



## 2843 Mitchell Avenue

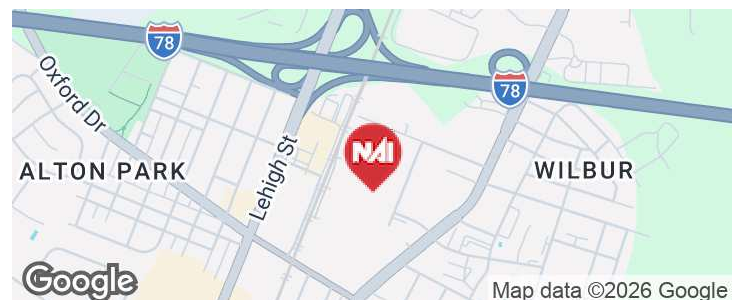
Allentown, Pennsylvania 18103

### Property Highlights

- Under Construction - July 2026 Occupancy
- Fully Air-Conditioned Warehouse
- 8" Concrete Floor

### Property Overview

46,000 SF available for lease within a newly constructed 70,000 SF industrial facility. The warehouse is fully air conditioned, 35' clear heights, and an 8" concrete slab designed for heavy-duty operations. The available space offers efficient access with three (3) drive-in doors and five (5) dock doors, along with 53'4" x 53'8" column spacing. Ideally located just minutes from I-78 and Route 309, providing excellent regional connectivity for distribution and logistics.



