

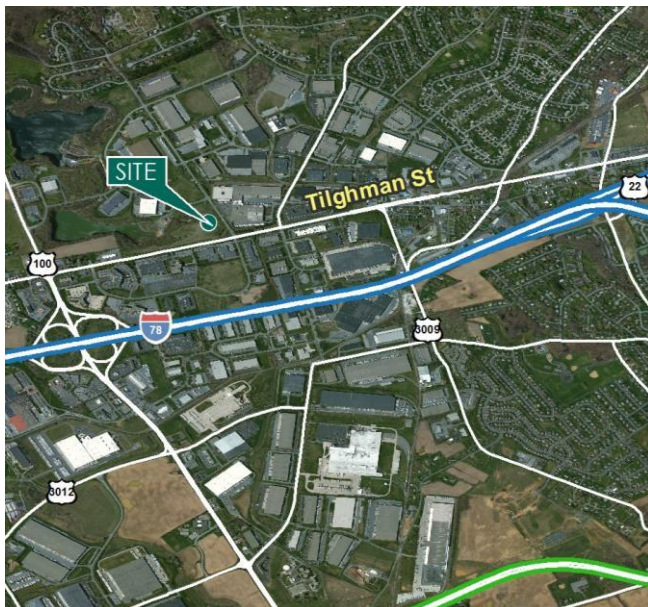
223,507 SF

Industrial Space For Lease



Prologis Lehigh Valley West

7189 Ambassador Drive
Allentown, PA 18106 USA



LOCATION

- Tilghman St. & Mill Rd. (signalized intersection)
- Five-minute access to I-78 & I-476
- Over 32% of US & 52% of Canadian consumers live within a day's truck drive

FACILITY

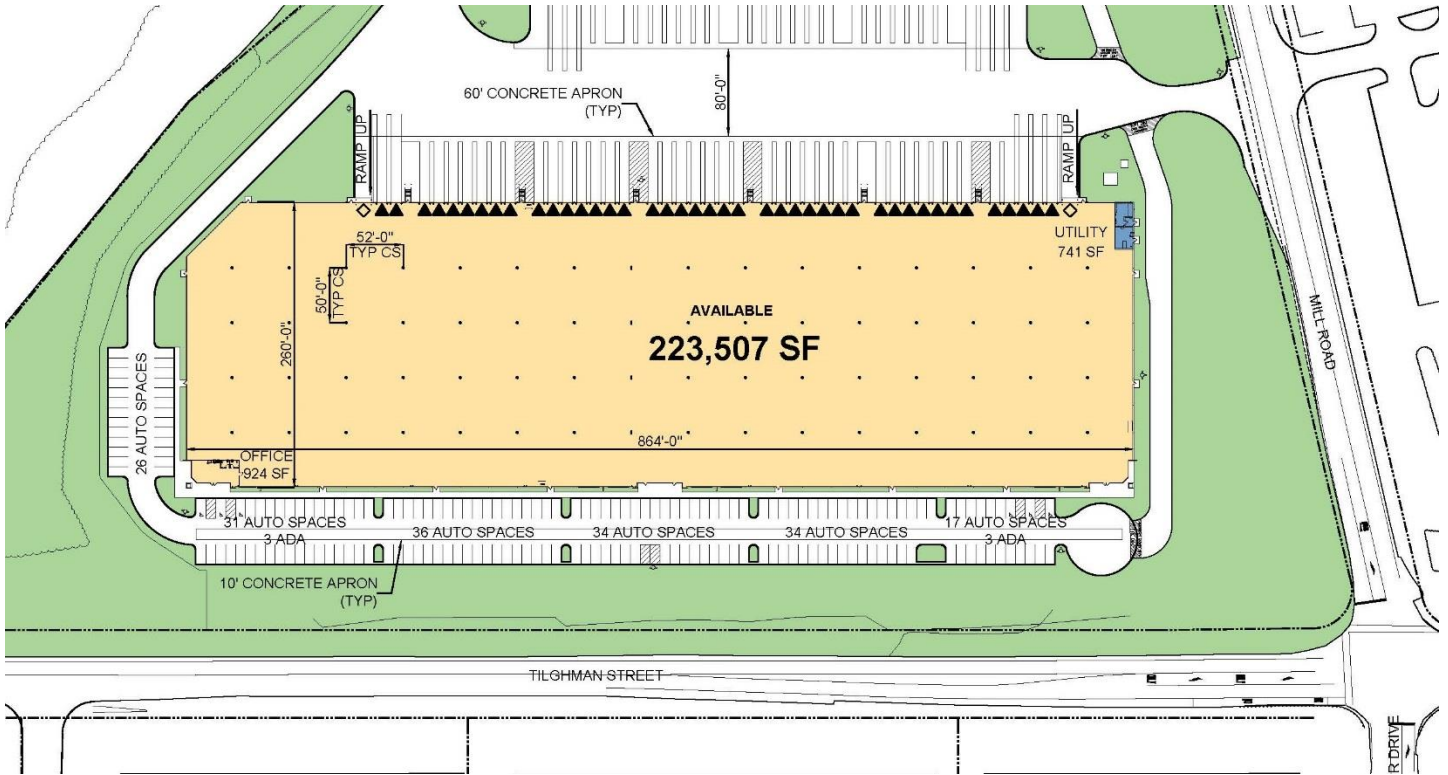
- New speculative construction - Ready for occupancy
- 223,507 SF warehouse distribution facility
- Space dimensions 260' x 864'
- 924 SF office space
- 42 (9' x 10') dock doors
- 2 (14' x 16') drive-in doors
- 32' clear height
- 52' x 50' column spacing
- 178 employee parking spaces
- LED lighting
- 4,000 AMP power

ADVANTAGES AND AMENITIES

- Premier corner location with excellent exposure (19,878 daily traffic counts)
- New development in prime in-fill location

223,507 SF

Industrial Space For Lease



- LEGEND:**
- ▲ DOCK POSITION w/ LEVELER
 - ◇ DRIVE-IN DOOR
 - LAND AREA
 - TENANT
 - AVAILABLE
 - TYP CS TYPICAL COLUMN SPACING



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