

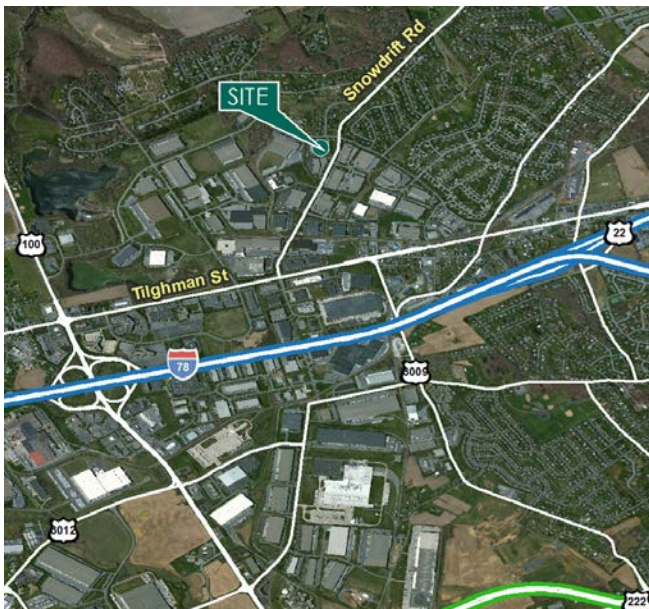
# 100,000 SF

## Industrial Space For Lease



## Prologis Lehigh Valley West

6461 Snowdrift Road  
Allentown, PA 18106 USA



### LOCATION

- Snowdrift Road & Hickory Lane intersection
- Located at interchange of I-78/US 22 near the Lehigh Valley exit of the Pennsylvania Turnpike's Northeast Extension

### FACILITY

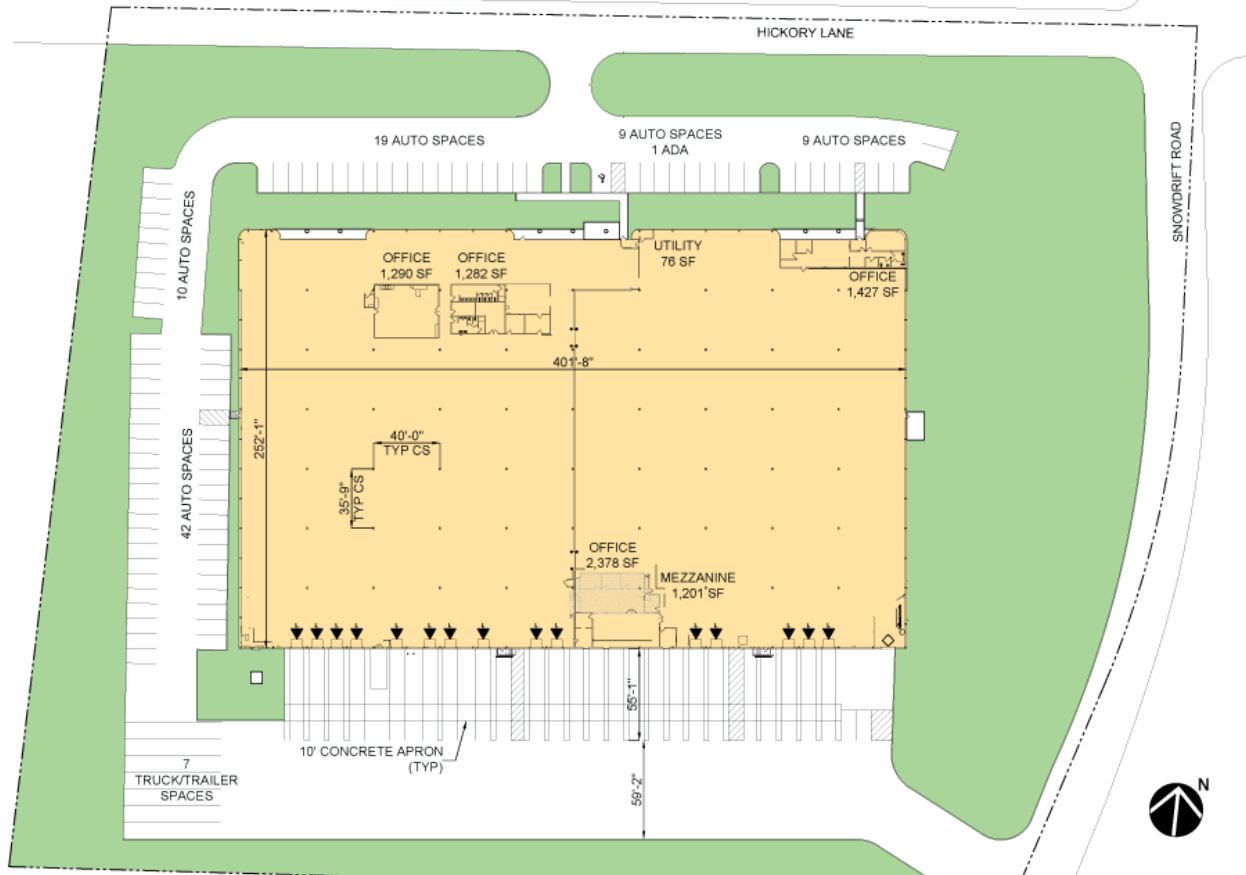
- 100,000 SF warehouse distribution facility
- Space dimensions 402' x 252'
- 6,947 SF office space
- 15 (8' x 10') dock doors
- 2 drive-in doors
- 23'9" clear height
- 40' x 36' column spacing
- 89 car parking
- 7 trailer parking
- T-5 lighting
- ESFR sprinkler system

### ADVANTAGES AND AMENITIES

- Strategic Lehigh Valley location with 5-minute access to I-78 & I-476
- 10 minutes to downtown Allentown, less than 90 minutes to Philadelphia, and less than two hours to New York City
- Ample parking and dock doors

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NOTE: THIS CONCEPTUAL PLAN IS FOR MARKETING PURPOSES ONLY AND HAS BEEN PREPARED BASED ON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSION AREA CALCULATIONS ARE SUBJECT TO VERIFICATION BY A PROFESSIONAL ENGINEER FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.

#### LEGEND:

- ▲ DOCK POSITION w/ LEVELER
- ◇ DRIVE-IN DOOR
- LAND AREA
- TENANT
- AVAILABLE
- TYP CS TYPICAL COLUMN SPACING



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