

# BUILDING 1 - SUITE A

# 200 CASCADE DRIVE

ALLENTOWN, PA



**108,000**

SQUARE FOOTAGE



**14**

LOADING DOCKS



**485**

CAR PARKING



**<2.0 MILES**

TO FEDEX HUB



LISTING AGENT:



DEVELOPER/OWNER:



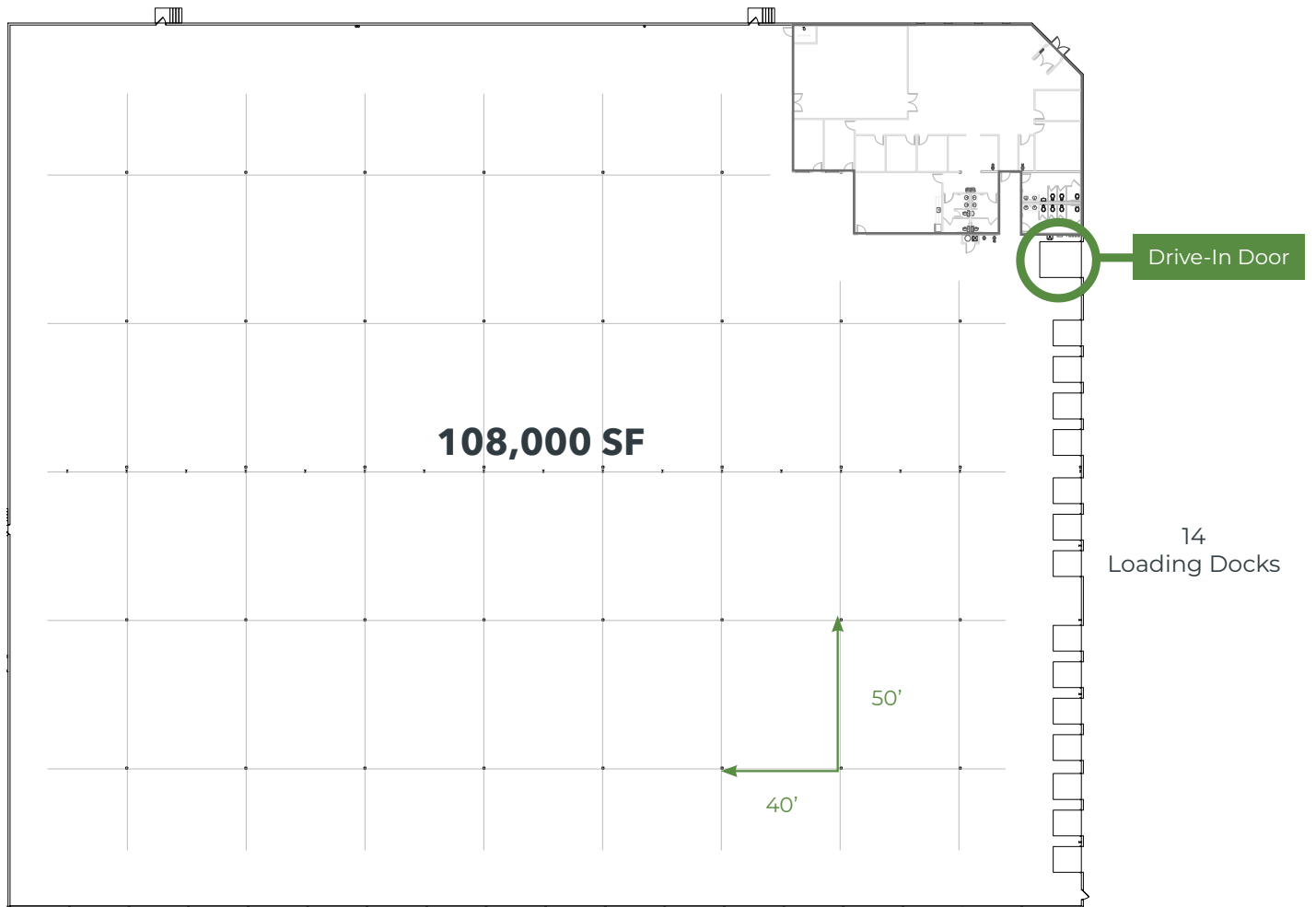
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### PROPERTY SPECS:

