

L-78

BUSINESS PARK

2027 S 12TH STREET
ALLENTOWN, PA

1.2 MSF INDUSTRIAL PARK

- ± 404,604 SF AVAILABLE IMMEDIATELY (DIVISIBLE)
- ± 154,440 SF UNDER CONSTRUCTION (4Q-2026 DELIVERY)
- ± 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 under construction (Q4-2026 delivery)

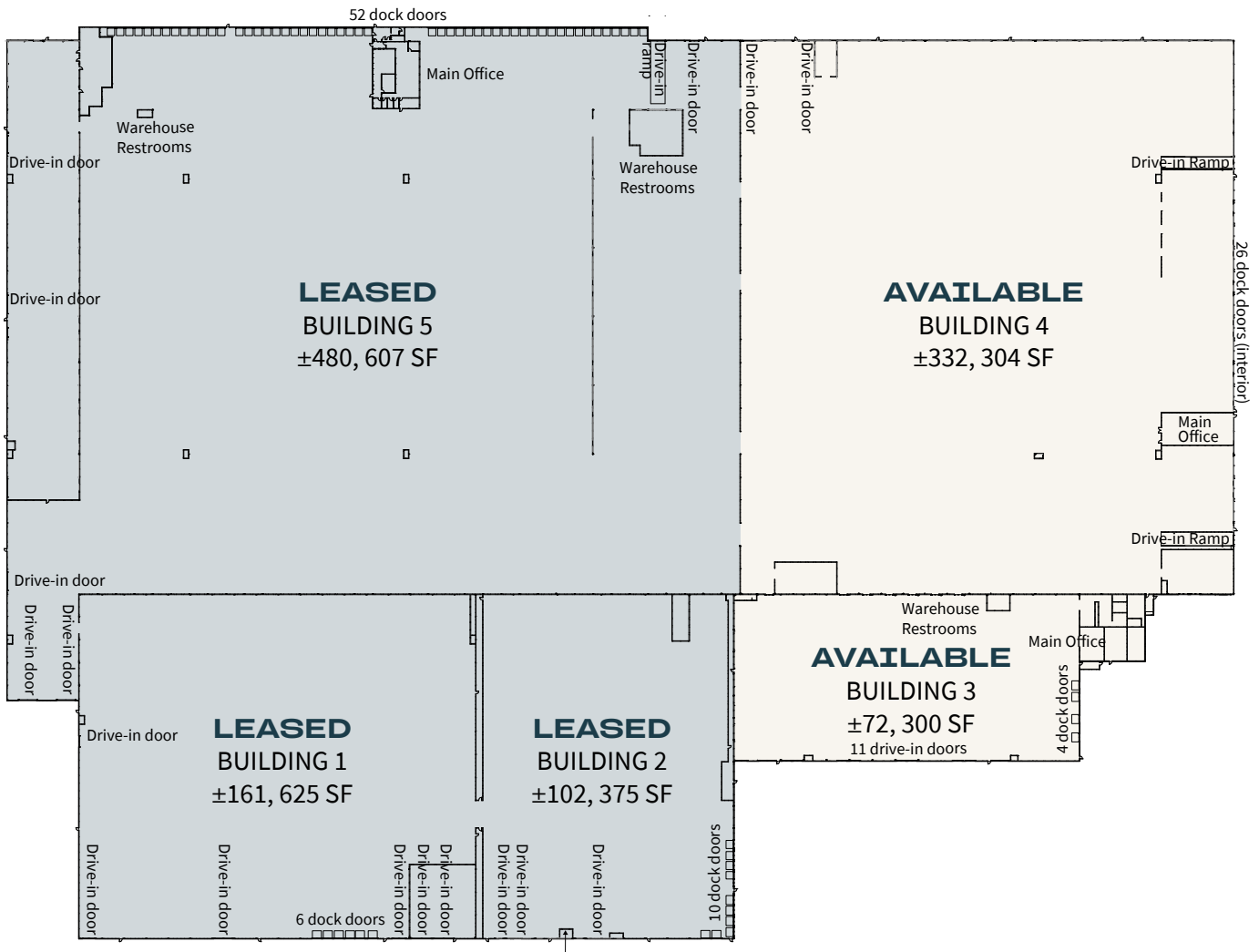


Rail Capable



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

BUILDING OVERVIEW

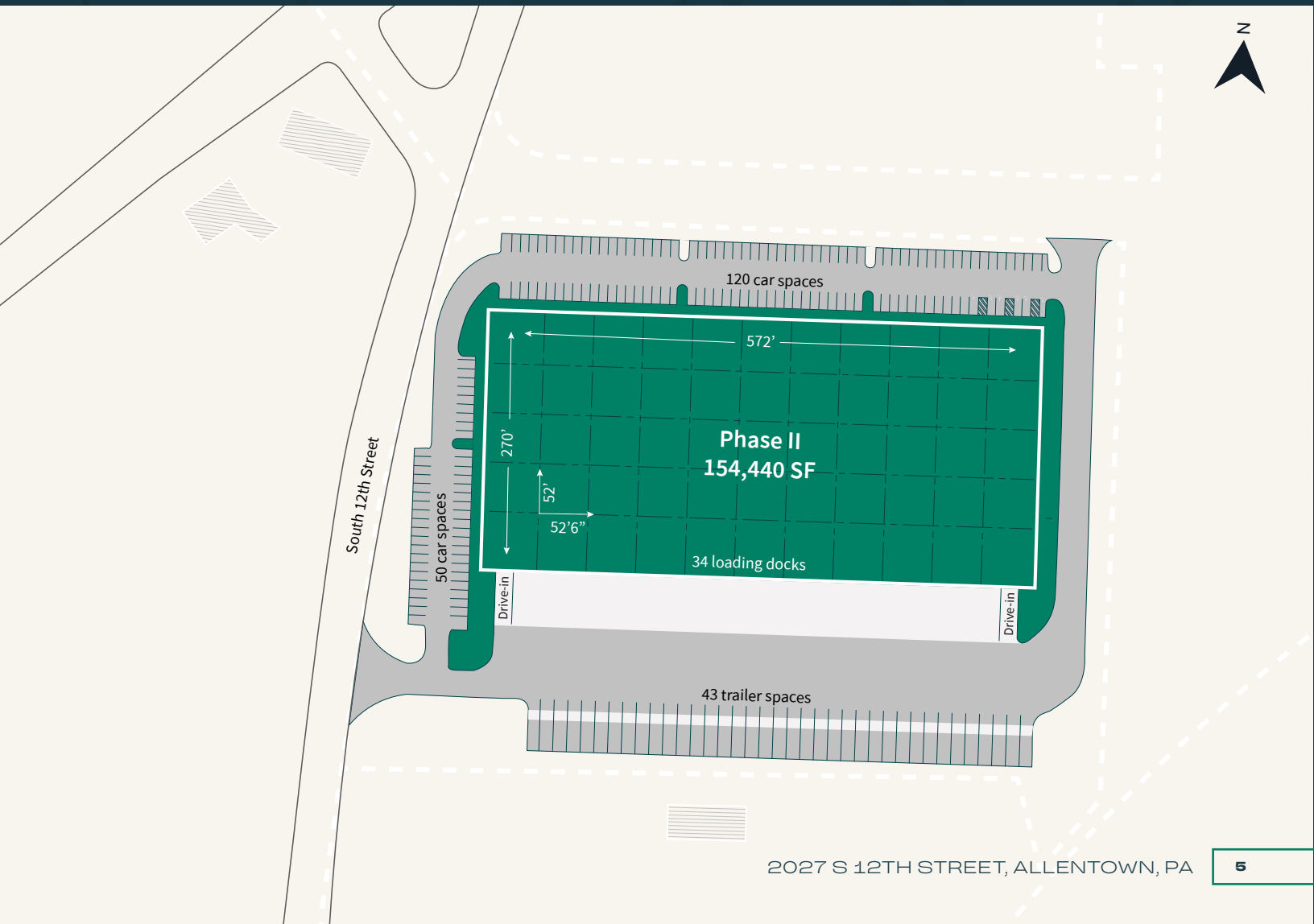


Building #	Building 3	Building 4
Size (SF)	± 72,300 SF	± 332,304 SF
Dimensions	375' (width) x 180' (depth)	552' (width) x 602' (depth)
Column Spacing (typ.)	25' (width) x 60' (depth)	24' (width) x 75' (depth)
Clear Height	18'-21'	21'-30'
Dock Doors	4 dock doors equipped w/ mechanical levelers and bumpers	26 (interior) dock doors equipped w/mechanical levelers
Drive-in Doors	11 (on-grade)	2 (ramped) 2 (on-grade)

