



## 1249-1367 N. Quebec St Allentown, Pennsylvania 18109

### Overview

Multiple warehouse & distribution spaces available for lease. Suite 250 features a 17'6" clear ceiling height, providing ample vertical capacity for storage and operations. The space is equipped with energy-efficient LED lighting and 3p 120/240v 400 amps electrical service to support a variety of industrial users. Includes a single dock door allows for convenient loading and unloading, with potential for additional dock door. Suite 250 includes small office area and restroom.

Suite 100 features 22' clear ceiling height in a 5,500 SF warehouse, 2 dock doors and 1 drive in door, 3p 120/240v 400 amps electrical service, plus 3,000 SF dedicated office space.

| Spaces           | Lease Rate    | Space Size       |
|------------------|---------------|------------------|
| <b>Suite 250</b> | \$11.00 SF/yr | 4,650 SF         |
| <b>Suite 100</b> | \$11.00 SF/yr | 6,500 - 8,500 SF |



### For More Information

**Michael Adams, SIOR**

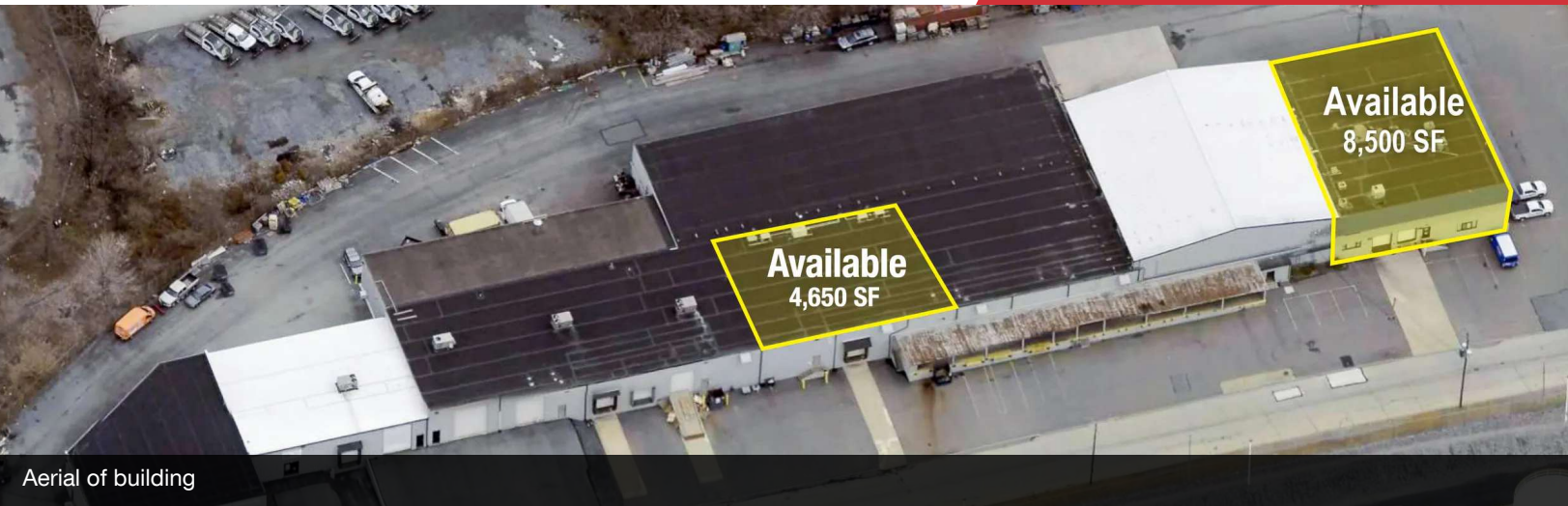
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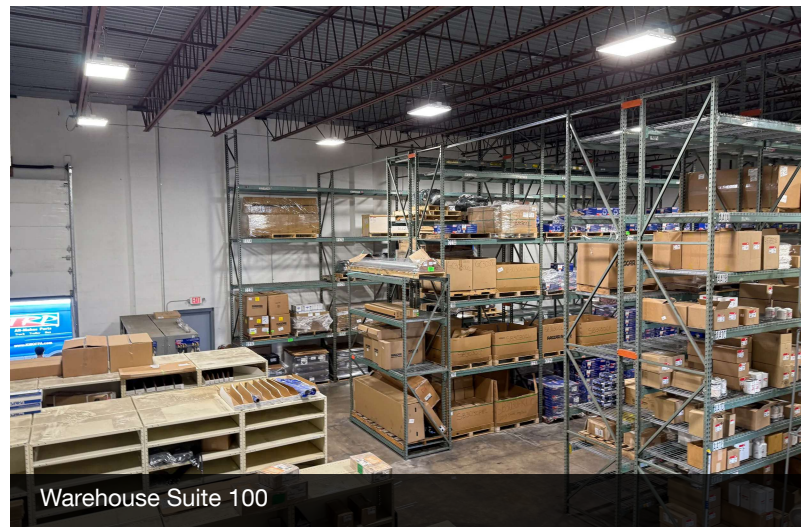
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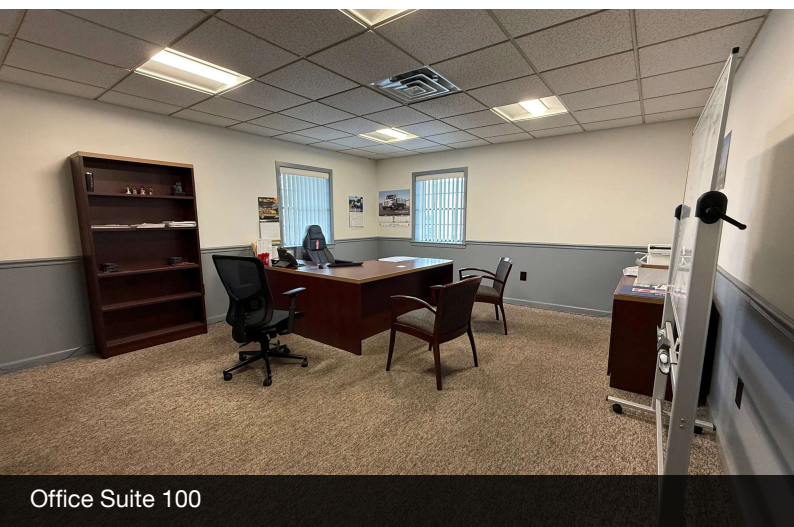
Aerial of building



