

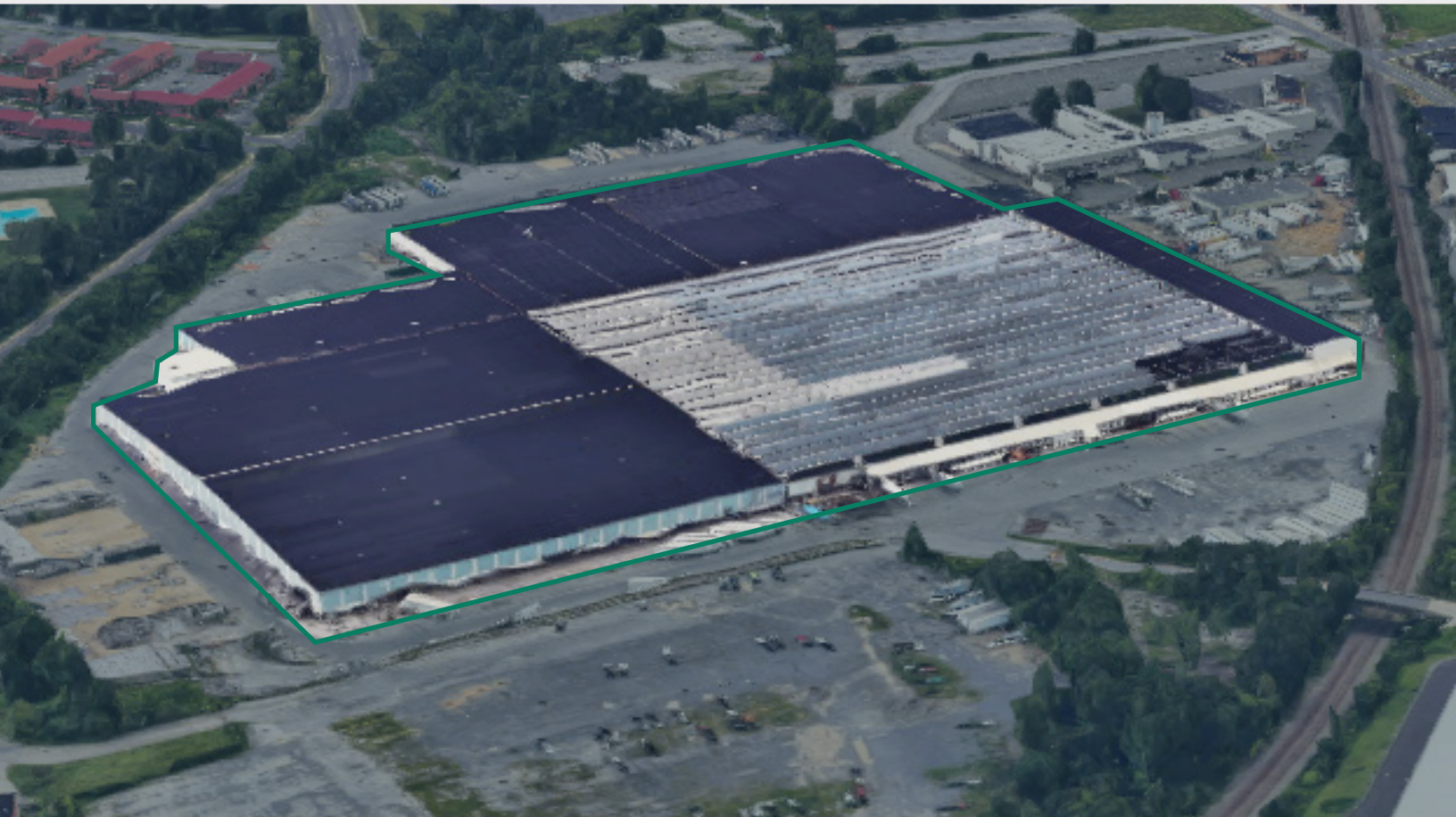
# L-78

## BUSINESS PARK

2027 S 12TH STREET  
ALLENTOWN, PA

### 1.2 MSF INDUSTRIAL PARK

- ± 404,604 SF AVAILABLE IMMEDIATELY (DIVISIBLE)
- ± 154,440 SF FULLY APPROVED (Q2 2025 GROUNDBREAKING)
- ± 54,000 SF FULLY APPROVED (BUILD-TO-SUIT)