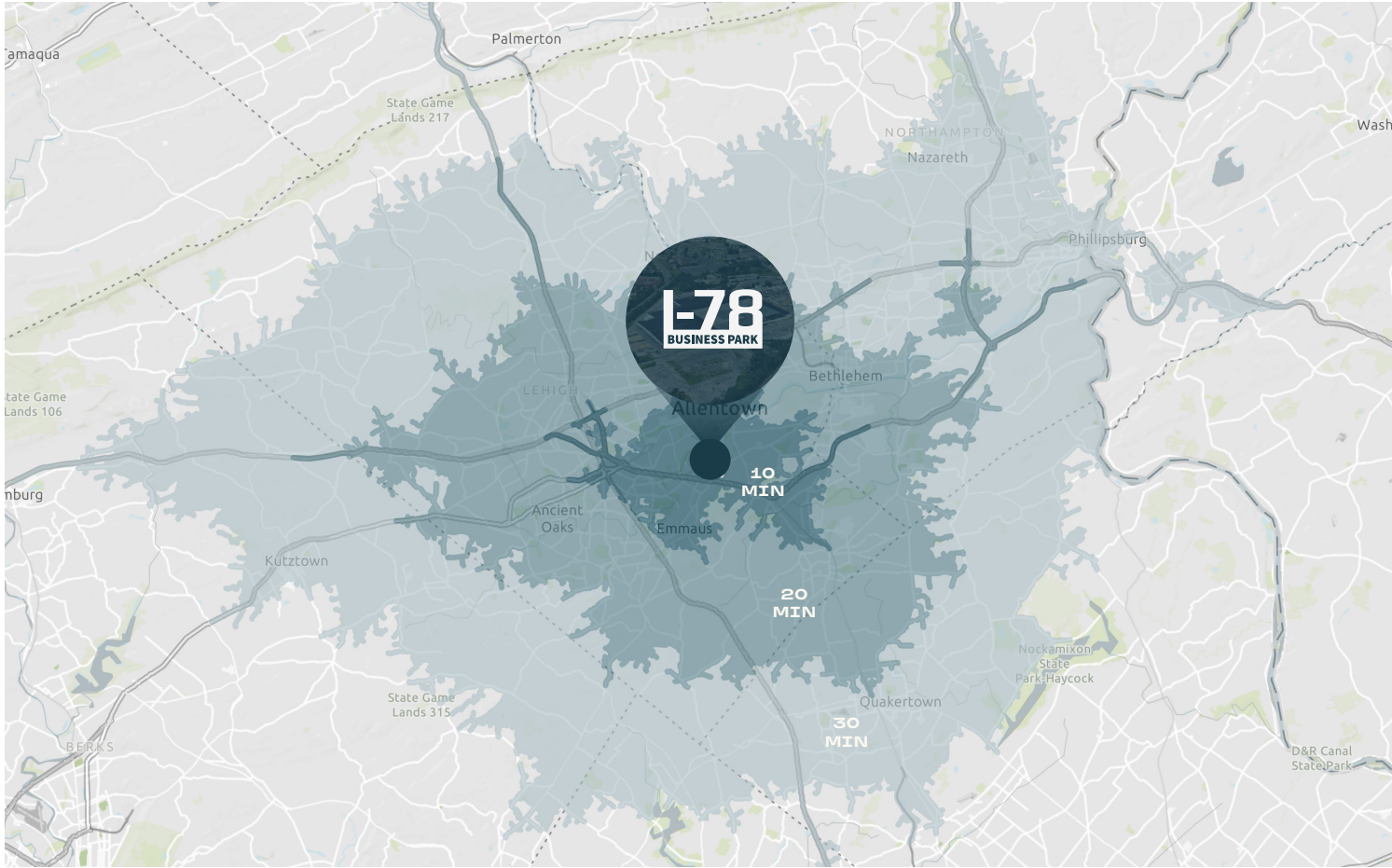
DEVELOPMENT OVERVIEW

PHASE II - UNDER CONSTRUCTION

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 Construction	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

