



36' CLEAR HEIGHT

749 South PA Route 100 | Allentown, PA 18106

HIGHLIGHTS

Proximity to large metro cities:
New York, Philadelphia,
Washington D.C. and Baltimore

Port of New York and New Jersey
within 90 miles

Easy access to Interstate Highways

Convenient to Lehigh Valley
International Airport in Allentown,
Pennsylvania

Within 15 miles of the new
FedEx Ground distribution hub

Two Class I railroads (Norfolk
Southern and Canadian Pacific)
interchange at Bethlehem
Intermodal Terminal nearby

SPECIFICATIONS

OFFICE SIZE: ±3,572 SF primary ground floor office

LAND SIZE: 861,137 SF

TRUCK POSITIONS: Dock high: 29 (9' x 10')
Drive-in doors with ramp: 2 (12' x 16')

BAY SPACING: 56' x 50' (typical) with
60' speed bay

TRAILER STORAGE: 31

TRUCK COURT DEPTH: 185'

MINIMUM CLEARANCE: 36'

SPRINKLER SYSTEM: ESFR (K-22 heads)

POWER: 2,000 amps, 277/480 volts,
3 phase, 4 wire

WAREHOUSE LIGHTING: LED with motion
sensors

PARKING SPACES: 125

FEATURES

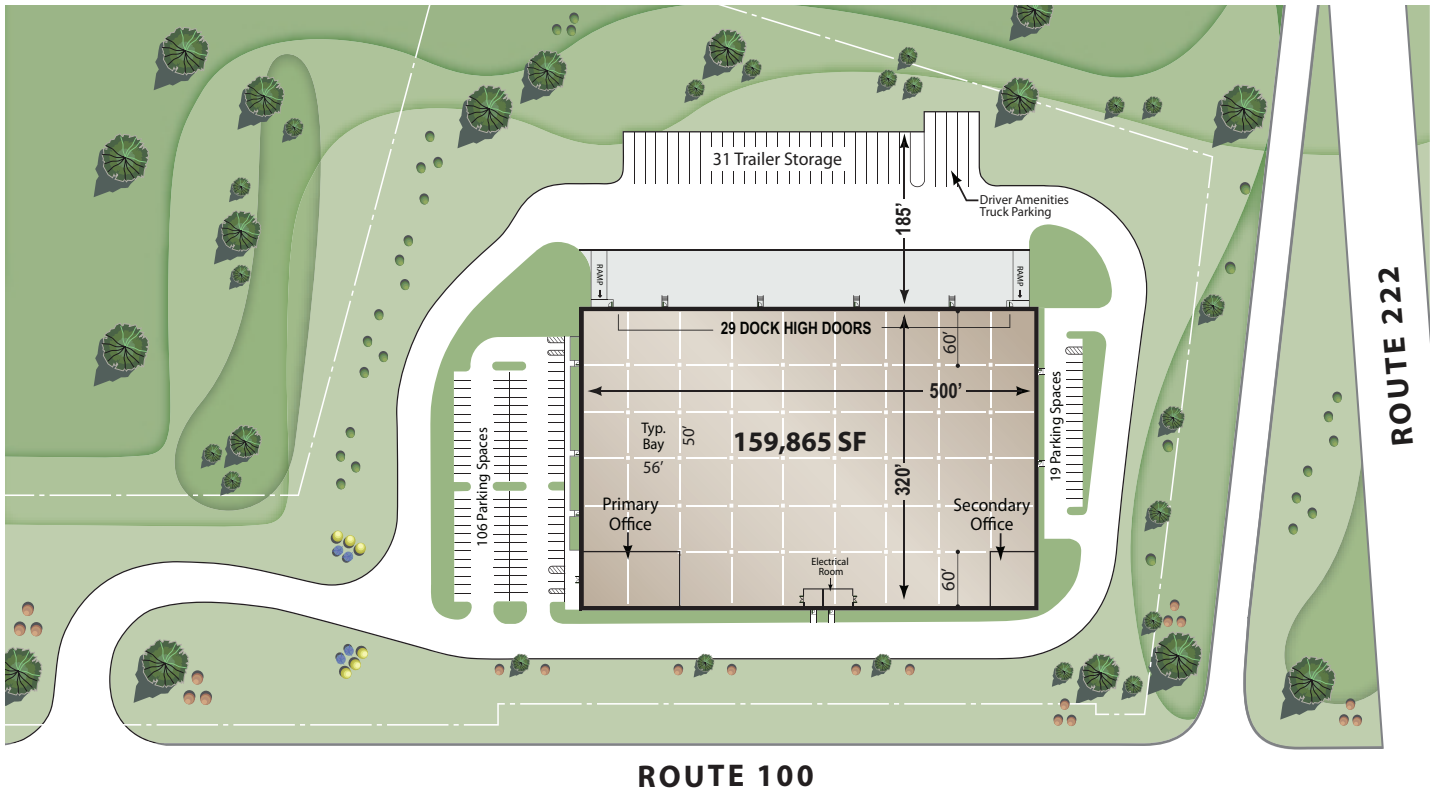
Architectural two-story glass entry

Abundant clerestory glass

Floor slabs 7" thick, 4,000 psi synthetic
fiber reinforced concrete



SITE PLAN 749 South PA Route 100 | Allentown, PA 18106



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.

POPULATION REACH



Gelcor Realty Inc.

416 Bethlehem Pike | Fort Washington, PA | 19034
gelcor.com

CONTACT :

Jonathan J. Gelman
Broker
215.591.9300 EXT 21
Jgelman@gelcor.com

Frank Gonser
Associate Broker
215.591.9300 EXT 23
fgonser@gelcor.com