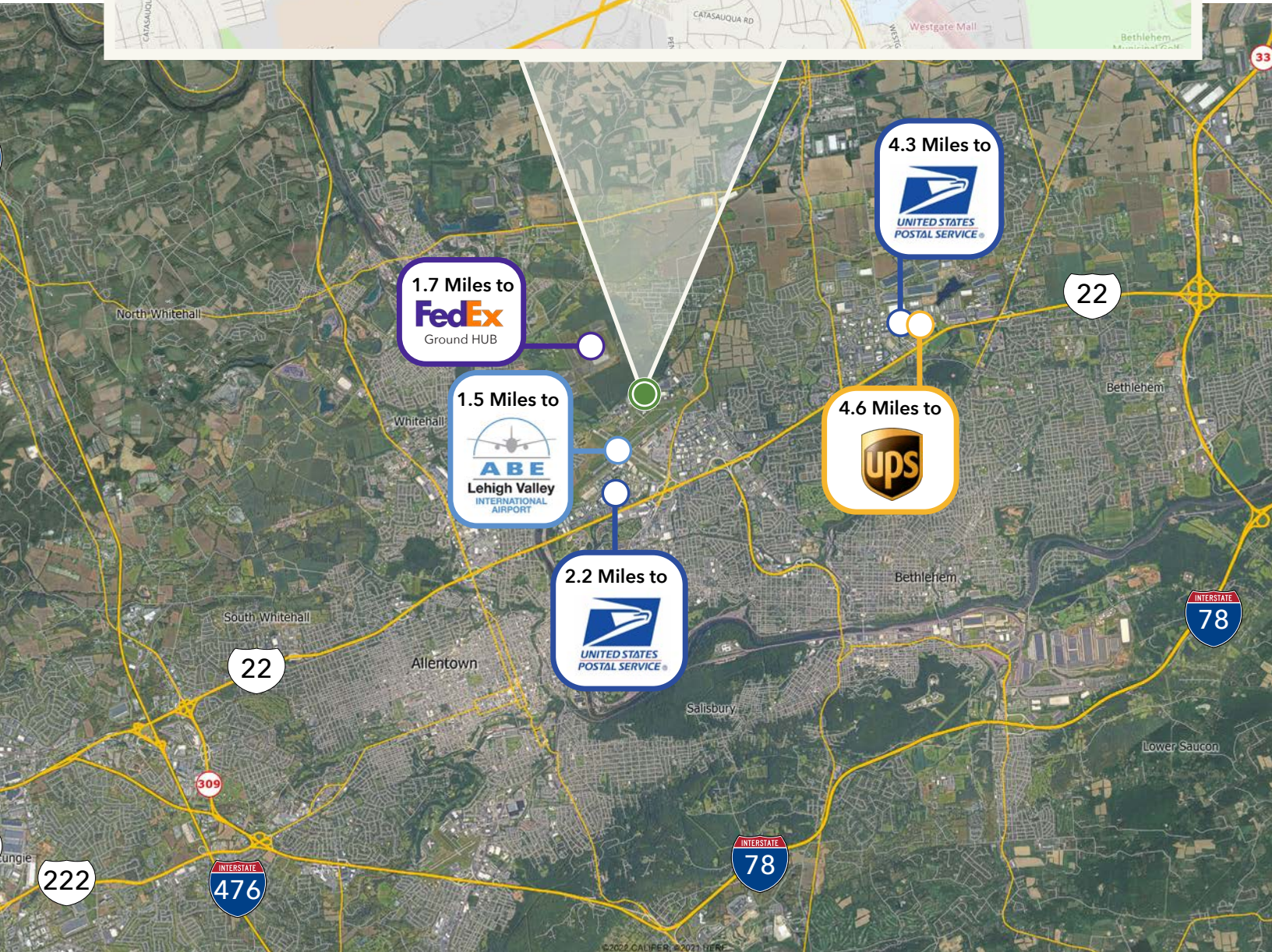
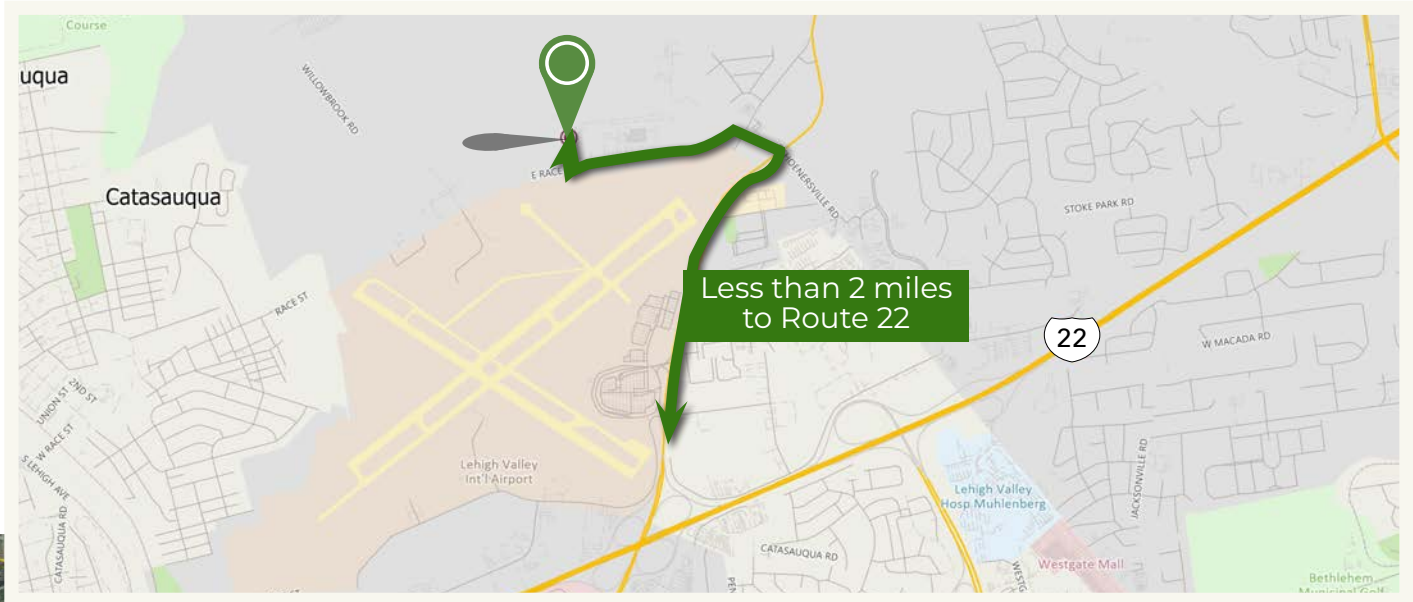
SIZE:	108,000 SF
COLUMN SPACING:	40'W x 50'D
CLEAR HEIGHT:	18' Min.
LOADING:	14 Docks (Equipped w/ levelers, seals & dock lights)
DRIVE-INS:	(1) 12' x 14'
OFFICE:	6,369 SF
CAR PARKING:	485
TRAILER PARKING:	Available
LIGHTING:	LED in office
SPRINKLER:	Wet
POWER:	(2) 600 amp 480/277v