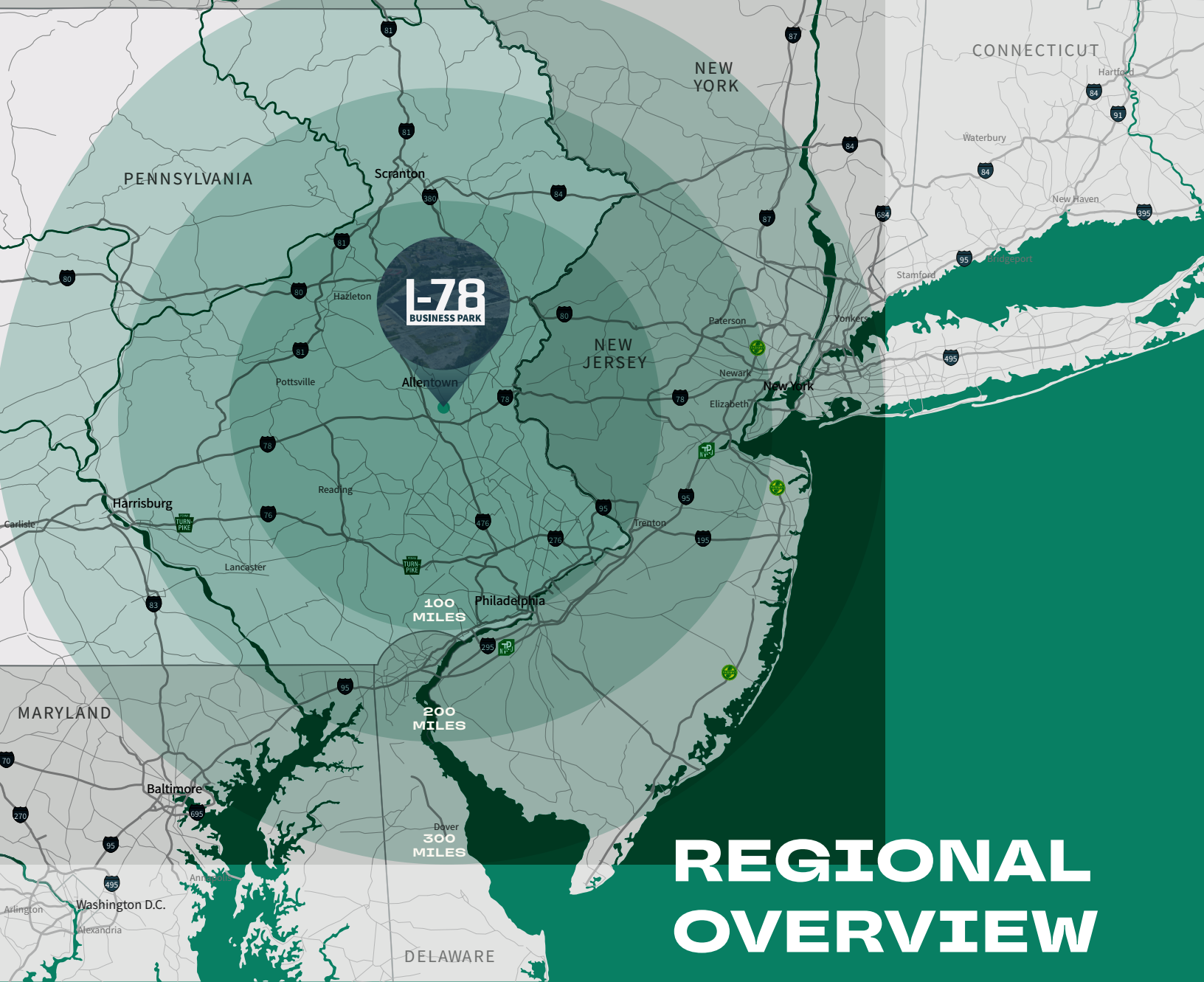
 136,100 people	 68,721 workforce	 32.78% blue collar
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20-MINUTE DRIVE TIME

 399,294 people	 207,640 workforce	 25.37% blue collar
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30-MINUTE DRIVE TIME

 725,233 people	 384,501 workforce	 24.2% blue collar
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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.

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