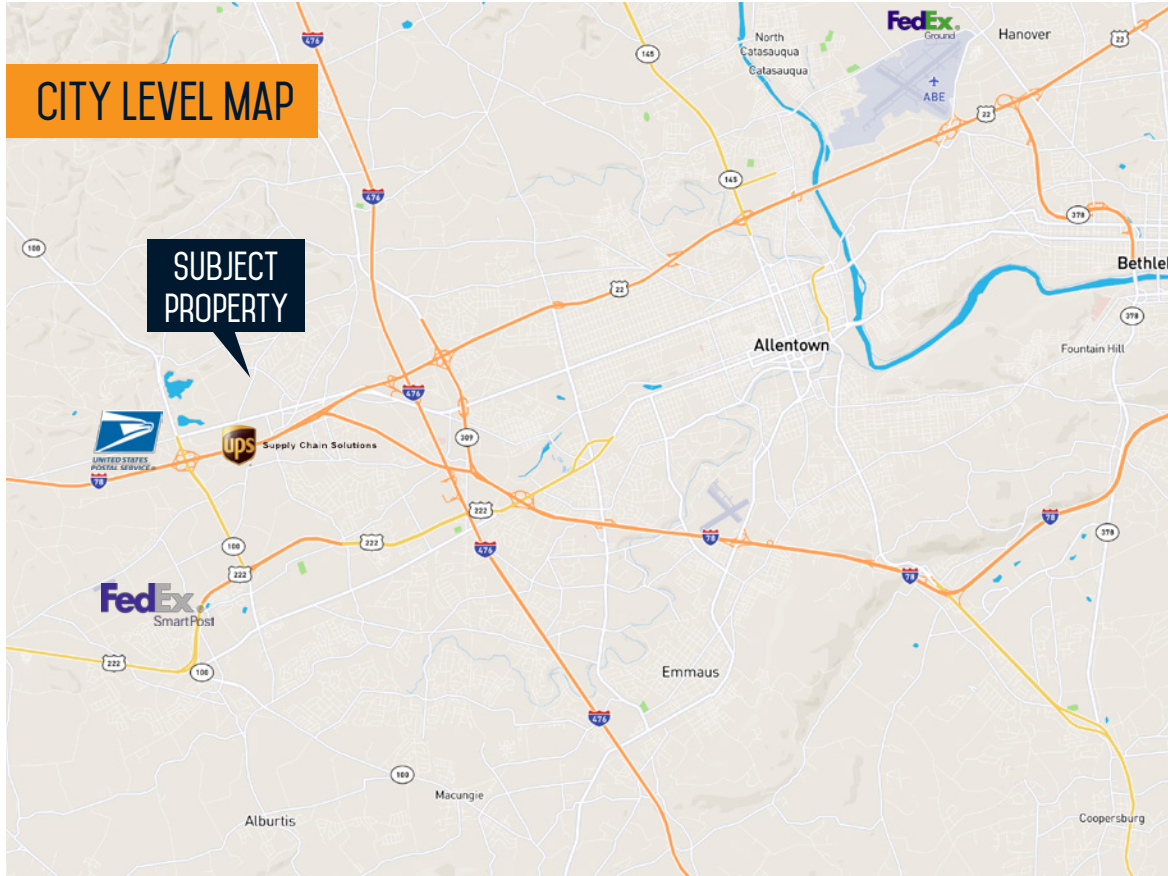
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CITIES	DISTANCE (MI)	DRIVE TIME (HRS:MIN)
PHILADELPHIA, PA	58.5	1:07
HARRISBURG, PA	75.1	1:14
NEW YORK, NY	98.5	1:49
BALTIMORE, MD	135	2:25
WASHINGTON, DC	183	3:12
BOSTON, MA	319	5:07

INTERMODAL	DISTANCE (MI)	DRIVE TIME (HRS:MIN)
USPS	2	0:06
UPS SUPPLY CHAIN SOLUTIONS	2.5	0:06
FEDEX GROUND SMARTPOST	4.5	0:11
LEHIGH VALLEY INT'L AIRPORT	11.5	0:16
FEDEX GROUND MEGA HUB	11.9	0:21
NS BETHELHEM INTERMODAL YARD	19.2	0:24

PORTS	DISTANCE (MI)	DRIVE TIME (HRS:MIN)
PORT OF PHILADELPHIA	63.3	1:11
PORT OF WILMINGTON	76.5	1:15
PORT OF NEWARK/ELIZABETH	89.1	1:29
PORT OF BALTIMORE	148	2:23

40% OF U.S. HOUSEHOLDS
RESIDE WITHIN A ONE-DAY'S TRUCK DRIVE



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