



**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-25.2 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



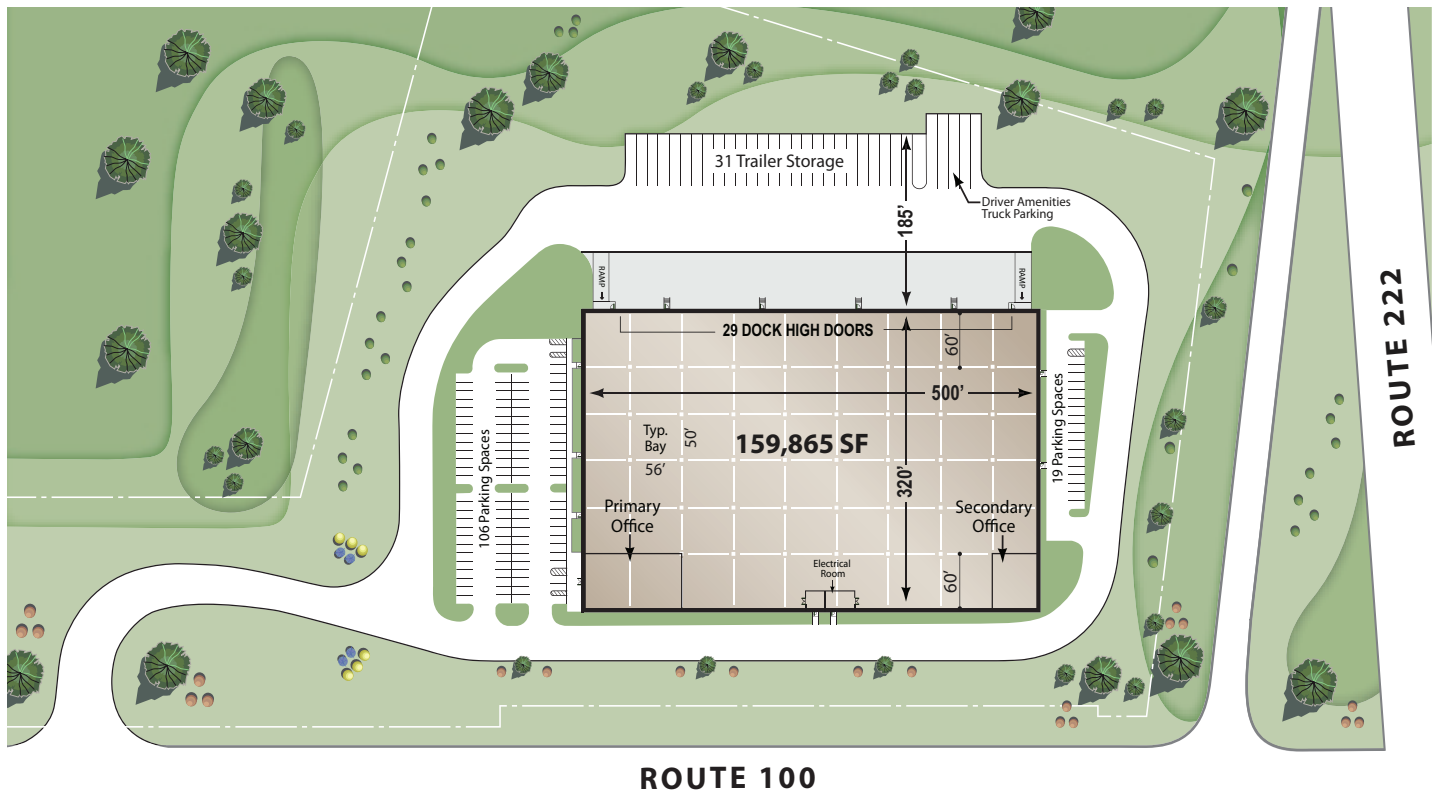
# JW INDUSTRIAL PARK

## ROUTE 100

# 159,865 SF

AVAILABLE FOR LEASE

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



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### POPULATION REACH



## GELCOR

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