



**Class A Industrial
Warehouse**



4444 Innovation Way

Allentown, PA 18109

Michael Adams, SIOR

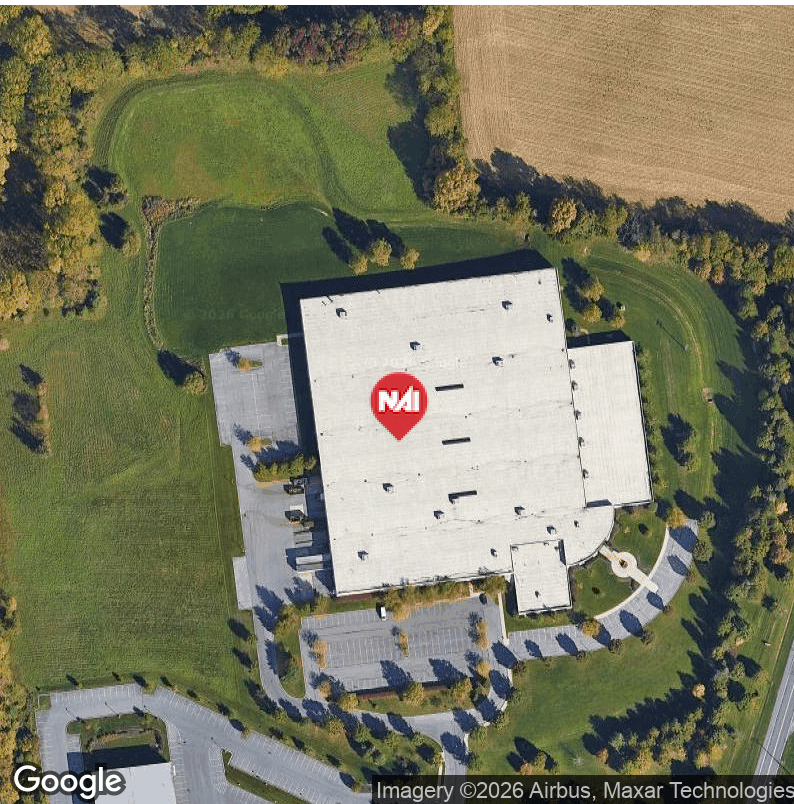
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This Class A facility offers the option to combine a premium, fully air-conditioned warehouse with available office/flex space. Designed to support a range of operational and corporate needs.

The food-grade warehouse area features a durable rubber roof, enhanced-thickness flooring ideal for manufacturing, motion-sensor LED lighting, and robust 3-phase, 480V, 3000 AMP electrical service. The space is further equipped with air lines and electrical drops throughout and offers ceiling heights ranging from 12' in the office area to 20' in the warehouse, providing flexibility for various industrial uses.

The available office suite is divisible according to tenant requirements with the ability to convert to additional production and flex space.

The property is designed with both functionality and presentation in mind, featuring multiple secure employee entrances, an elegant visitor entry, and ample on-site parking to accommodate staff and guests. An on-site facilities manager ensures the property is professionally maintained and responsive to tenant needs. Ideal for users seeking a high-quality, turnkey environment that seamlessly accommodates office and industrial operations.

- Food-grade warehouse with 6" floor thickness, 20' ceiling height, fully air-conditioned, 7 dock doors and 1 drive-in door.
- Centrally located in the Lehigh Valley market.
- Class A facility to support corporations requiring industrial and office operations in one location.

Building Information

Available Space:	75,000 - 115,540 SF
Number of Dock High Doors	7
Number of Drive in Bays	1
Ceiling Height	20 ft
Electrical Service	3-phase, 480V, 3000 AMP
Lighting	LED Motion Sensor
Column Space	40 ft x 40 ft
Roof	Rubber
Floor Thickness	6"
Warehouse Amenities	Food Grade Warehousing, Air Lines and Electrical Drops, Fully Air-Conditioned

