

2200 S 12TH ST

ALLENTOWN, PA

AVAILABLE FOR LEASE

+/-82,000 SQ FT



- 1 - MOBILITY WORK
- 2 - GALLOWES HILL SPIRITS CO
- 3 - +/-22,000 SQ FT - SHOW ROOM | RETAIL | OFFICE
- 4 - +/-60,000 SQ FT - WAREHOUSE

INDUSTRIAL WAREHOUSE SPACE

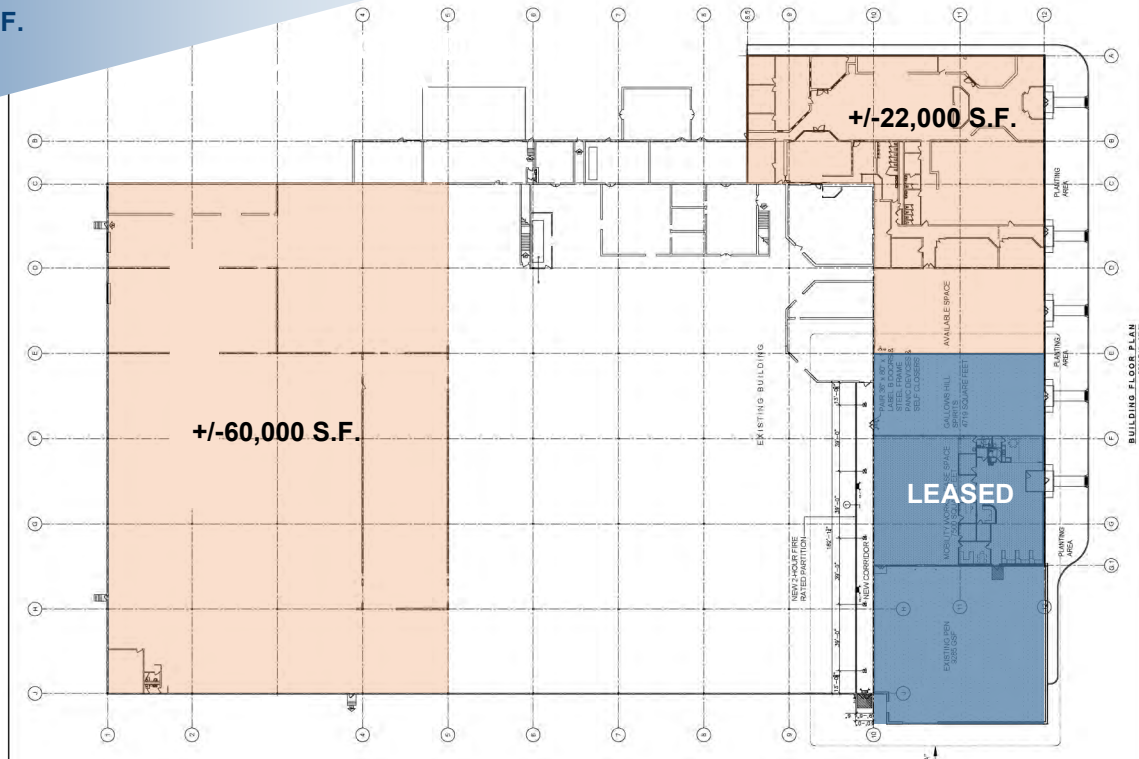
SPACE FOR LEASE	+/-60,000 S.F. - WAREHOUSE STORAGE DISTRIBUTION
	+/- 22,000 S.F. - SHOWROOM RETAIL OFFICE
BUILDING SIZE	+/-170,625 S.F.
BUILT	1967
LOT SIZE	22 ACRES
LOADING	6 TAILGATE LOADING DOCKS
	1 GROUND LEVEL DRIVE IN DOOR
UTILITIES	FULL PUBLIC - WATER, SEWER, NATURAL GAS
POWER	3-PHASE / 2000 AMPS / 480 VOLTS
HEIGHT	24' CEILING HEIGHT
ACCESS	MINUTES AWAY FROM I-78
RAIL	ON SITE BUT NOT ACTIVE
MUNICIPALITY	LEHIGH COUNTY, CITY OF ALLENTOWN
TAXES	\$114,212.29 - YEAR 2022