Exterior - Suite 100



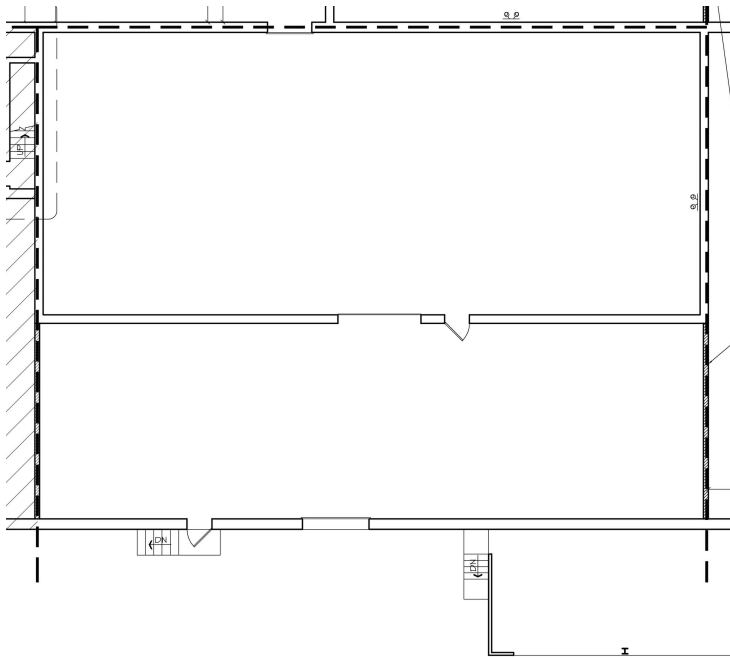
Warehouse Suite 100



Office Suite 100



Warehouse Suite 100



Floor Plan Suite 250



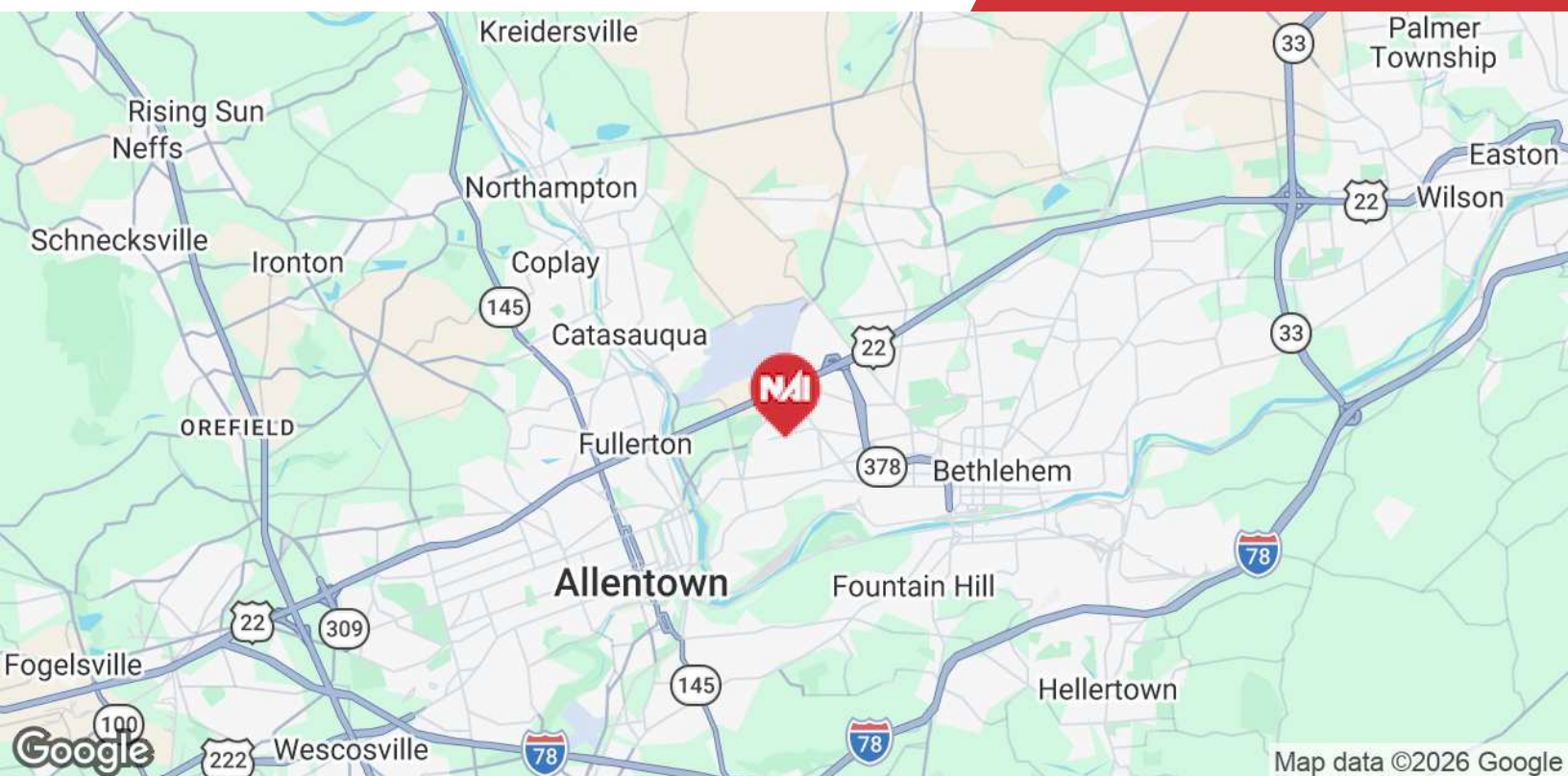
Exterior Suite 250



Warehouse Suite 250



Warehouse Suite 250



|                  | Time   | Miles      |
|------------------|--------|------------|
| <b>Route 378</b> | 7 min  | 2.9 miles  |
| <b>Route 22</b>  | 9 min  | 2.5 miles  |
| <b>Route 33</b>  | 17 min | 10.7 miles |
| <b>I-78</b>      | 20 min | 7.4 miles  |
| <b>I-476</b>     | 20 min | 10.1 miles |

## Location Advantages

- Within 10 minutes of Route 22 and convenient to Allentown and Bethlehem neighborhoods.
- 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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