

# 7485 INDUSTRIAL BOULEVARD

EASTERN & CENTRAL PA  
**LEHIGH VALLEY**

7485 Industrial Boulevard  
Allentown, PA 18106



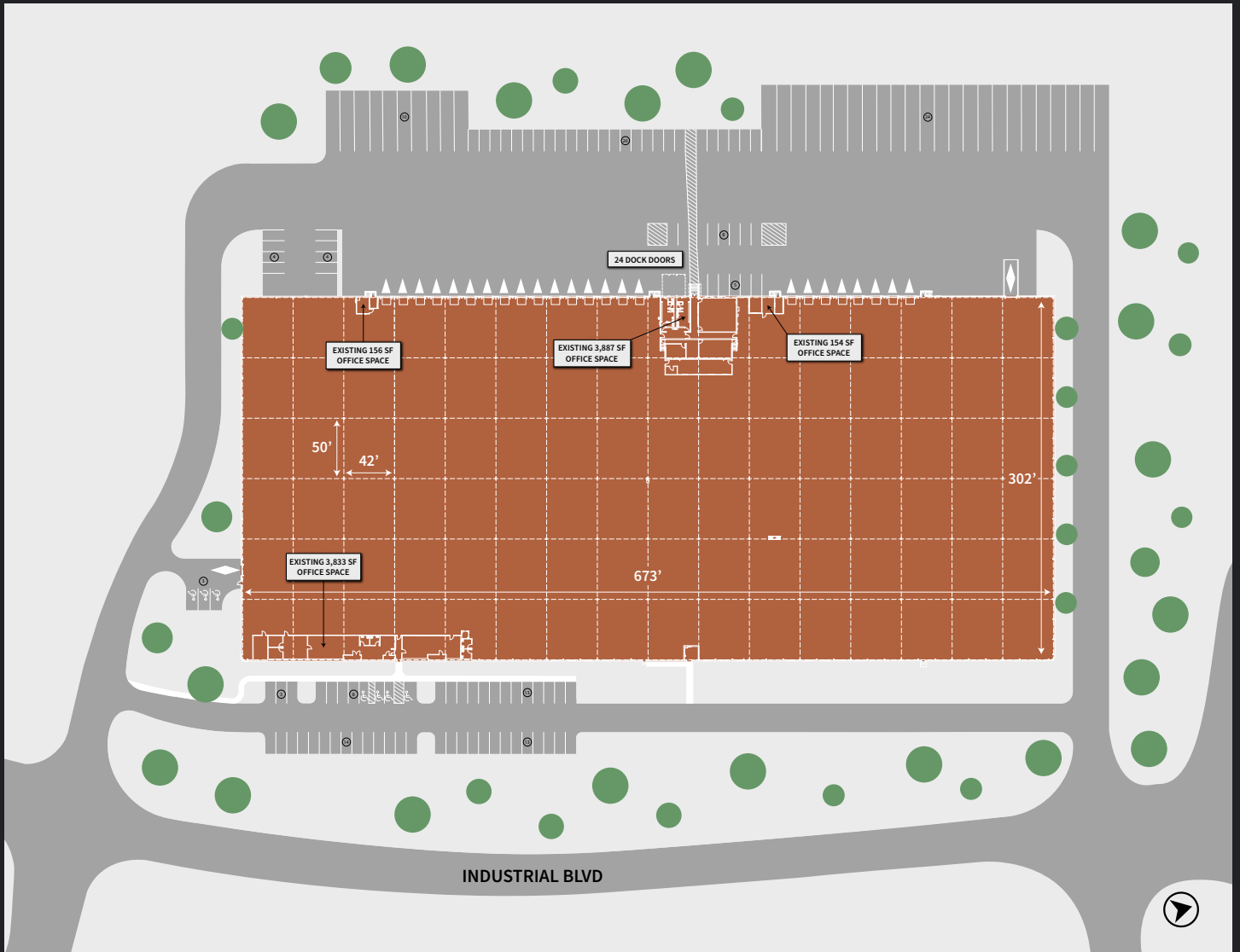
FOR LEASE

203,704 SF



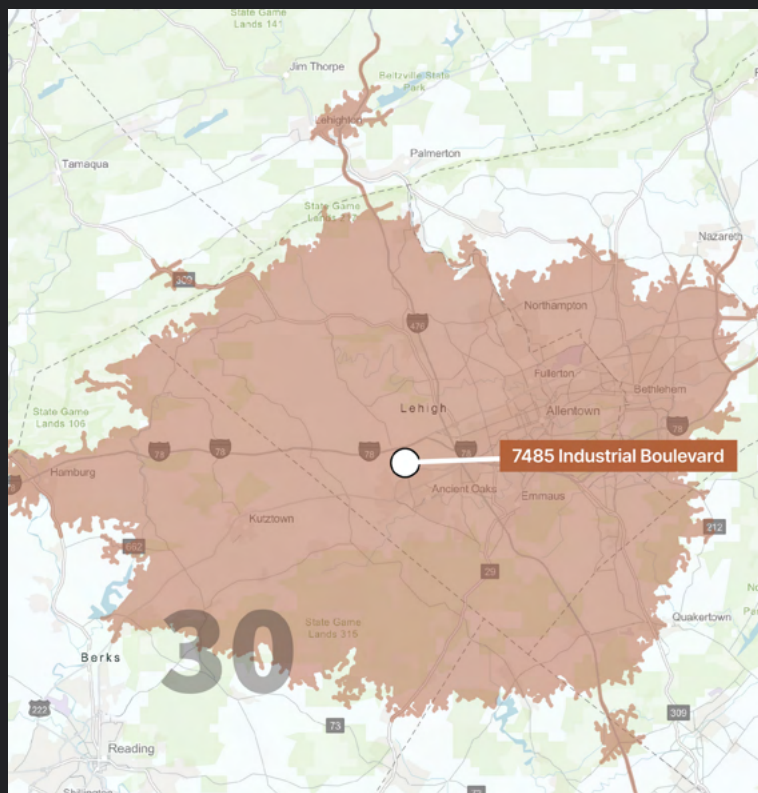
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## BUILDING SPECIFICATIONS

|                           |                              |                 |                                                                        |
|---------------------------|------------------------------|-----------------|------------------------------------------------------------------------|
| Building Size             | 203,704 SF                   | Dock Doors      | 24 (9' x 10') doors equipped with mechanical levelers, seals & bumpers |
| Available Size            | 203,704 SF                   | Drive-in Doors  | 2 (9'x 10') drive-in doors                                             |
| Building Dimensions       | 673' width x 302' depth      | Trailer Parking | 34 stalls                                                              |
| Column Spacing            | 42' width x 50' depth (typ.) | Car Parking     | 101 spaces (expandable)                                                |
| Clear Height              | 30'8" minimum                | Lighting        | LED fixtures on motion sensors                                         |
| Main Office               | 3,833 SF                     | Sprinkler       | Wet system                                                             |
| Shipping/Receiving Office | 3,887 SF                     | Power           | TBD                                                                    |



\*30-minute drive time

## LOCATION HIGHLIGHTS

Strategically positioned 1.3 miles from Exit 49 of I-78 on the highly desired Route 100 Corridor

Direct access to Port Newark and New York City via 90 miles on I-78

Proximity to 4 major parcel hubs within a 30-minute drive time

## LABOR OVERVIEW

|                   |         |
|-------------------|---------|
| Total Population  | 628,450 |
| Total Labor Force | 335,734 |
| Blue Collar %     | 24%     |

# CONTACT INFORMATION

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