CAPITAL  
IMPROVEMENTS  
UNDERWAY



IMMEDIATE  
ACCESS  
TO I-78



UNPARALLELED  
PROXIMITY TO  
LABOR



HEAVY  
POWER

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**Eden Wood Realty**



# LOCATION OVERVIEW



## HIGHLIGHTS



Immediate access to I-78 via the Exit 57 interchange



Unparalleled proximity to the dense population and labor base of the City of Allentown



± 80 miles to the Port Newark-Elizabeth Container Terminal and New York City





# PARK OVERVIEW



± 404,604 SF  
available  
immediately  
(divisible)



± 154,440 SF  
fully-approved  
(Q2-2025 groundbreaking)

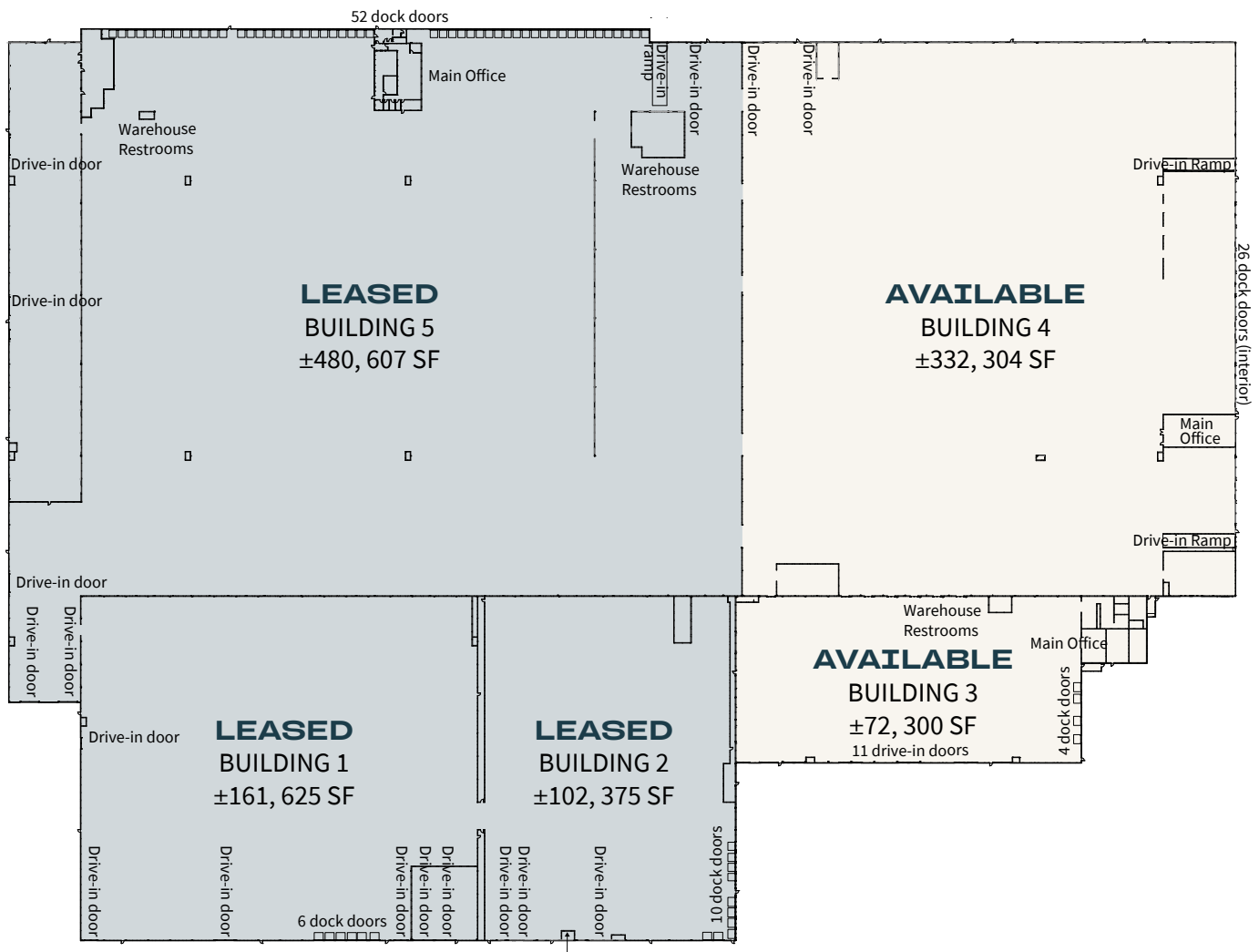