# 200 CASCADE DRIVE

# LOCATION MAP

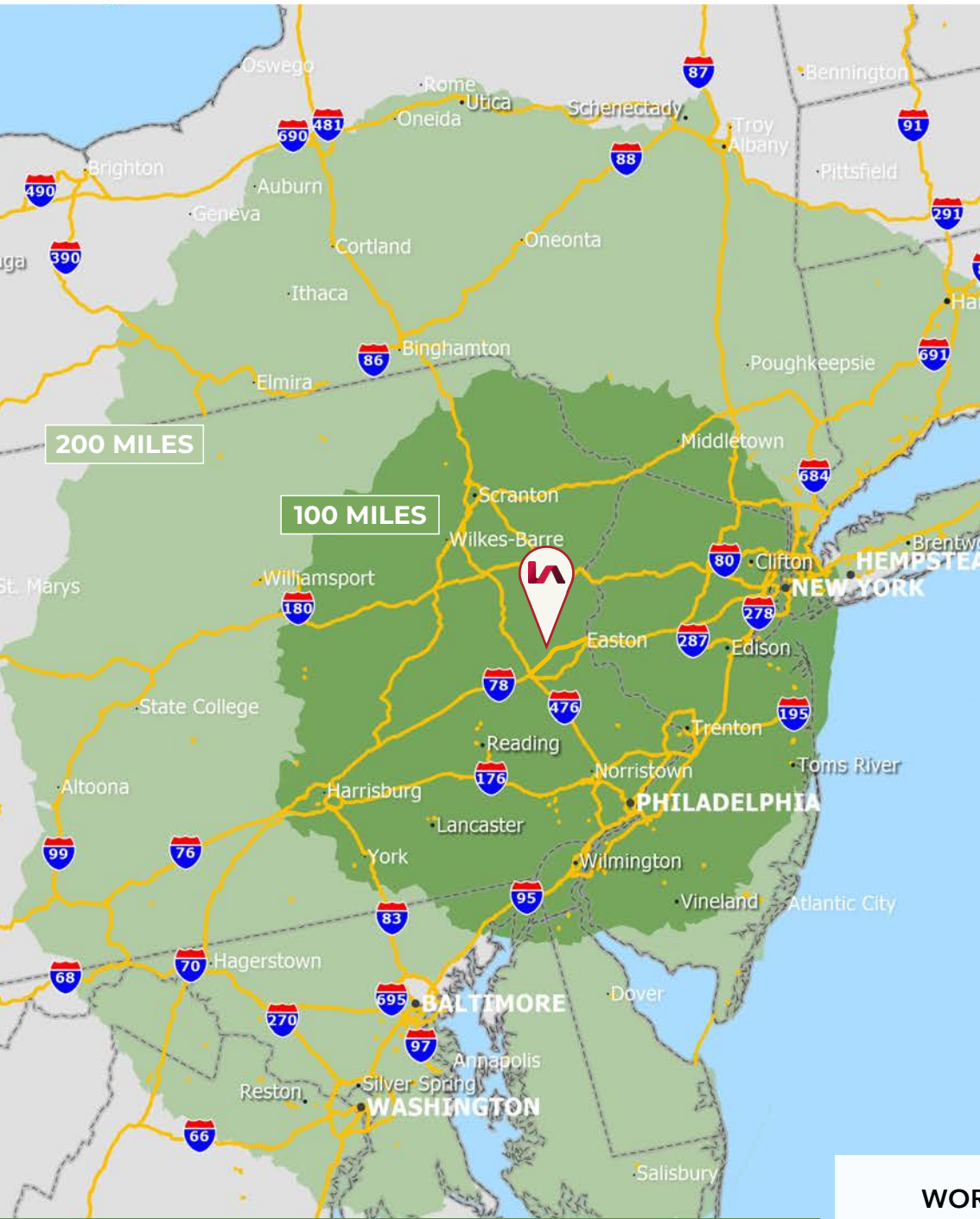
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# REGIONAL MAP

BUILDING 1 - SUITE A



City	Miles
Philadelphia, PA	66
Harrisburg, PA	83
Wilmington, DE	84
New York, NY	88
Baltimore, MD	152
Washington DC	191

Parcel Facilities	Miles
USPS Hub - Bethlehem	2
FedEx Hub - Northampton	2
UPS Freight - Bethlehem	3
UPS - Bethlehem	5
UPS - Easton	15
FedEx Smartpost - Allentown	16

Ports	Miles
Port of Philadelphia	71
Port of NY/NJ	80
Port of Wilmington	83
Port of Baltimore	157

Airports	Miles
Lehigh Valley Int'l	2
Philadelphia Int'l	72
Newark Liberty Int'l	77
Baltimore-Washington Int'l	163

## WORKFORCE DEMOGRAPHICS

	15 Mins	30 Mins
Age 18+	211,492	520,573
Age 65+	43,546	117,174
Average Household Income	\$77,521	\$92,356

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