Spaces	Lease Rate	Space Size
2843 Mitchell Ave	\$12.50 SF/yr	46,000 SF

### For More Information

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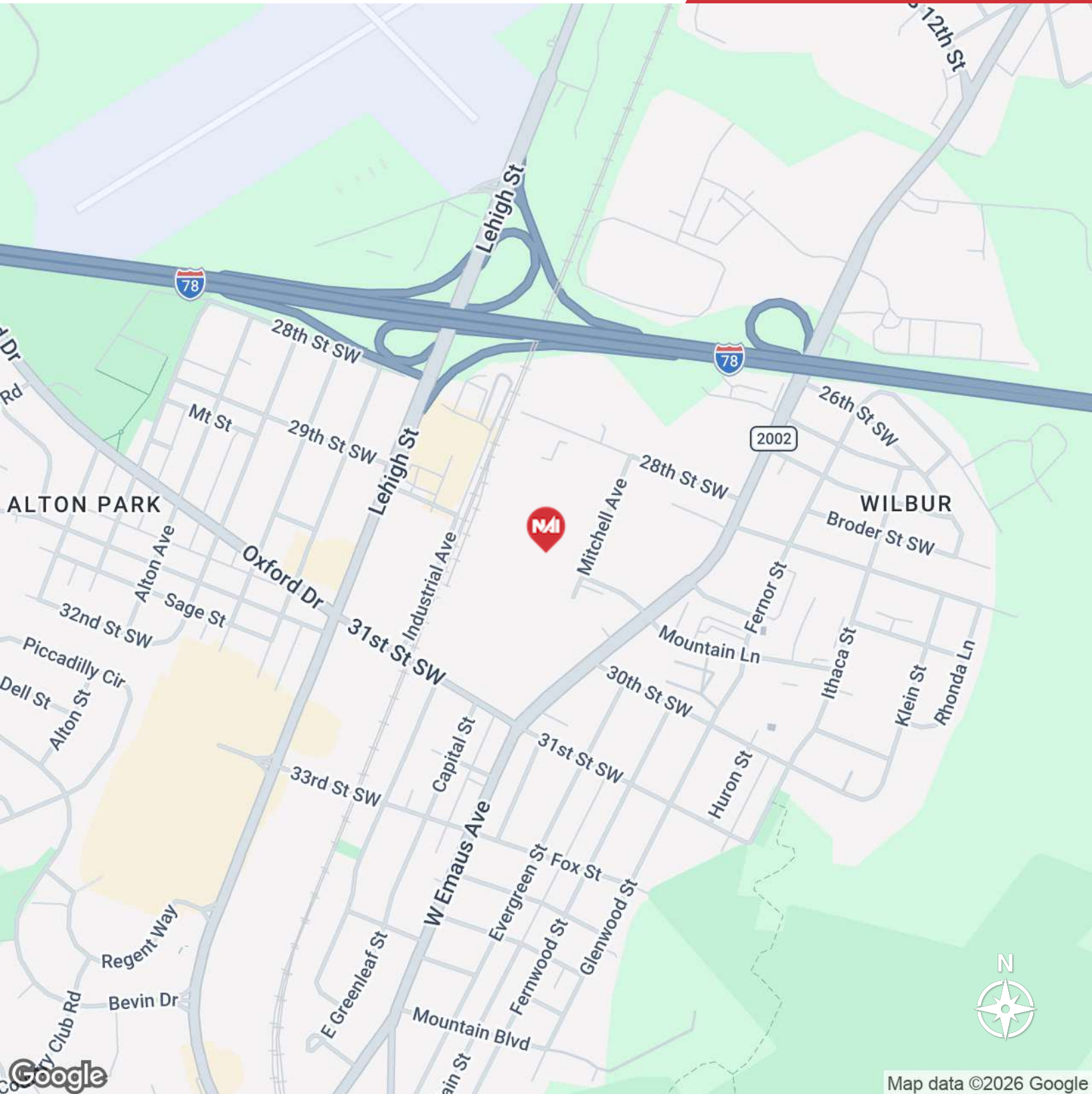
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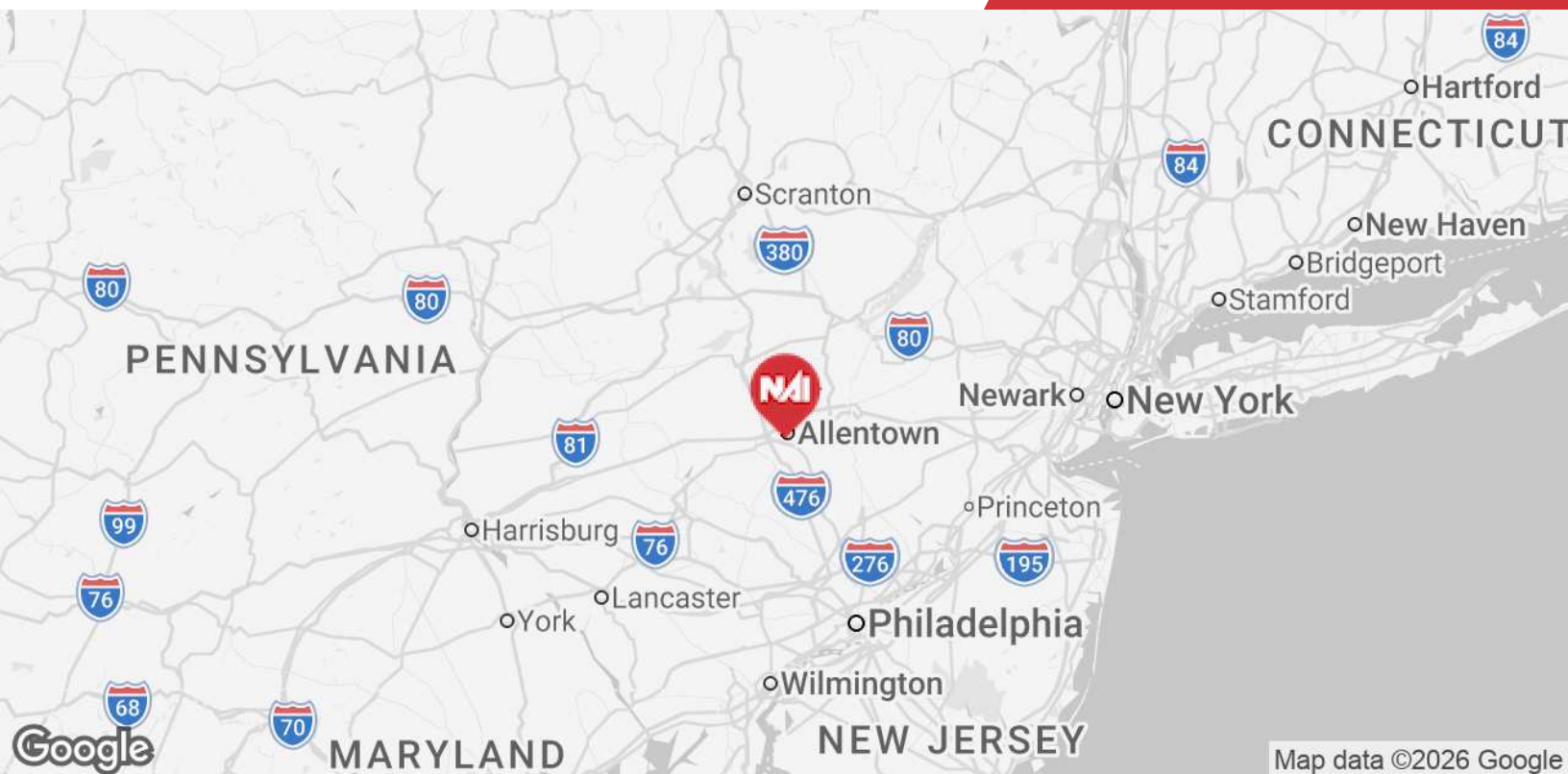
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	Time	Miles
<b>I-78 / Route 309</b>	4 min	1 mile
<b>I-476</b>	13 min	8.3 miles
<b>Philadelphia</b>	60 min	70 miles
<b>New York City</b>	90 min	88 miles
<b>Baltimore</b>	160 min	150 miles

## Location Advantages

- Within minutes to I-78 and Route 309 providing excellent connectivity to the region.
- 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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