



AVAILABLE
11,500 SF



POWER
3PHASE
480 VOLTS
200 AMPS



HEIGHT
18'



ACCESS
1 MILE TO I-78 /
EXIT 57



1629-1801

S 12TH STREET
ALLENTOWN, PA



SPACE INFORMATION

11,500 SF

1 Tailgate Loading Docks

2 Ground Level Drive-In Door

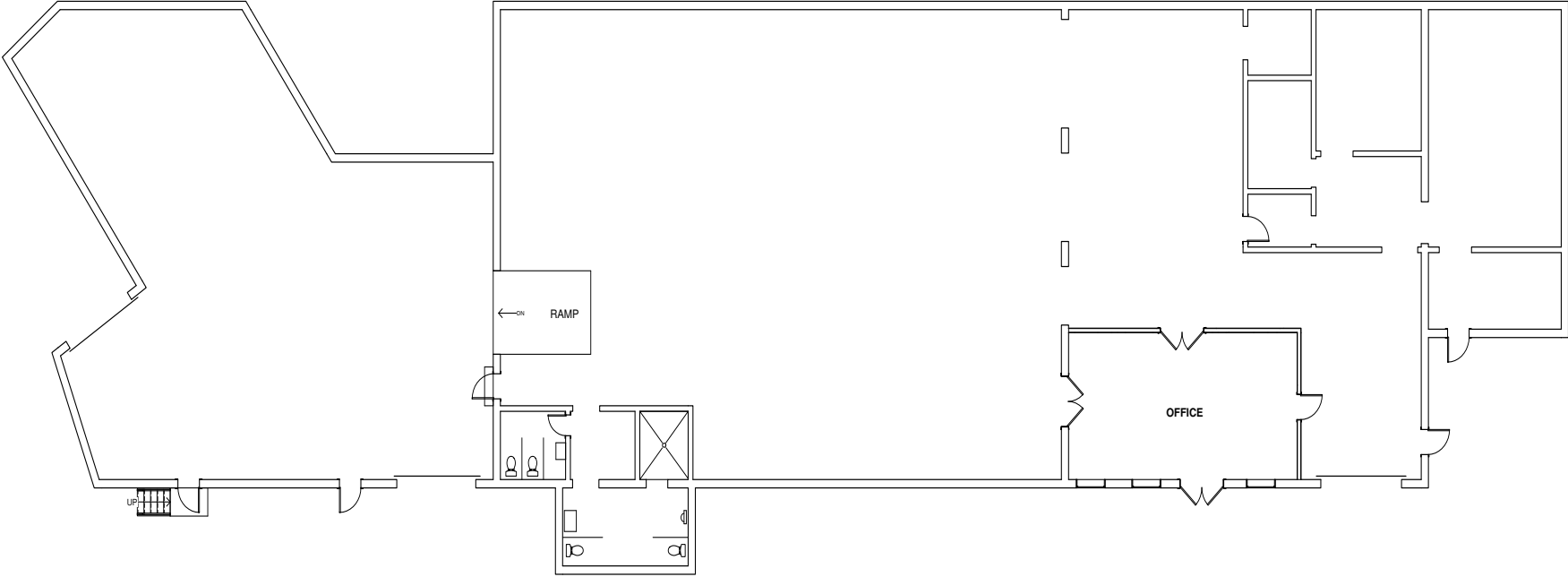
3-Phase; 200 Amps; 480 Volts

Public Water; Sewer; Natural Gas

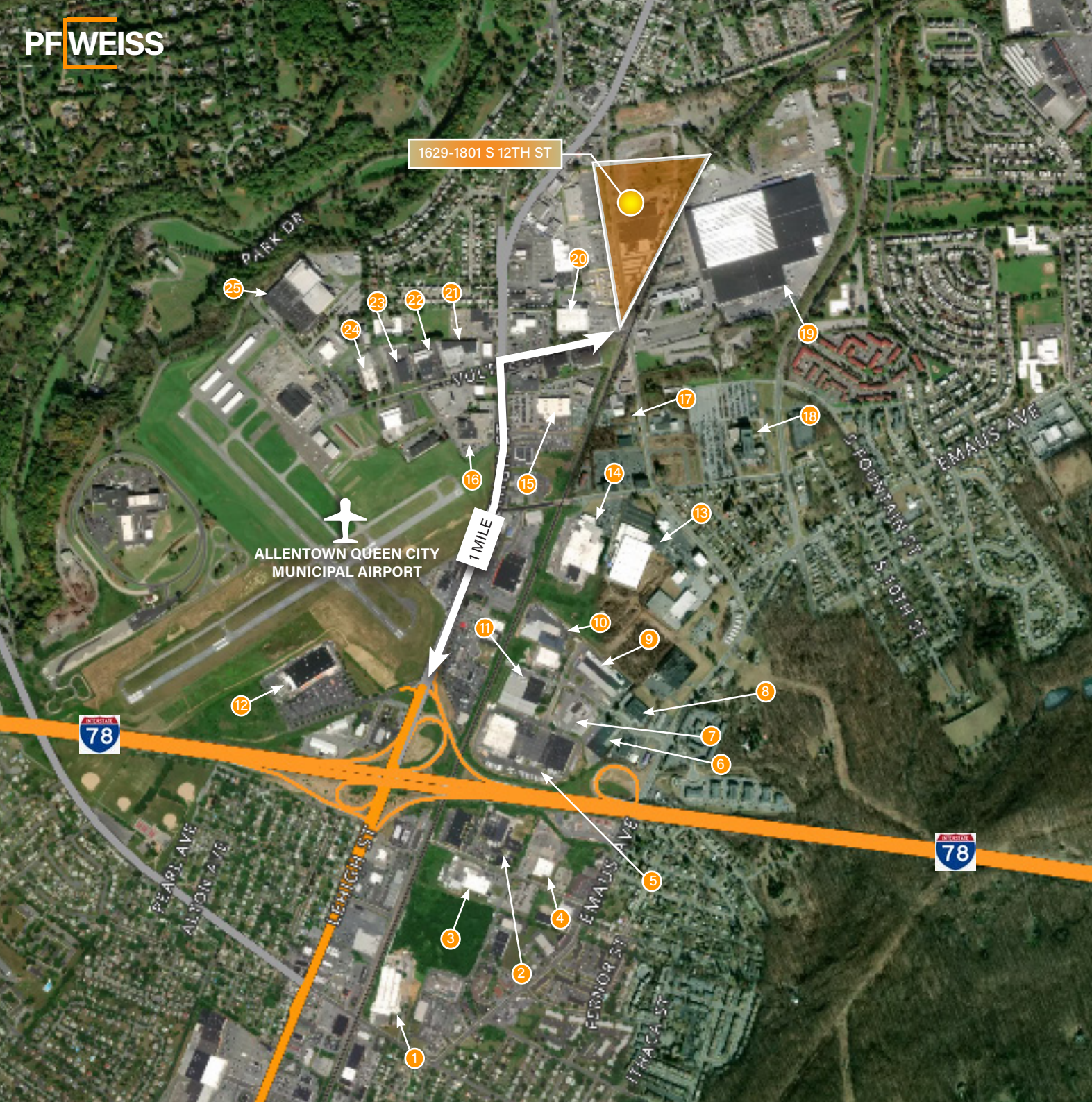
Security Cameras on Property

Property Fenced

1 Mile to I-78



LOCATION OVERVIEW NEIGHBORING BUSINESSES



- 1. FILMTECH
- 2. HOSPITAL CENTRAL SERVICES
- 3. ACME CRYOGENICS
- 4. UNITED RENTAL
- 5. LINEAGE
- 6. LUTRON ELECTRIC
- 7. ETI
- 8. BASTIAN COMMERCIAL FLOORS
- 9. VORTEQ COIL
- 10. ALLEGUARD
- 11. PENN FOAM CORPORATION
- 12. HOME DEPOT
- 13. AIRLITE
- 14. AMERICAN ATILIER INC
- 15. BENNETT TOYOTA
- 16. LEHIGH VALLEY PHARMACY
