

# 200 CASCADE DRIVE ALLENTOWN, PA

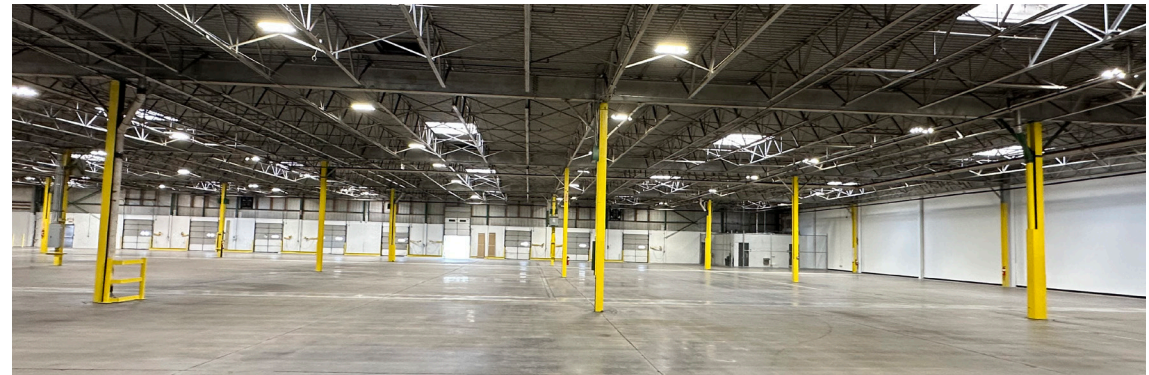
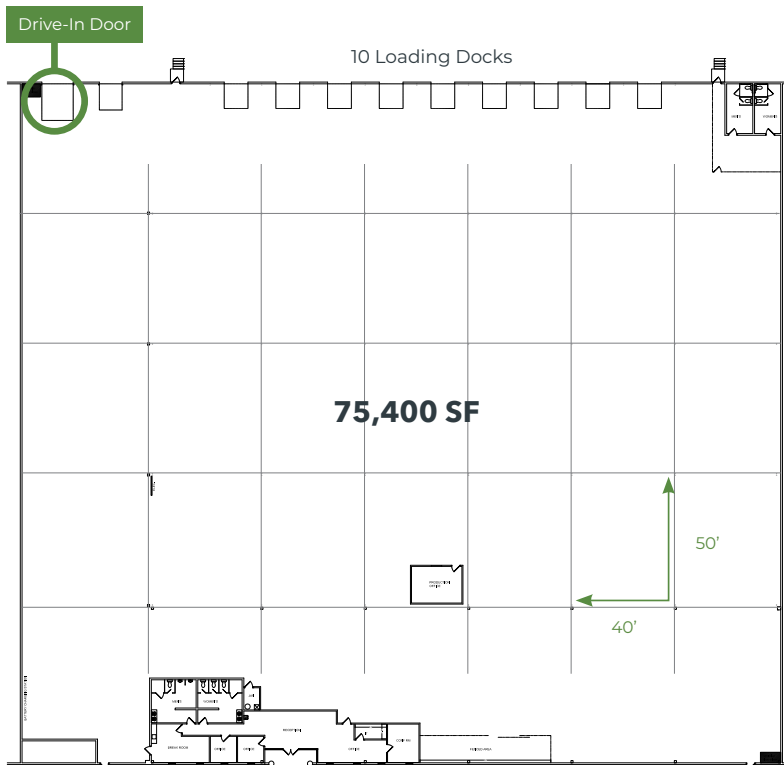
**SUITES A & E**



