

1690 E RACE STREET

ALLENTOWN, PA

AVAILABLE



INDUSTRIAL PROPERTY

TOTAL	73,890 S.F.
AVAILABLE	33,850 S.F. & 40,040 S.F.
YEAR BUILT	1977
LOT SIZE	3.28 ACRES
LOADING	7 - TAILGATE LOADING DOCKS 2 - GROUND LEVEL DRIVE IN DOOR
UTILITIES	PUBLIC - WATER SEWER NATURAL GAS
POWER	3-PHASE 800 AMPS 480 VOLTS
HEIGHT	18' CLEAR
SPRINKLER SYSTEM	WET SPRINKLER SYSTEM
ACCESS	1 MILES TO US-22
MUNICIPALITY	HANOVER TOWNSHIP LEHIGH COUNTY

33,850 S.F.
3 TAILGATE LOADING DOCKS
1 GROUND LEVEL DRIVE IN DOOR

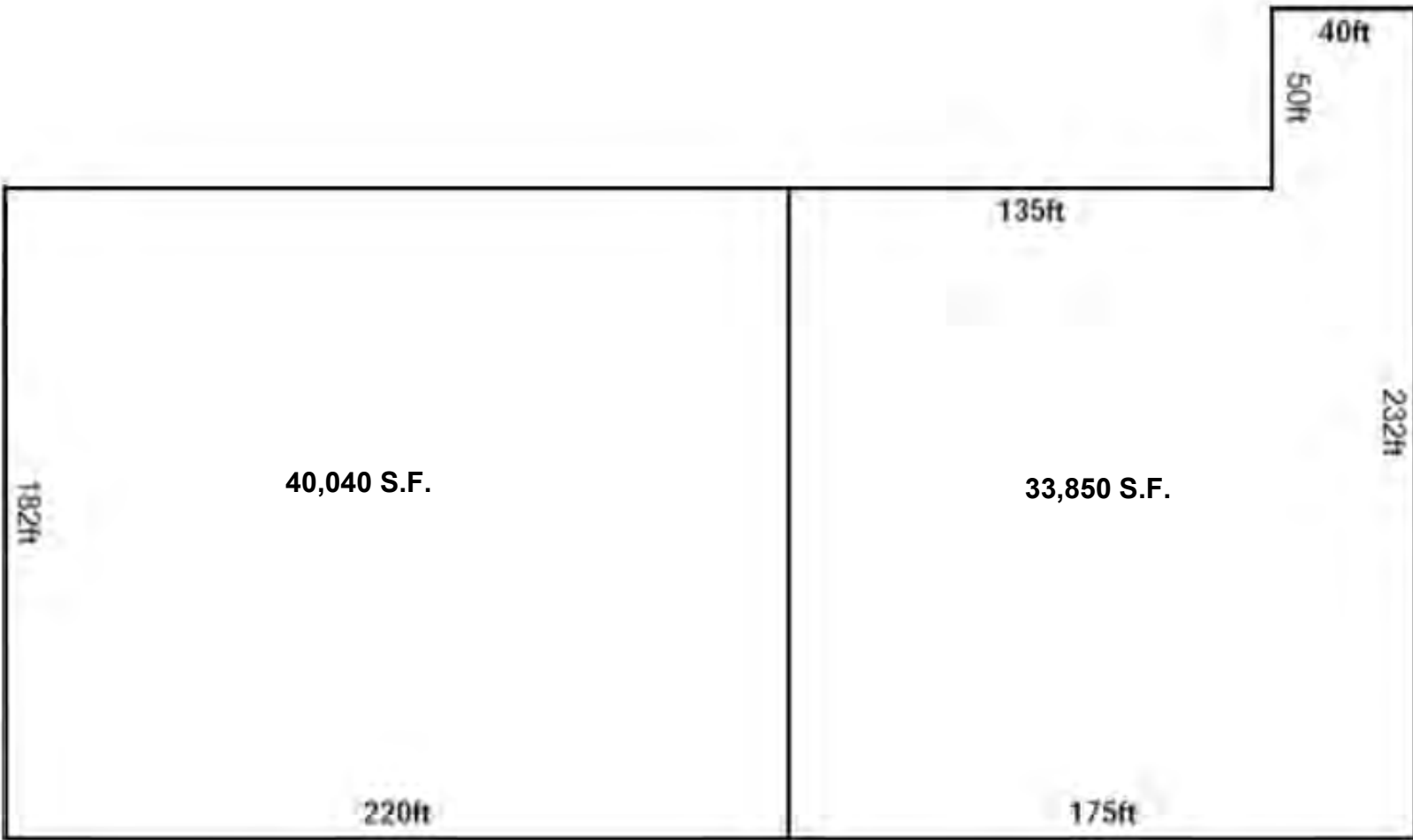
40,040 S.F.
4 TAILGATE LOADING DOCKS
1 GROUND LEVEL DRIVE IN DOOR

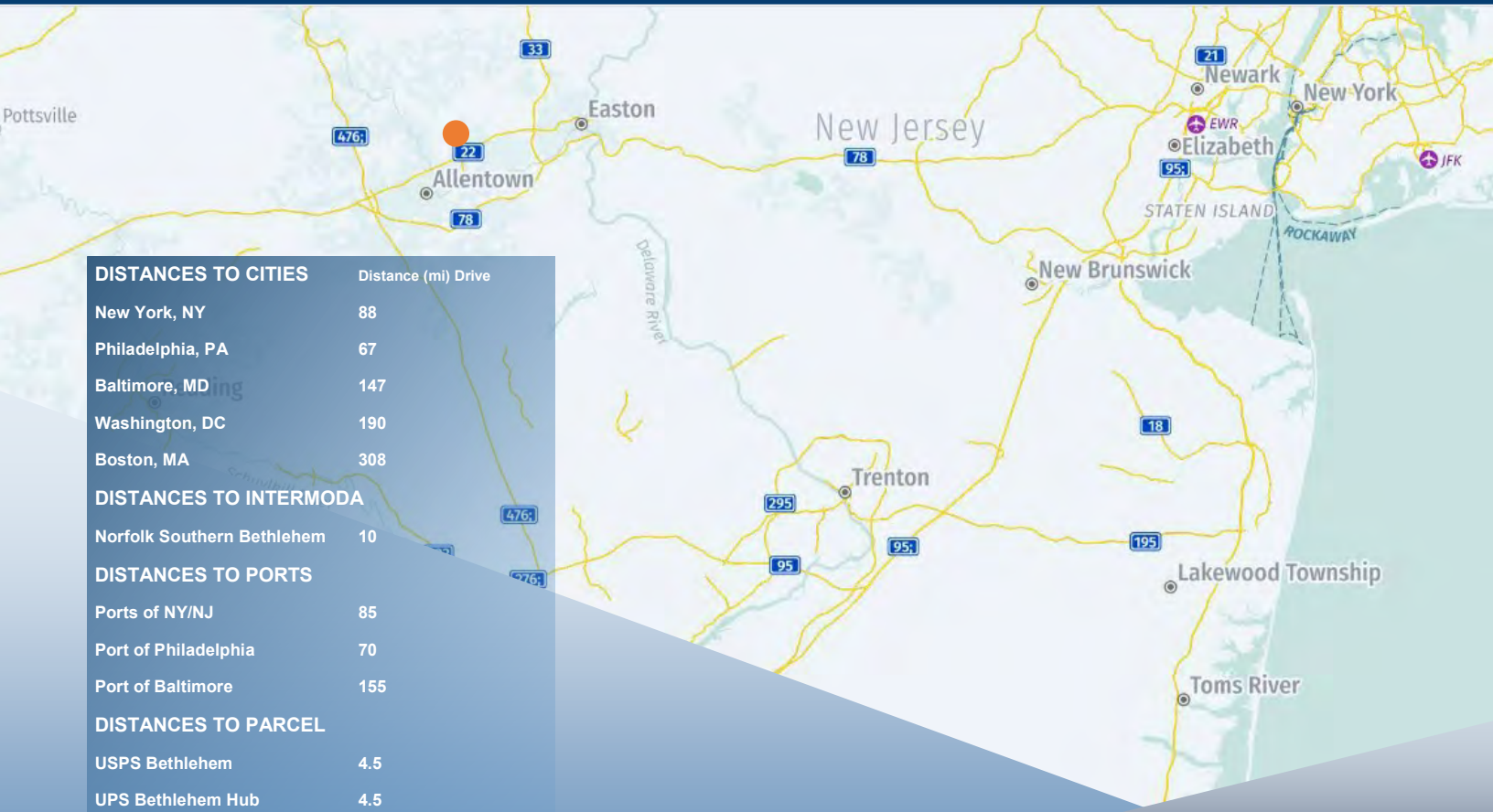
33,850 S.F.

40,040 S.F.



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DISTANCES TO CITIES	Distance (mi) Drive
New York, NY	88
Philadelphia, PA	67
Baltimore, MD	147
Washington, DC	190
Boston, MA	308
DISTANCES TO INTERMODA	
Norfolk Southern Bethlehem	10
DISTANCES TO PORTS	
Ports of NY/NJ	85
Port of Philadelphia	70
Port of Baltimore	155
DISTANCES TO PARCEL	
USPS Bethlehem	4.5
UPS Bethlehem Hub	4.5
FedEx Bethlehem	4.6

NORTHAMPTON & LEHIGH COUNTIES - LABOR STATISTICS

TIME PERIOD	LABOR FORCE	EMPLOYED	UNEMPLOYED	RATE %
LEHIGH COUNTY 1st Quarter 2023	198,100	180,279	8,100	4.1
NORTHAMPTON COUNTY 1st Quarter 2023	164,400	157,900	6,500	3.9

