2200 S 12TH ST ALLENTOWN, PA

AVAILABLE FOR LEASE +/-82,000 SQ FT



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

SPACE FOR LEASE

BUILDING SIZE BUILT LOT SIZE LOADING

UTILITIES POWER HEIGHT ACCESS RAIL MUNICIPALITY TAXES



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

PFVFISS REALTY Industrial & Commercial Real Estate

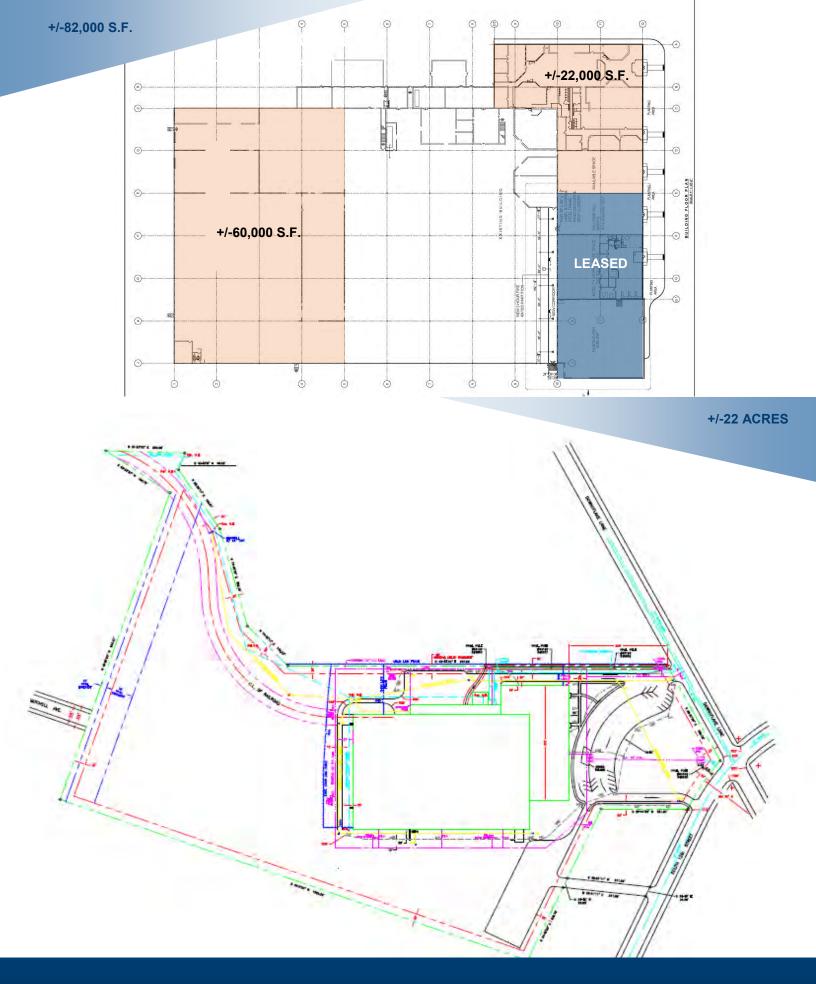
PF WEISS REALTY, LLC 2904 Old Nazareth Road Easton, PA 18045 +1 610 349 6257 PAUL F WEISS President | Broker +1 610 349 6257 pfweiss@pfweissrealty.com SERGEI IVASIUC Vice President Sales +1 484 340 7676 sergei@pfweissrealty.com

INDUSTRIAL WAREHOUSE SPACE

2200 S 12TH ST, ALLENTOWN, PA

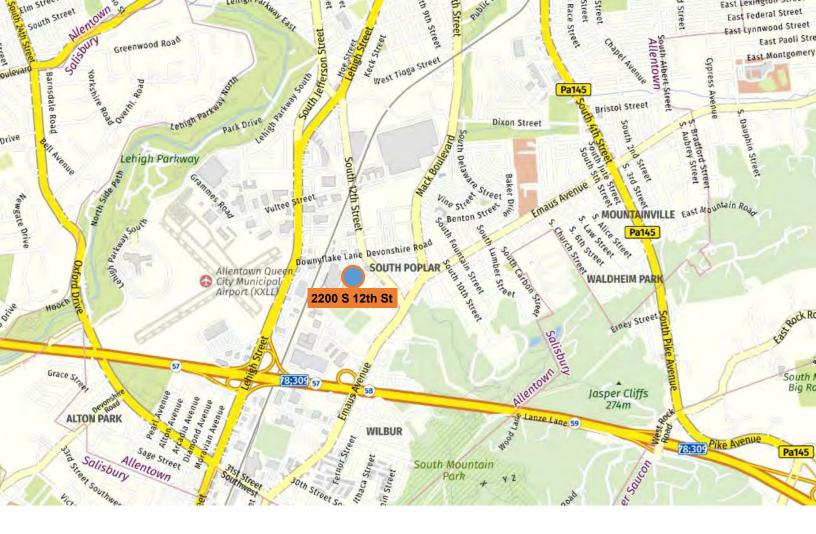
INDUSTRIAL WAREHOUSE SPACE FOR LEASE







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2200 S 12TH ST, ALLENTOWN, PA

INDUSTRIAL WAREHO	DUSE SPACE F	DR LEASE
DISTANCES TO CITIES	Distance (mi) Drive	EEO EE Ramapo
New York, NY	90	4 by 45 min
Philadelphia, PA	65 _• Hazleton	orasi situudsuulg
Baltimore, MD	145	1 hr. 15 min. 2 hr. 25 min.
Washington, DC	186	3 hr. 20 min.
Boston, MA	310	5 hr. 15 min.
DISTANCES TO INTERMODAL		Newark
Norfolk Southern Bethlehem	7	18 min. In Rew Jersey
DISTANCES TO PORTS		Allentown
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,



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