**75,400 & 108,000 SF**  
**WAREHOUSE / DISTRIBUTION FACILITY**

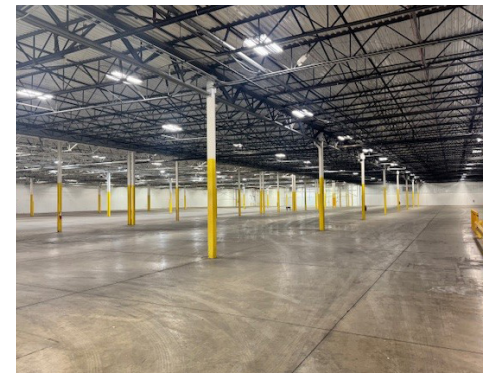
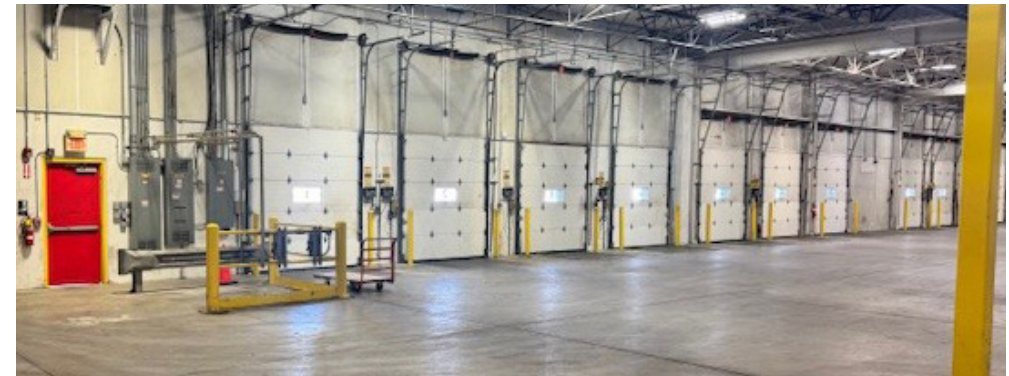
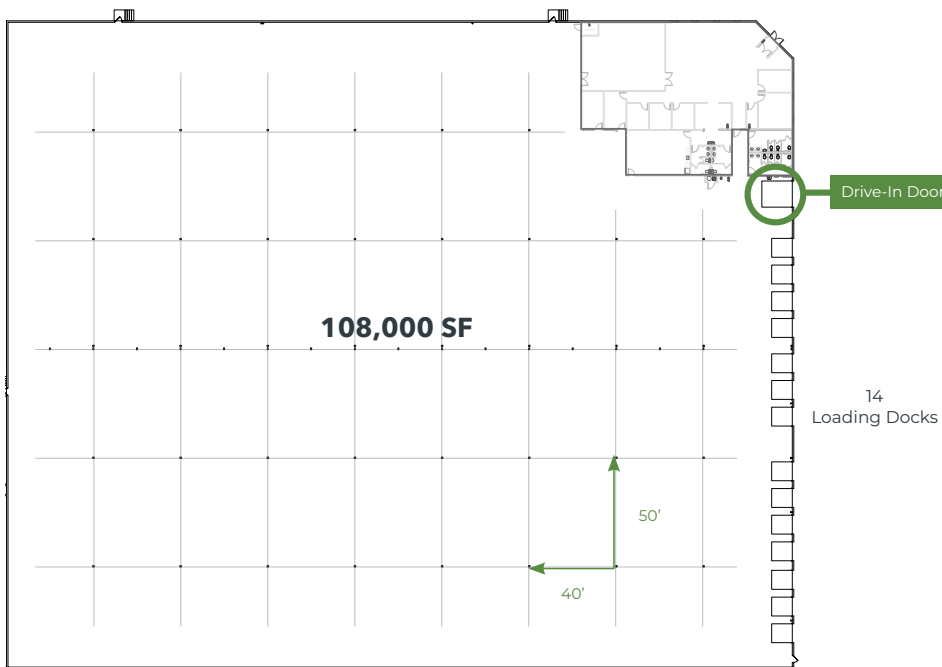
## SUITE E OVERVIEW