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

<https://www.workstats.dli.pa.gov/Documents/County%20Profiles/Northampton%20County.pdf>

<https://www.workstats.dli.pa.gov/Documents/County%20Profiles/Lehigh%20County.pdf>

A Partial List of Our Past Customers Include

Liberty Property Trust, Prologis
 United Rental, Inc.
 All Weather Insulated Panels Inc
 Peirce-Phelps, Inc
 B. Braun, Inc.
 Lehigh Valley Plastics
 General Mills, Inc.
 Foley/Caterpillar
 Torc-up, Inc.
 Eupen, Inc.,
 St. Luke's Physician Group
 Innovative Office Products
 Faulkner Cadillac
 AFC Industries
 Genus Lifesciences Inc

J.G. Petrucci Company Inc
 All Phase Electric, Inc (CED)
 Werner Trucking, Inc
 Phillips Feed, Inc.
 Northwood Paper Company
 Innovative Office Products
 Straight Arrow
 Verizon Wireless,
 Aramark Uniform
 United States Postal Service
 Penske Truck Leasing, Eastern
 Mack Trucks
 Allentech, Inc.
 Royal Industries
 Structural Services, Inc,

Innovative Control Systems
 Air-Products & Chemicals
 Victaulic Corporation of America
 Meyer Power Systems
 American Atelier, Inc.
 Bennett Organization
 Spartan Brands
 American Architectural Metal Mfg Inc,
 Virginia Gutter
 Bell & Howell
 Bio Spectra
 Fluortek
 Terrafina
 Flexicon Corporation
 American Tube Corporation