



Industrial Property
For Manufacturing
& Warehouse



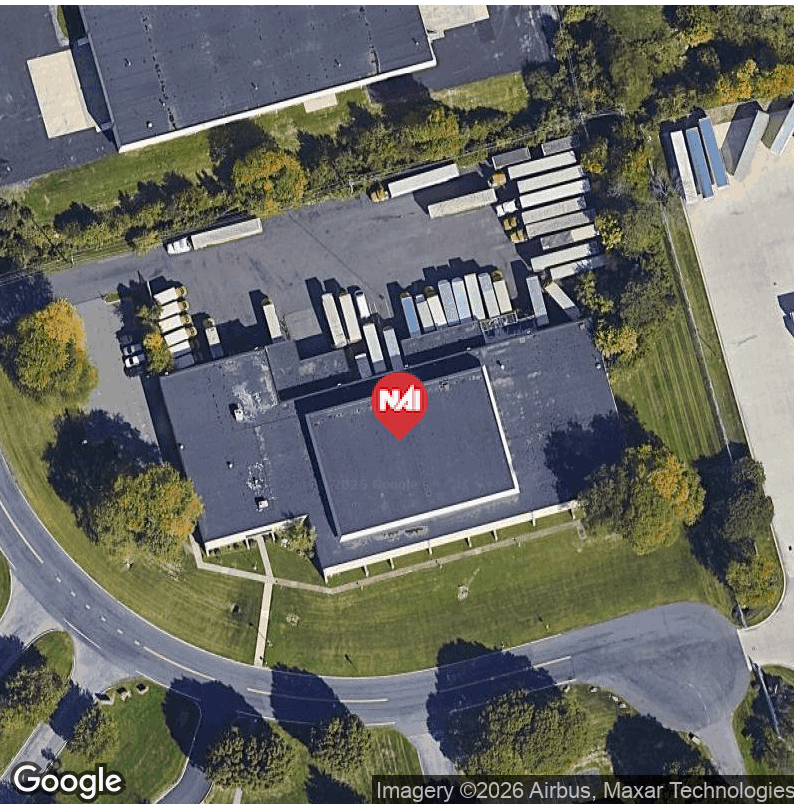
7066 Snowdrift Rd

Allentown, PA 18106

Michael Adams, SIOR
O: 610.871.1701 | C: 610.704.3681
madams@naisummit.com

Sarah Finney Miller
O: 610.871.1719 | C: 610.554.5695
sfinney@naisummit.com

Collin Holben
O: 610.871.1691 | C: 484.951.4517
cholben@naisummit.com



Property Type	Industrial
Property Subtype	Manufacturing
Building Size	40,726 SF
Lot Size	4.12 Acres

Ideal for manufacturing or warehouse users, this well-maintained industrial facility offers 36,226 SF of warehouse space complemented by 4,500 SF of dedicated office area. The office space features both air conditioning and heat, while the warehouse is equipped with gas heat and energy-efficient LED lighting throughout. Property features include four (4) dock doors, a truck court with outdoor storage and yard area, public utilities, wet sprinkler system, and 480-volt 3-phase electric service. Additional highlights include 40' x 40' column spacing, 6" floor thickness, and a Class B construction designation. The building was remodeled in 2017, providing functional and updated space for a variety of industrial operations.

- Easy access from major transportation arteries Route 100, I-78 and I-476
- Outside storage available
- Four (4) dock doors, one (1) drive-in door, with 40'x40' column spacing

Location Information

Street Address	7066 Snowdrift Rd
City, State, Zip	Allentown, PA 18106
County	Lehigh

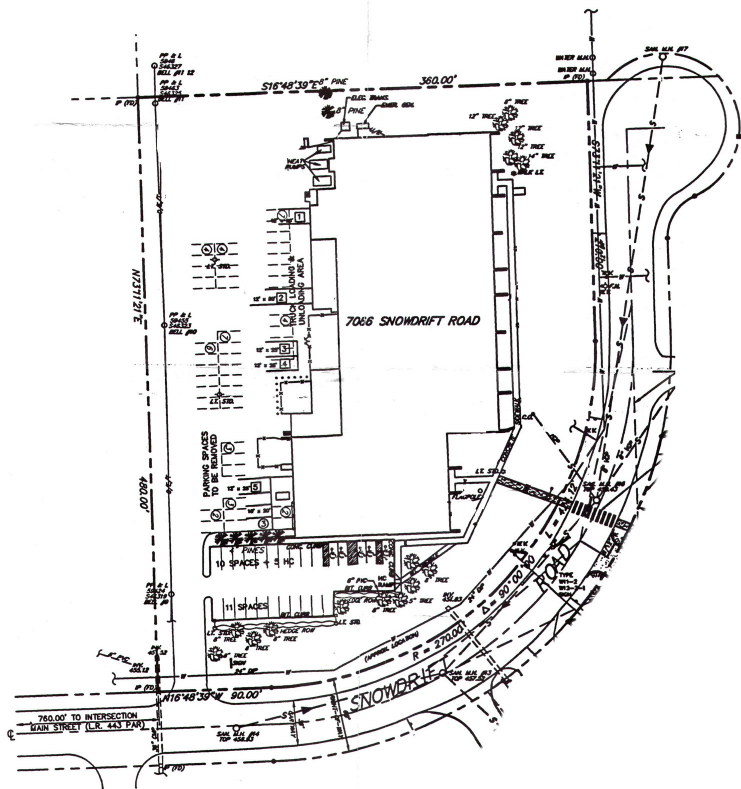
Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	LI - Light Industrial
Building Class	Class-B
Lot Size	4.12 Acres
Year Built / Renovated	1973 / 2017
Building Size	40,726 SF
Tenancy	Single