Rail Capable



Data Center  
Capable  
(30-50 MW substation to  
adjacent property)

# BUILDING OVERVIEW



## Building #

## Building 3

## Building 4

### Size (SF)

± 72,300 SF

± 332,304 SF

### Dimensions

375' (width) x 180' (depth)

552' (width) x 602' (depth)

### Column Spacing (typ.)

25' (width) x 60' (depth)

24' (width) x 75' (depth)

### Clear Height

TBD

TBD

### Office Area (SF)

TBD

TBD

### Dock Doors

4 dock doors equipped w/  
mechanical levelers and bumpers26 (interior) dock doors equipped  
w/mechanical levelers

### Drive-in Doors

11 (on-grade)

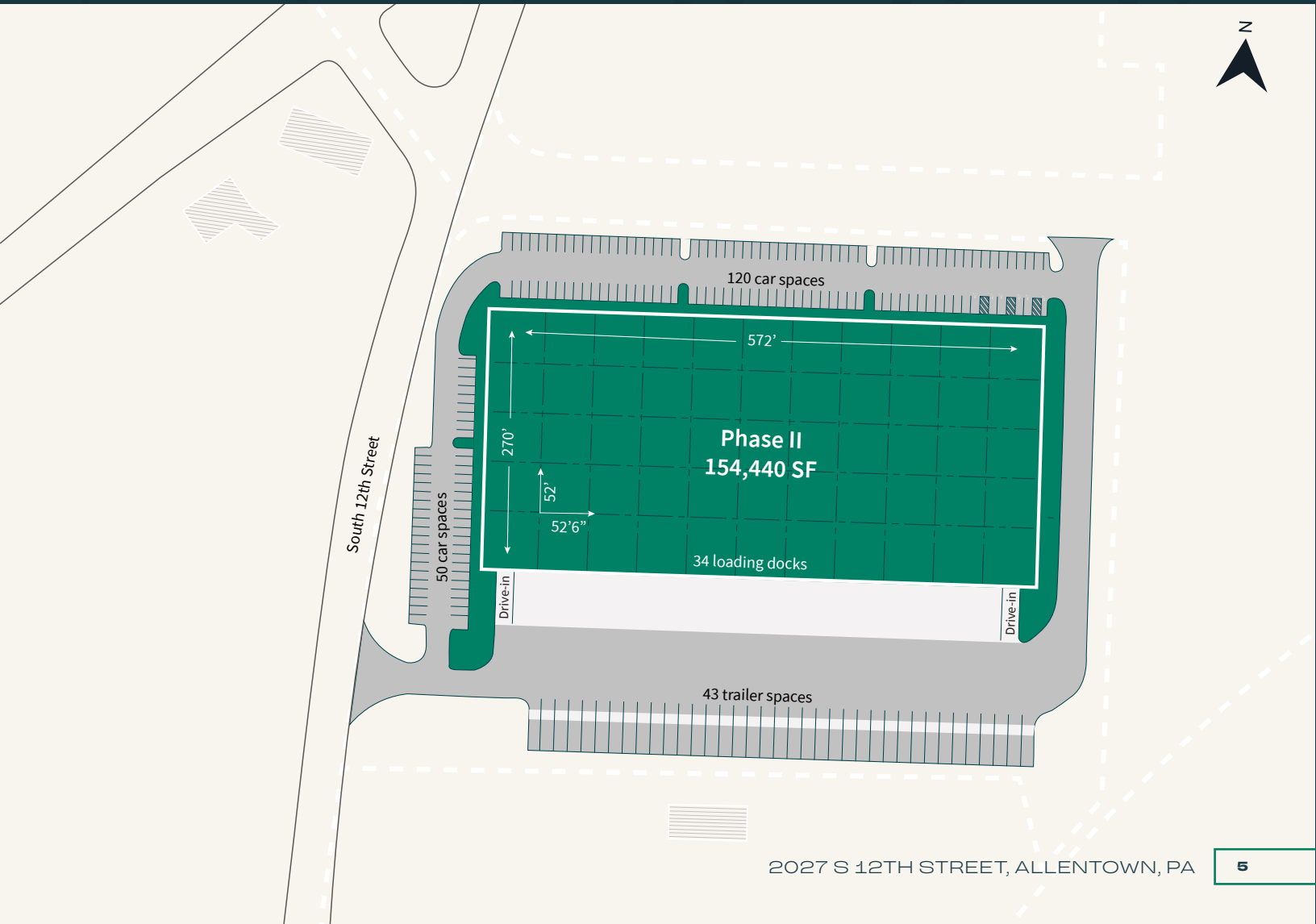
2 (ramped)  
2 (on-grade)