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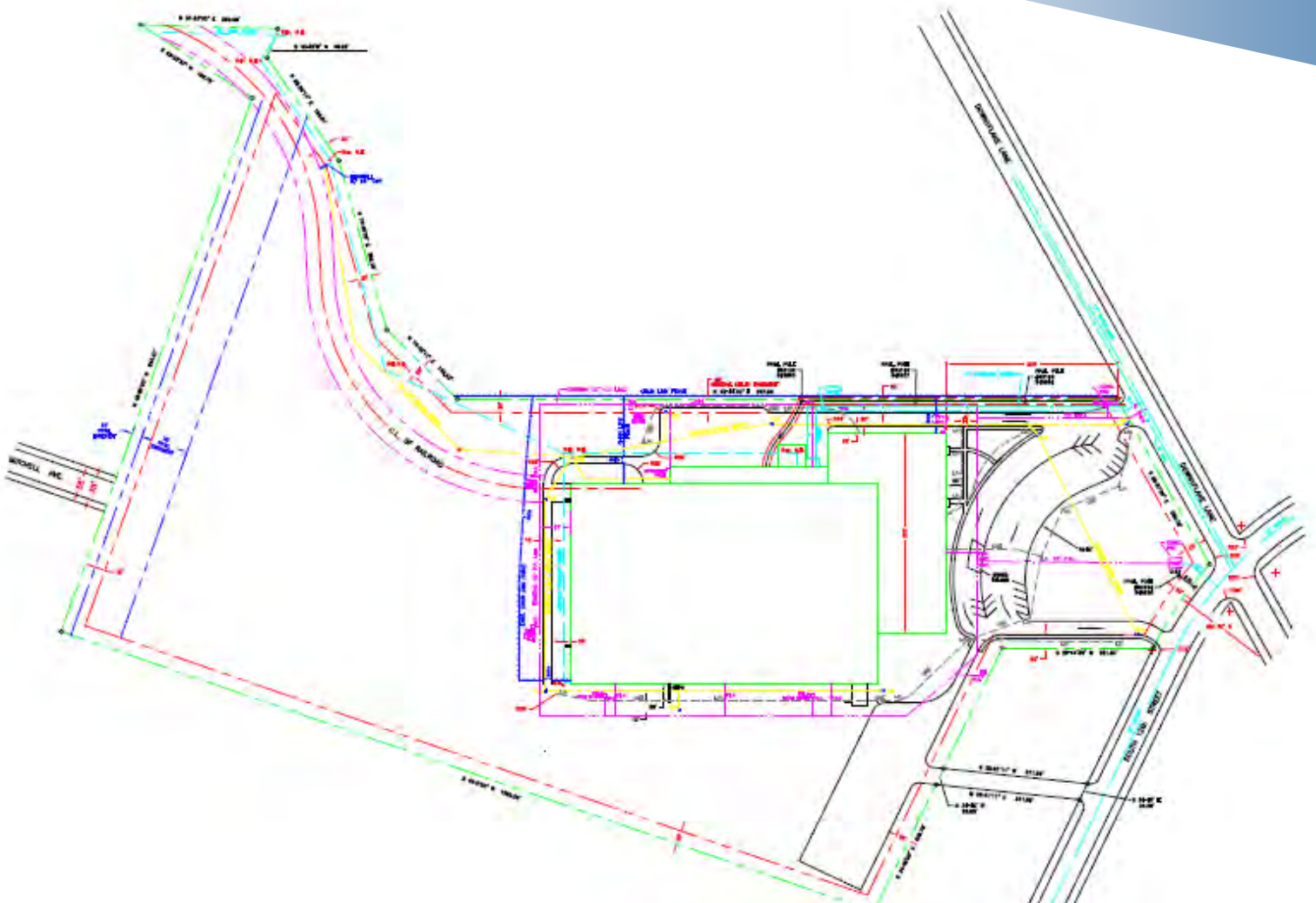
INDUSTRIAL WAREHOUSE SPACE FOR LEASE