Building Information

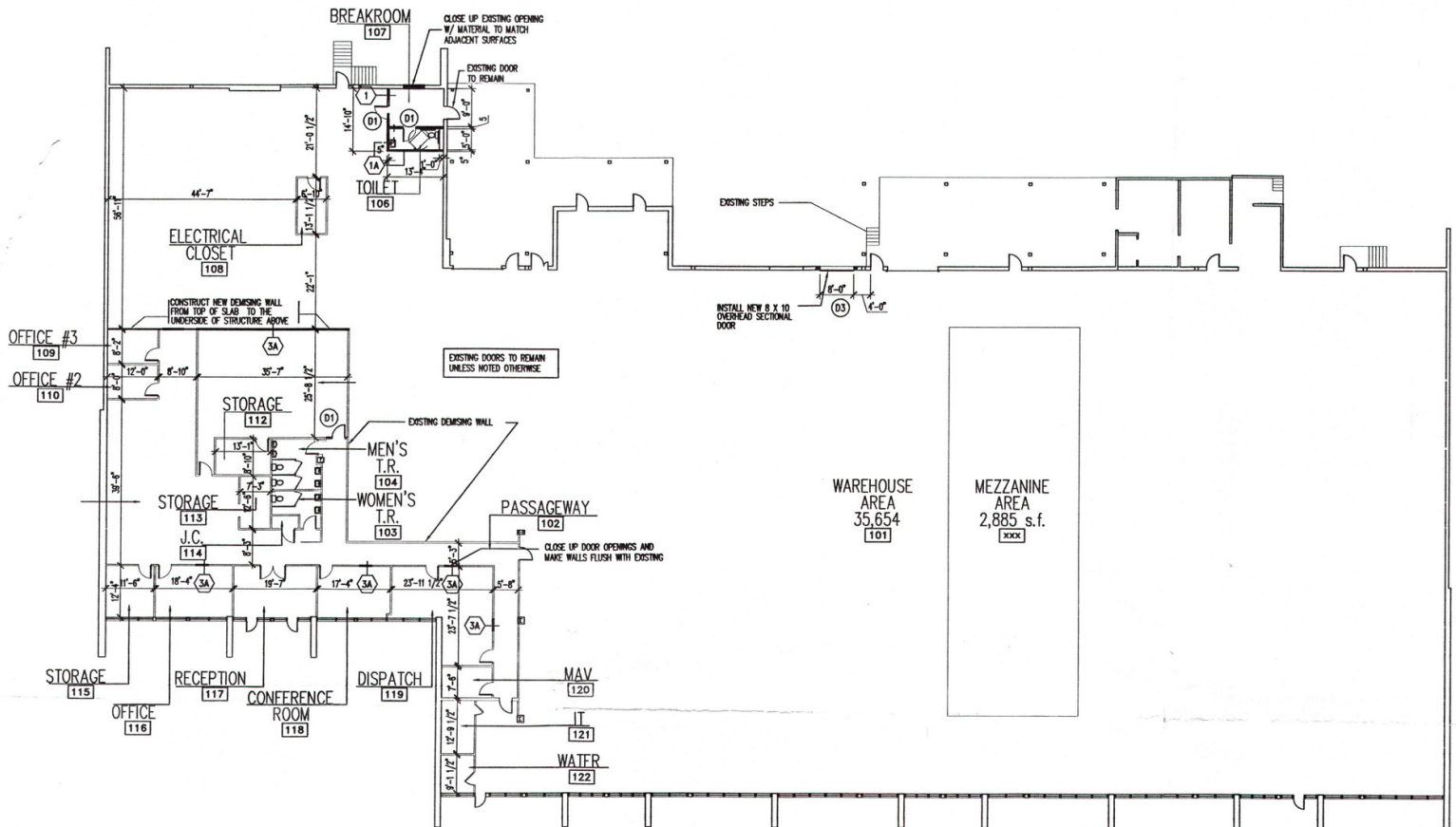
Warehouse Size	36,226 SF
Office Size	4,500 SF
Number of Dock High Doors	4
Number of Drive in Bays	1
Clear Height	17'-24'
Column Spacing	40' x 40'
Lighting	LED
Sprinkler System	Wet
Outdoor Storage/Yard	Yes
Floor Thickness	6"
Power	480v 3-phase