- 17. DUAL TEMP
- 18. LVHN FITNESS MACK BLVD
- 19. NEU LOGISTIC SERVICES
- 20. PEPSI COLA
- 21. ORANGE PRODUCTS
- 22. VERSUM MATERIALS
- 23. QXO BUILDING MATERIALS
- 24. SUMITOMO
- 25. STANLEY BLACK & DECKER

1629 - 1801 S 12th St Property is located within 1 Mile of I-78 / Exit 57 and or Exit 56 (W Emmaus Ave)

LEHIGH VALLEY, PA KEY HIGHLIGHTS

POPULATION
708,640

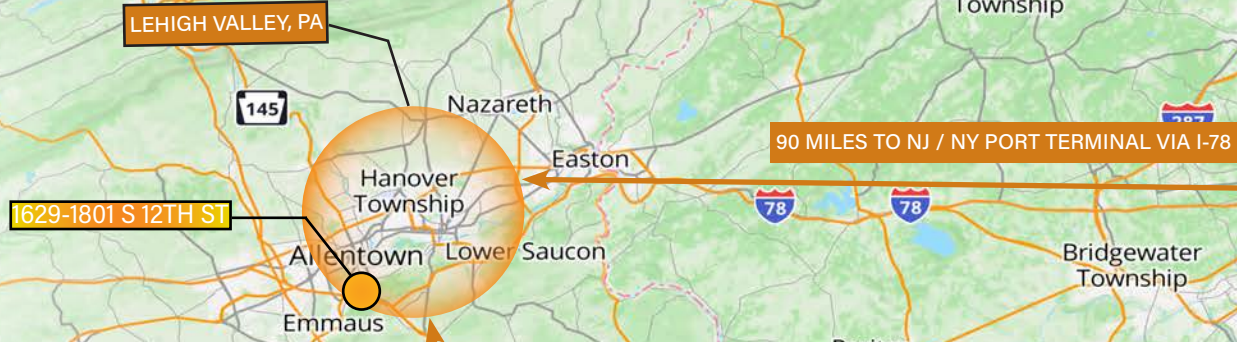
LABOR FORCE
360,100

LABOR FORCE
WITHIN 1 HOUR DRIVE
1.8 MILLION

AVERAGE
COMMUTE TIME
25 MIN

ECONOMIC OUTPUT
\$55.7 BILLION

MEDIAN HOURLY WAGE
(ALL JOBS)
\$22.50



90 MILES TO NJ / NY PORT TERMINAL VIA I-78

70 MILES TO PORT OF PHILADELPHIA VIA I-476

PORTS	DISTANCE
PORT OF PHILADELPHIA	70 MILES
PORT OF NJ / NY	90 MILES
PORT OF BALTIMORE	150 MILES
PARCEL & INTERMODAL	
NORFOLK SOUTHERN	10 MILES
USPS	15 MILES
FEDEX GROUND	15 MILES
MAJOR CITIES	
PHILADELPHIA	70 MILES
NEW YORK	90 MILES
BALTIMORE	150 MILES

PF WEISS

LEHIGH VALLEY, PA KEY HIGHLIGHT

- The Lehigh Valley is among the top U.S. manufacturing markets, with an economic output of \$9 billion in 2023 and 37,000 manufacturing jobs
- Manufacturing represents 16% of the Lehigh Valley's economic output, a larger percentage of GDP than the U.S. economy at 12%
- Manufacturing sector among top 15% in the nation
- Fastest growing region in Pennsylvania for 18-35 age group
- More than 80 international companies from 23 countries located here
- 88 Food and Beverage companies have a Lehigh Valley presence

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1629-1801
S 12TH STREET
ALLENTOWN, PA

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