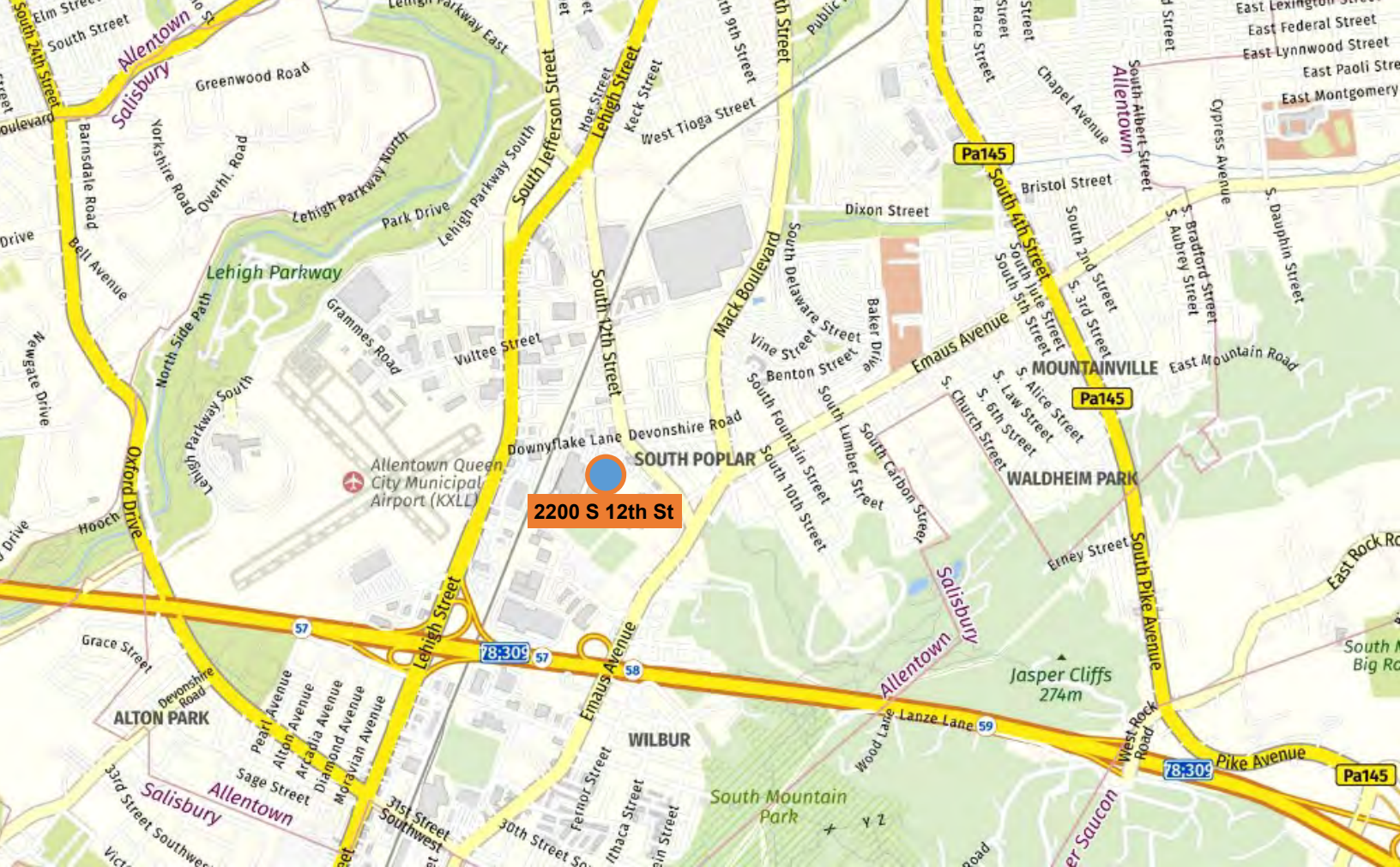


+/-82,000 S.F.



+/-22 ACRES





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INDUSTRIAL WAREHOUSE SPACE FOR LEASE

DISTANCES TO CITIES

	Distance (mi) Drive	Time (hrs)
New York, NY	90	1 hr. 45 min.
Philadelphia, PA	65	1 hr. 15 min.
Baltimore, MD	145	2 hr. 25 min.
Washington, DC	186	3 hr. 20 min.
Boston, MA	310	5 hr. 15 min.