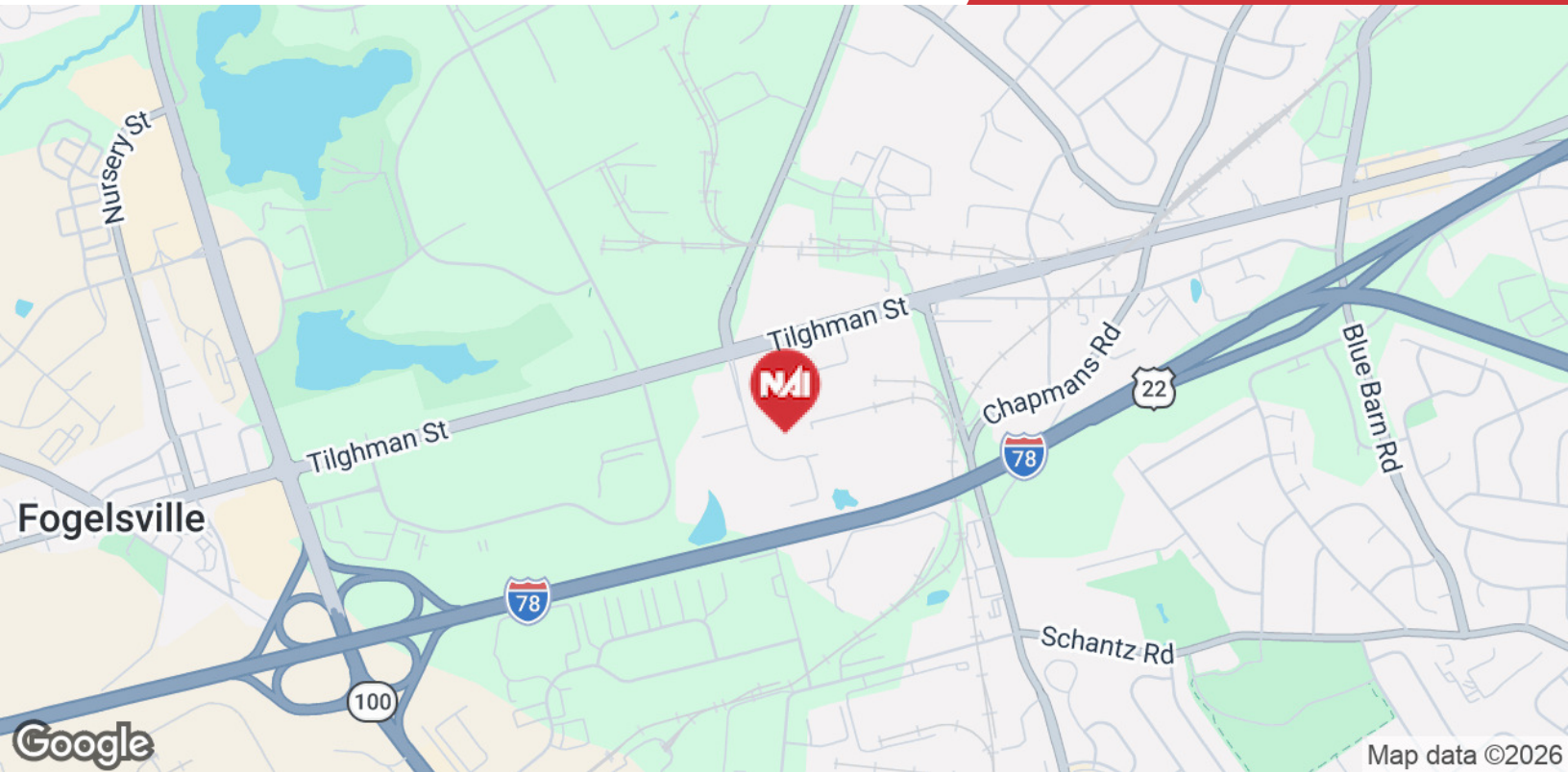




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1620 Pond Road, Suite 150
Allentown, PA 18104
610 264 0200 tel
naisummit.com





	Time	Miles
I-78	5 min	1.5 miles
Route 22	5 min	2.1 miles
I-476	6 min	2.6 miles
Route 33	20 min	18.8 miles

Location Advantages

- Located off I-78 and Route 100 interchange
- 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.

Michael Adams

Senior Vice President / Broker of Record

O: 610 871 1701

madams@naisummit.com

Sarah Finney Miller

Senior Vice President

O: 610 871 1719

sfinney@naisummit.com

Collin Holben

Associate

O: 610 871 1691

cholben@naisummit.com