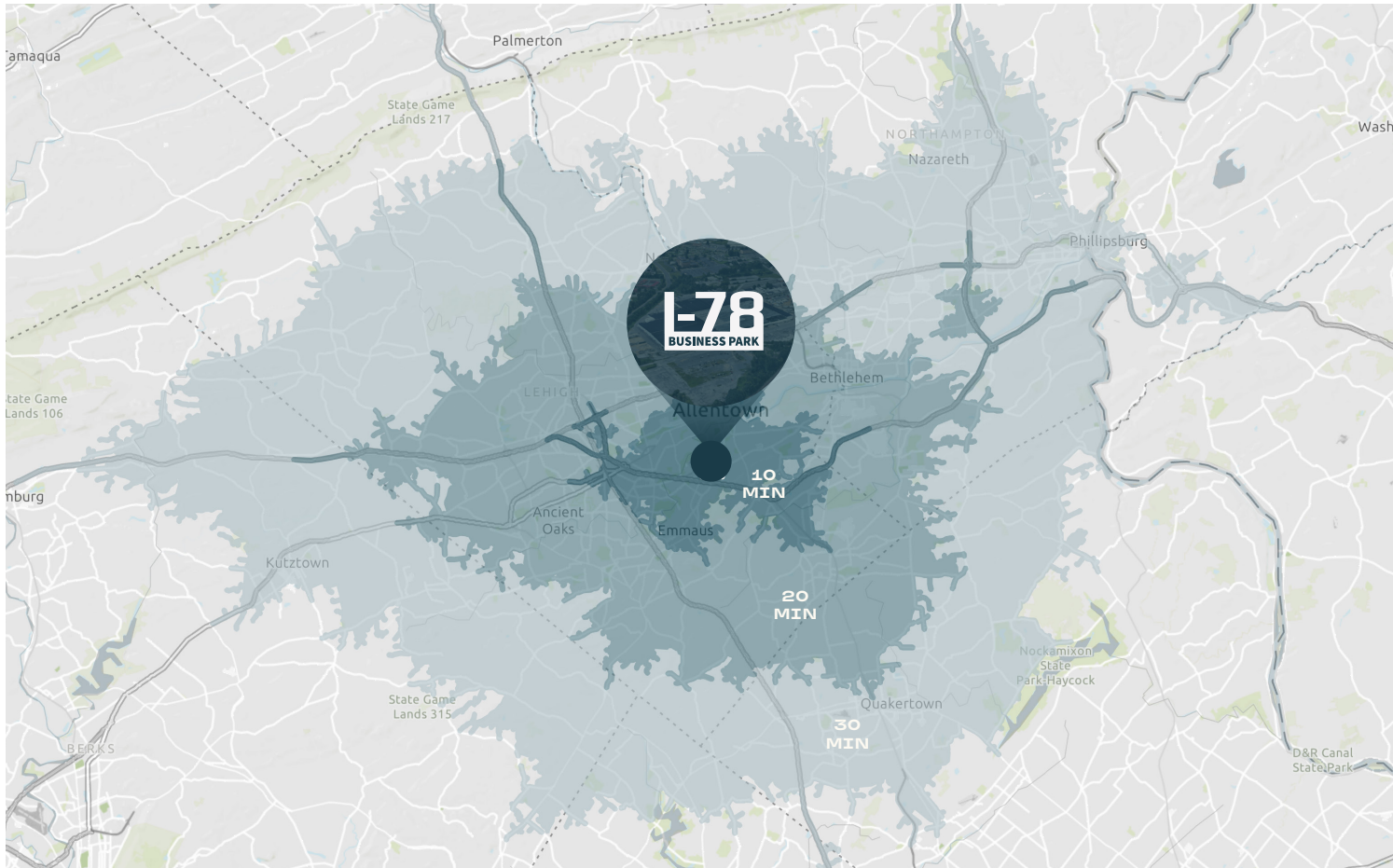
# DEVELOPMENT OVERVIEW

## PHASE II

Building Area	154,440 SF	Truck Court Depth	185'
Dimensions	572' (width) x 270' (depth)	Lighting	LED fixtures on motion sensors
Column Spacing	52'6" (width) x 52' (depth) w/ 60' (depth) speed bay	Sprinkler	ESFR system
Clear Height	36' clear, inside first column line	HVAC	gas-fired, rooftop mounted units
Dock Doors	thirty-four (34) 9' x 10'	Power	3,000-AMP, 480/277-volt, 3-phase system
Drive-in Doors	two (2) 12' x 14'	Exterior Wall Constuction	tilt-up concrete
Car Parking	170 spaces	Floor	6", 4,000 PSI reinforced concrete slab
Trailer Parking	43 dedicated stalls		