DISTANCES TO INTERMODAL

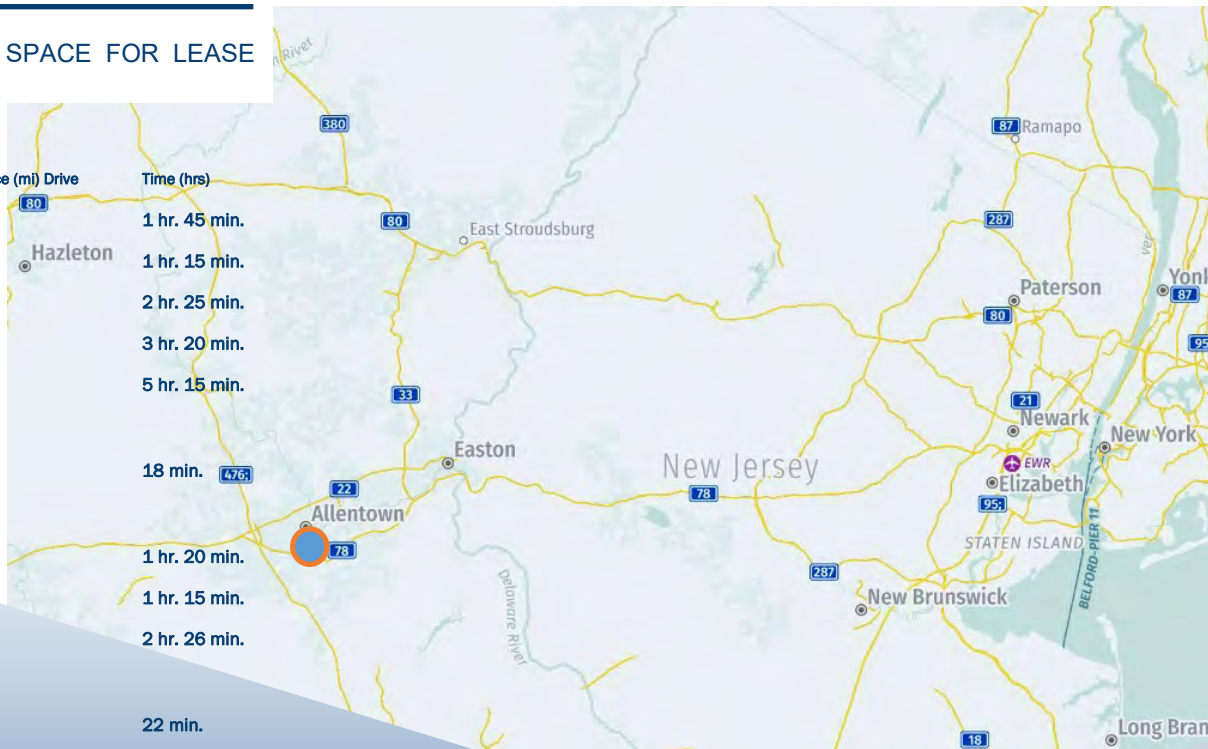
Norfolk Southern Bethlehem	7	18 min.
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DISTANCES TO PORTS

Ports of NY/NJ	80	1 hr. 20 min.
Port of Philadelphia	68	1 hr. 15 min.
Port of Baltimore	142	2 hr. 26 min.

DISTANCES TO PARCEL

USPS Bethlehem	11	22 min.
UPS Bethlehem Hub	11	23 min.
FedEx Ground Breinigsville	10	17 min.



ALLENTOWN - BETHLEHEM - EASTON METROPOLITAN STATISTICAL AREA

TOTAL CIVILIAN LABOR FORCE, EMPLOYMENT, UNEMPLOYMENT, AND UNEMPLOYMENT RATE BY PLACE OF RESIDENCE

TIME PERIOD	CIVILIAN LABOR FORCE	EMPLOYMENT	UNEMPLOYMENT	RATE %
LEHIGH COUNTY				
September 2022	200,000	192,900	7,100	3.5
September 2021	194,800	183,300	11,500	5.9
NORTHAMPTON COUNTY				
September 2022	166,400	160,900	5,500	3.3
September 2021	161,400	152,900	8,500	5.3

ALL DATA ARE ON 2021 BENCHM ARK.

SOURCE: Center for Workforce Information & Analysis (CWIA), Pennsylvania Department of Labor & Industry.

A Partial List of Our Past Customers Include

Liberty Property Trust, Prologis, J.G. Petrucci Company, Innovative Control Systems, United Rental, Inc., All Phase Electric, Inc. (CED), Air-Products & Chemicals, All Weather Insulated Panels Inc, Werner Trucking, Inc., Victaulic Corporation of America, Peirce-Phelps, Inc., Phillips Feed, Inc., Meyer Power Systems, B. Braun, Inc., Northwood Paper Company, American Atelier, Inc., Lehigh Valley Plastics, Innovative Office Products, Bennett Organization, General Mills, Inc., Straight Arrow, Spartan Brands, Foley/Caterpillar, Verizon Wireless, American Architectural Metal Manufacturers Inc, Torc-up, Inc., Aramark Uniform, Virginia Gutter, Eupen, Inc., United States Postal Service, Bell & Howell, St. Luke's Physician Group, Milliken Valve, Penske Truck Leasing, Eastern/GPS, Innovative Office Products, Mack Trucks, Fluortek, Faulkner Cadillac, Allentech, Inc., Terrafina, AFC Industries Berwick, Royal Industries, Fexicon Corporation, Genus Lifesciences Inc, Structural Services, Inc, American Tube Corporation, Bio Spectra, Oak Foods, Lehigh Valley Logistics, BTI Coopermatics Inc,