



KERN VENTURES



TERMINAL BUILDING AND DOCK LINE, PA ROUTE 309

FOR SALE

26-DOOR CROSS-DOCK TRUCKING TERMINAL

Strategic Lehigh Valley location
1940 PA Route 309, Allentown, Pennsylvania 18104

3.05
ACRES

6,500
SF BUILDING

26
DOCK DOORS

Rt 309
FRONTAGE

Secured
TRUCK YARD

A SPECIALIZED CROSS-DOCK TERMINAL IN THE LEHIGH VALLEY

1940 PA Route 309 presents a rare opportunity to acquire an established trucking terminal positioned directly along one of the Lehigh Valley’s primary transportation corridors. The property combines a 26-door cross-dock facility, 3.0484 acres, secured yard improvements, and an existing trucking-terminal use in a strategic regional logistics market.



PROPERTY TYPE Cross-Dock Trucking Terminal	BUILDING AREA 6,500 SF	OFFICE AREA 1,000 SF	SITE AREA 3.0484 Acres	DOCK DOORS 26 Dock-High Doors
FRONTAGE Direct PA Route 309	YARD Paved and Gravel Surfaces	SECURITY Fenced and Gated	ROOF Fully Coated in 2022	TENANCY Single Tenant, Triple Net
ZONING Highway-Commercial · Trucking-terminal use grandfathered under a legal nonconforming-use permit				

SECURED SITE

The 3.05-acre yard is fenced and gated, supporting secure trailer staging and overnight equipment storage.

TERMINAL OFFICE

1,000 square feet of office space supports dispatch, driver check-in, and terminal administration on site.

STRATEGIC CONTROL OF A SCARCE LOGISTICS ASSET

OFFERING PRICE

\$6,999,999

Truck terminals are specialized operational assets that can be difficult to develop, entitle, and reproduce in established logistics markets. The combination of direct Route 309 frontage, an existing trucking-terminal use, 26 dock-high doors, and a secured 3.05-acre site gives 1940 PA Route 309 strategic value beyond traditional building-area metrics.

- Specialized 26-door cross-dock configuration
 - Direct frontage on PA Route 309
 - Existing trucking-terminal use
 - Secured and gated yard
- Established Lehigh Valley logistics location
 - Difficulty of developing or reproducing a comparable facility
 - Potential long-term control of an operating terminal
 - Current tenancy and contractual annual rent growth

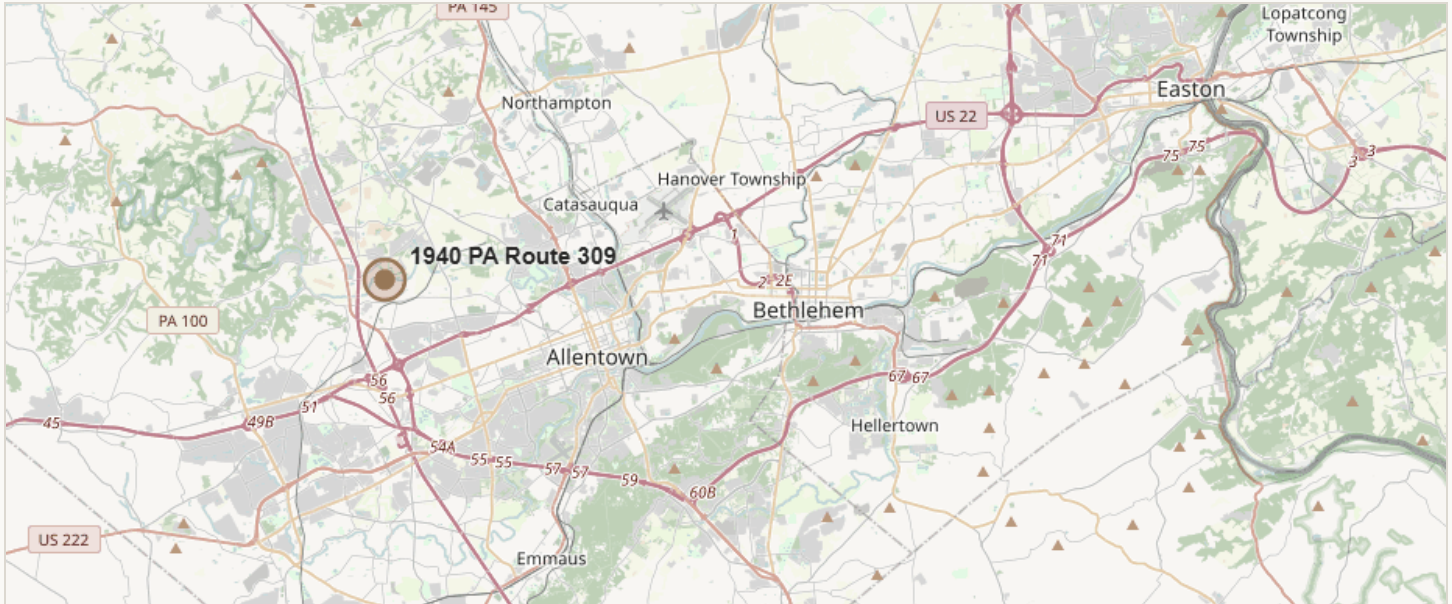


The property is currently leased to TForce Freight, Inc. through August 31, 2029. The lease includes 4% annual rent increases and one additional three-year tenant option, providing contractual income during the existing term while offering a strategic purchaser the opportunity to secure long-term control of the real estate. TForce Freight is an established North American less-than-truckload transportation provider. Potential future owner occupancy remains subject to the existing lease and the tenant’s extension option.

TENANT	CURRENT RENT	LEASE STRUCTURE	LEASE EXPIRATION	ANNUAL RENT GROWTH	RENEWAL OPTION
TForce Freight, Inc.	\$24,336 / Month	Triple Net	August 31, 2029	4%	One Three-Year Tenant Option

POSITIONED IN THE HEART OF THE LEHIGH VALLEY LOGISTICS MARKET

Located directly along PA Route 309, the property provides connectivity to the Lehigh Valley's primary transportation network and the broader Northeast corridor. The surrounding market is an established distribution and logistics hub serving Pennsylvania, New Jersey, New York, and the greater Mid-Atlantic region. The region continues to attract major investment, including Eli Lilly's publicly announced plan to invest more than \$3.5 billion in a new manufacturing campus in nearby Fogelsville, described by state officials as the largest economic development project in Lehigh Valley history and expected to create 850 permanent jobs.



Map data © OpenStreetMap contributors. Property location approximate.

REGIONAL CONNECTIVITY

PA Route 309 · direct frontage
 US Route 22 · I-78 · I-476 (PA Turnpike NE Extension)
 Lehigh Valley International Airport · 10.2 miles, 17 minutes
 Allentown · Bethlehem · Easton

STRATEGIC HIGHLIGHTS

Direct PA Route 309 frontage
 Established Lehigh Valley logistics location
 Specialized 26-door cross-dock configuration
 Secured 3.05-acre site
 Existing trucking-terminal use
 Single-tenant triple-net lease · 4% annual contractual rent growth
 Opportunity to secure long-term control of a scarce transportation asset



OFFERED BY OWNERSHIP

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