



EXCEPTIONAL AMENITIES

OUTSTANDING I-78 ACCESS

PLUG AND PLAY SUITES

Iron Run Corporate Center

7310 TILGHMAN STREET
ALLENTOWN, PA

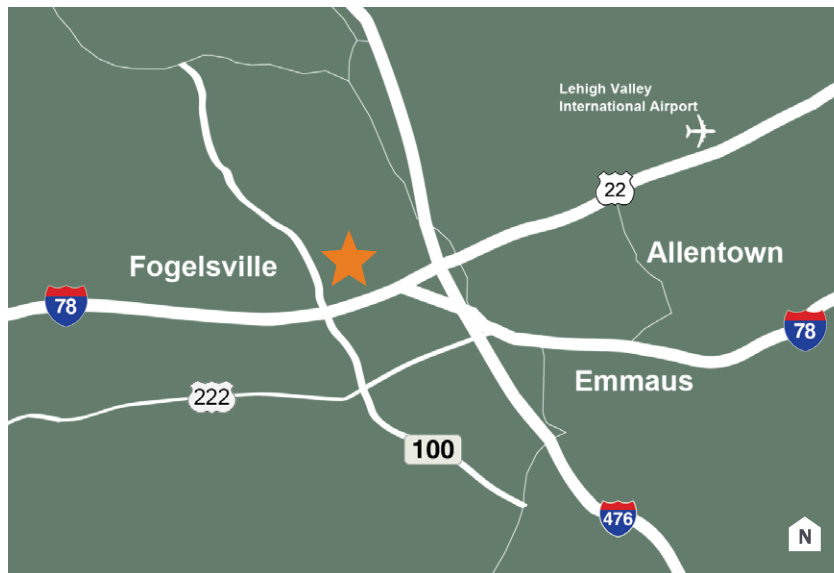


Strategically Located Office/Flex Building

Iron Run Corporate Center is strategically situated at the interchange of I-78/US 22 and PA Route 100, within minutes of the Lehigh Valley exit of the Northeast Extension of the Pennsylvania Turnpike, 10 minutes from Allentown, 90 minutes from Philadelphia and two hours from New York City.

With over four million square feet of superior quality office, flex and distribution facilities, Iron Run is the location of choice for prestigious local, national and international firms.

The Lehigh Valley is widely recognized for its dependable, skilled work force, healthy economic climate and enviable quality of life. The area surrounding Iron Run offers an unsurpassed choice of residential, cultural, educational and recreational facilities, all within a short drive.



Key Features



Plug and play suites



On-site property
management

EXCEPTIONAL AMENITIES & ACCESS



Travel Times



PA Turnpike
UNDER 5
MINUTES



Philadelphia Airport
60 MINUTES



Newark Liberty
Airport
90 MINUTES



Harrisburg
90 MINUTES



New York City
2 HOURS

SPECIFICATIONS

AVAILABLE SPACE	2,980 SF-Suite 400 4,100 SF-Suite 300 7,080 SF-Suite 300&400 6,584 SF-Suite 550	HVAC	Rooftop gas heat units
		TELECOM	Verizon and RCN
		FLOORS	One
YEAR BUILT	1985	TYPICAL	
SIZE	40,000 SF	FLOOR PLATE	40,000 SF
PARKING RATIO	4/1,000		

Amenities

- On-site property management
- Located near interchange of Tilghman Street and Route 100
- Easily accessible to Interstate 78/ Route 22 and I-476 (Pennsylvania Turnpike)

Features

- Plug and play suites
- Individual suite entrances

Leasing Information



Kelly Berfield
Senior Vice President
+1 610 295 6116
kelly.berfield@colliers.com

Ryan Dietrick
Senior Vice President
+1 610 709 6239
ryan.dietrick@colliers.com

John Susanin
Senior Vice President
+1 610 684 1860
john.susanin@colliers.com

COLLIERS INTERNATIONAL

ONE WINDSOR | 7535 WINDSOR DRIVE | SUITE 208 | ALLENTOWN, PA 18195 | COLLIERS.COM

About Brookwood Financial Partners, LLC—Brookwood is a nationally-recognized private equity investment firm that specializes in acquiring and managing value-add commercial real estate and related operating businesses on behalf of a select group of institutional investors, family offices and high net worth individuals. Since its founding in 1993, Brookwood has raised over \$810 million of equity to acquire a portfolio of 199 commercial real estate and convenience store properties, with a realized and unrealized value in excess of \$2.2 billion. The portfolio has spanned multiple asset classes, geographical markets and industries across the United States.
brookwoodfinancial.com