Property Information

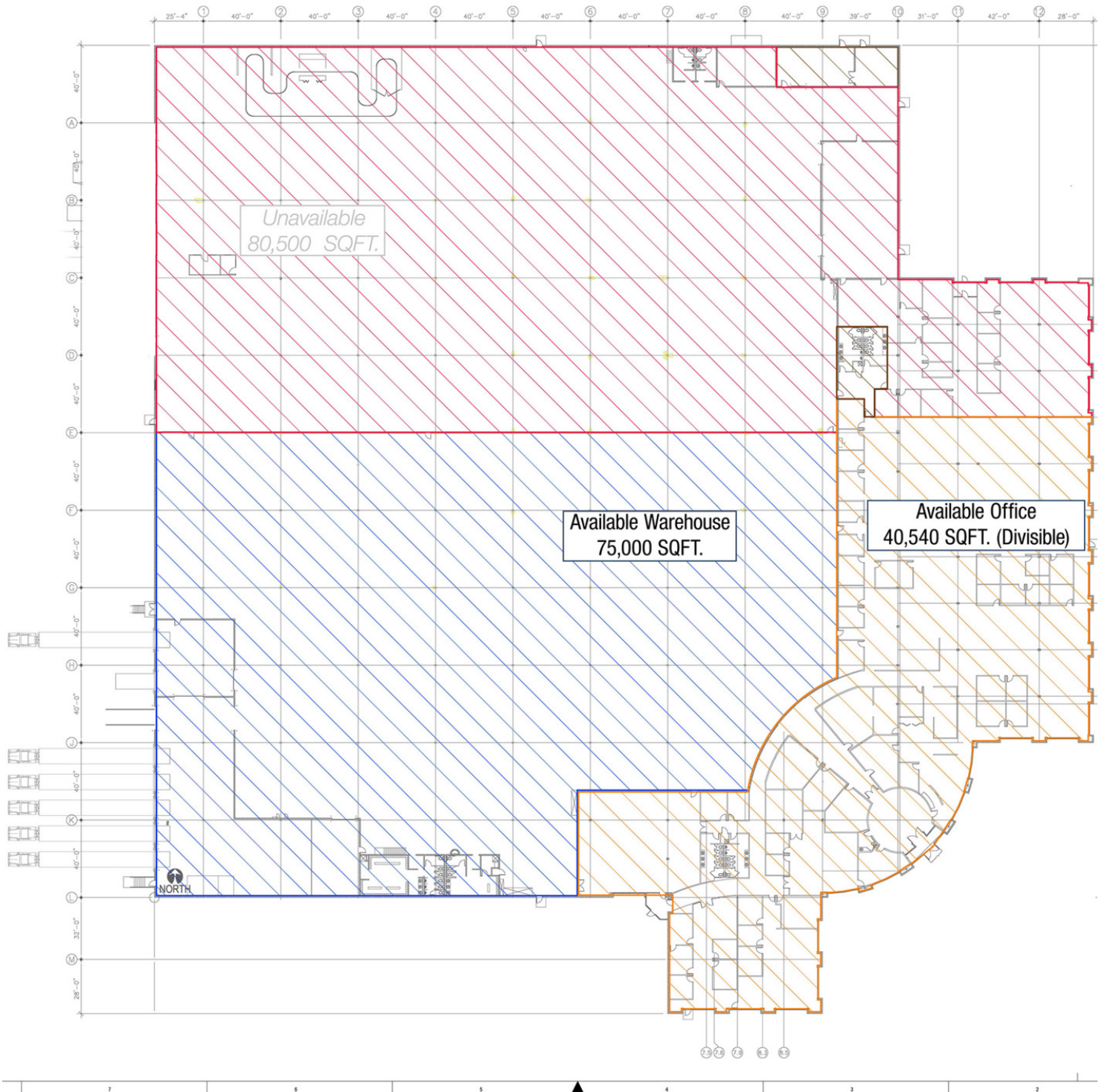
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	AFHBD - Aircraft Flightpath Highway Business
Lot Size	25.07 Acres
Year Built	2004
Building Size	200,000 SF
Number of Floors	1

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	193



Entrance on Innovation Way with frontage on Airport Road



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	Miles
Philadelphia	65 miles
New York City	89 miles
Baltimore	152 miles
Washington D.C.	192 miles
Boston	301 miles

Location Advantages

- Less than 4 miles to Route 22 near the Lehigh Valley International Airport (ABE).
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

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