# LABOR OVERVIEW



## 10-MINUTE DRIVE TIME



136,100  
people



68,721  
workforce



32.78%  
blue collar

## 20-MINUTE DRIVE TIME



399,294  
people



207,640  
workforce



25.37%  
blue collar

## 30-MINUTE DRIVE TIME



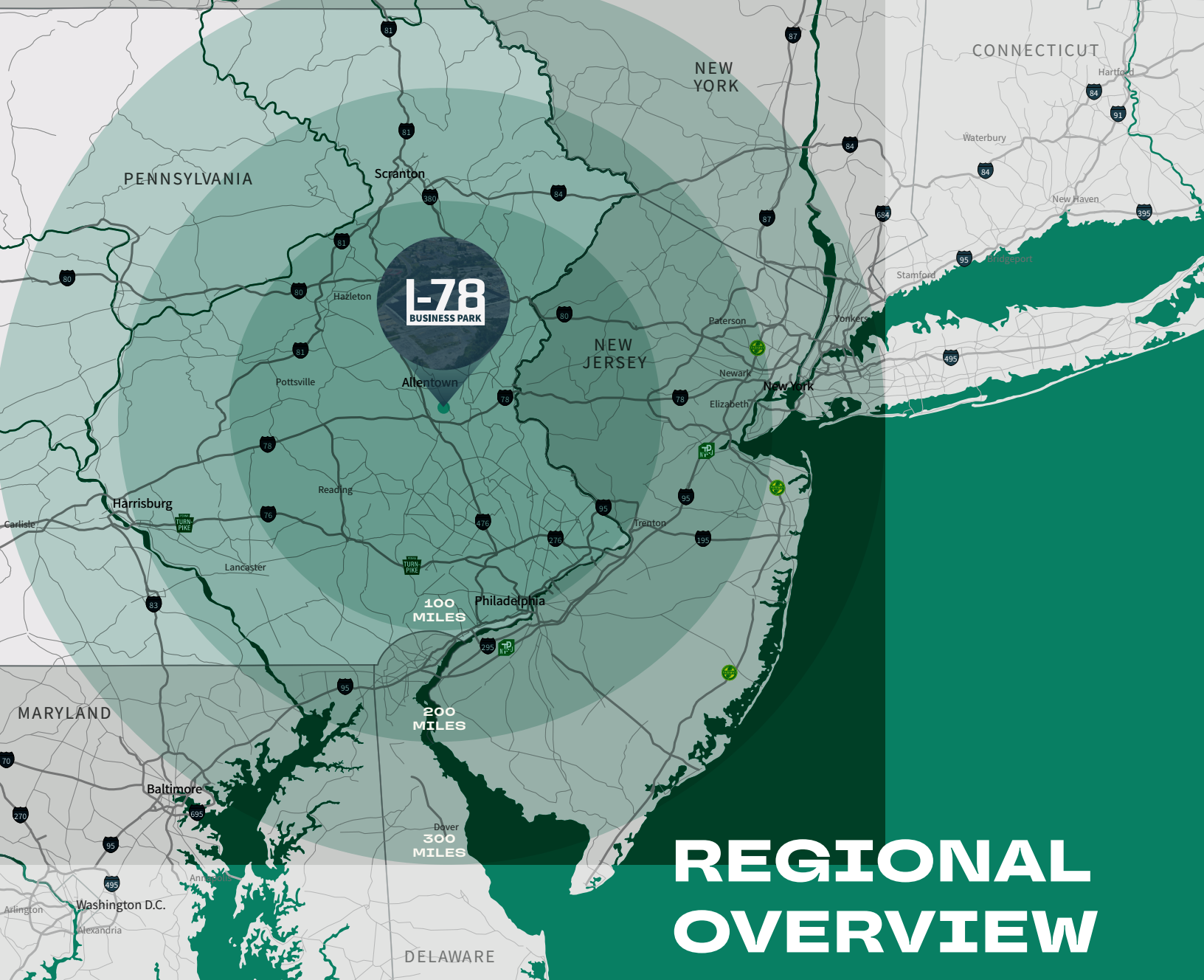
725,233  
people



384,501  
workforce



24.2%  
blue collar



# REGIONAL OVERVIEW

## DISTANCES TO CITIES:

Philadelphia, PA  
New York, NY  
Baltimore, MD  
Washington, DC  
Boston, MA

## DISTANCE (MI.)

64  
89  
162  
202  
311

## DRIVE TIME (HRS)

1 hr. 5 min.  
1 hr. 40 min.  
2 hr. 40 min.  
4 hr.  
5 hr. 10 min.

## DISTANCES TO INTERMODAL & AIRPORT:

Norfolk Southern Bethlehem  
Lehigh Valley International Airport (ABE)

12  
14

18 min.  
19 min.

## DISTANCES TO PORTS:

Port Newark-Elizabeth  
Port of Philadelphia  
Port of Baltimore

80  
68  
162

1 hr. 20 min.  
1 hr. 10 min.  
2 hr. 40 min.

## DISTANCES TO PARCEL:

FedEx SmartPost – Breinigsville  
FedEx Ground Hub - Northampton  
UPS Hub - Easton

11  
18  
24

18 min.  
27 min.  
30 min.





2027 S 12TH STREET  
ALLENTOWN, PA

## Eden Wood Realty

Eden Wood Realty, LLC and its affiliates have developed, own, and manage over 9,000,000 square feet of commercial real estate in California, New Jersey and Pennsylvania. Additionally, Eden Wood develops residential and build-to-suit commercial projects. To date, Eden Wood has accumulated a development pipeline of over 3,000 residential units.

## FOR MORE INFORMATION CONTACT:

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