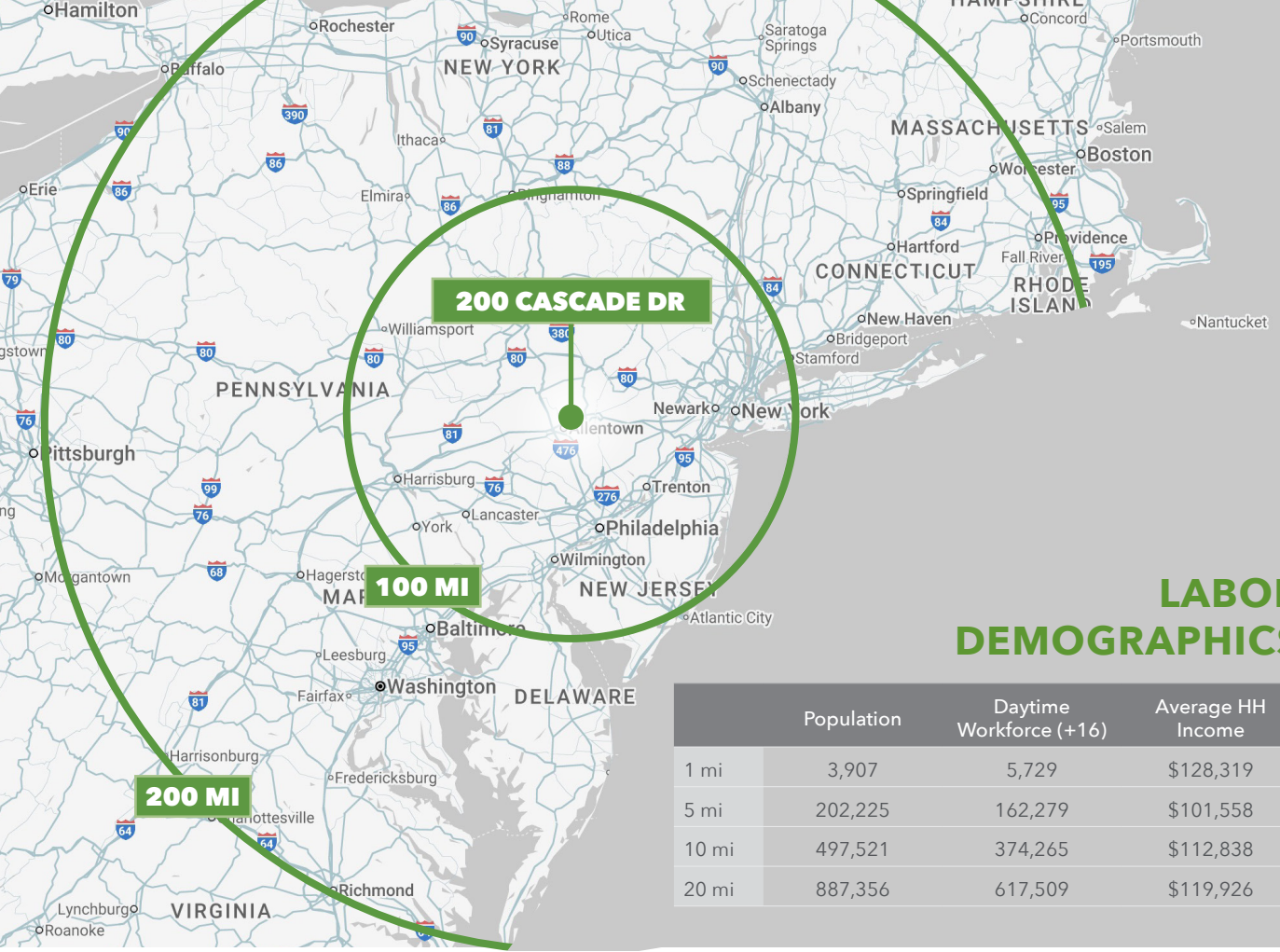
SIZE	75,400 SF	OFFICE	2,156 SF
COLUMN SPACING	40' W x 50' D	CAR PARKING	485
CLEAR HEIGHT	18' Min.	TRAILER PARKING	Available
LOADING	10 Docks (Equipped w/ 40,000 lb levelers, seals & dock lights)	LIGHTING	LED in office and warehouse
DRIVE-INS	(1) 12' x 14'	SPRINKLER	Wet
		POWER	(2) 400 amp 480/277v



## SUITE A OVERVIEW

SIZE	108,000 SF	OFFICE	6,369 SF
COLUMN SPACING	40' W x 50' D	CAR PARKING	485
CLEAR HEIGHT	18' Min.	TRAILER PARKING	Available
LOADING	14 Docks (Equipped w/ 40,000 lb levelers, seals & dock lights)	LIGHTING	LED in office
DRIVE-INS	(1) 12' x 14'	SPRINKLER	Wet
		POWER	400 amp 480/277v





**200 CASCADE DR**

**100 MI**

**200 MI**

## LABOR DEMOGRAPHICS

	Population	Daytime Workforce (+16)	Average HH Income
1 mi	3,907	5,729	\$128,319
5 mi	202,225	162,279	\$101,558
10 mi	497,521	374,265	\$112,838
20 mi	887,356	617,509	\$119,926

## DRIVE TIMES

CITY	MILES	MINUTES
Philadelphia, PA	66	81
Harrisburg, PA	86	87
New York, NY	87	100
Baltimore, MD	158	163
Boston, MA	307	303

INTERMODEL	MILES	MINUTES
Norfolk Southern Bethlehem	5	13

PORTS	MILES	MINUTES
Port of Philadelphia	71	82
Ports of NY/NJ	81	85
Port of Baltimore	158	163

PARCEL FACILITIES	MILES	MINUTES
FedEx Allentown Hub	2	5
USPS Bethlehem Hub	7	15
UPS Easton Hub	14	18
FedEx Smartport	16	24
UPS Bethlehem Hub	15	21

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