



View from Lehigh Valley Thruway/Route22



1112 American Parkway | Allentown, PA 18067

## HIGHLIGHTS

10 minutes to new FedEx Ground distribution hub

Port of New York and New Jersey within 75 miles

Easy access to Interstate Highways

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

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

Convenient to Lehigh Valley International Airport in Allentown, Pennsylvania

## SPECIFICATIONS

**OFFICE SIZE:** ± 4,466 SF ground floor office, ± 2,724 SF mezzanine (mezzanine not included in building SF)

**LAND SIZE:** 30.32 acres

**TRUCK POSITIONS:** dock high: 48 (9' x 10') drive-in doors with ramp: 2 (12' x 16')

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

**TRAILER STORAGE:** 26 spaces (10' wide continuous concrete dolly pad)

**TRUCK COURT DEPTH:** 185'

**MINIMUM CLEARANCE:** 36' (at first bay)

**FLOOR SLABS:** 7" thick, 4,000 psi synthetic reinforced concrete

**SPRINKLER SYSTEM:** ESFR (K-25.2 heads)

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

**WAREHOUSE LIGHTING:** LED with motion sensors

**PARKING SPACES:** 136



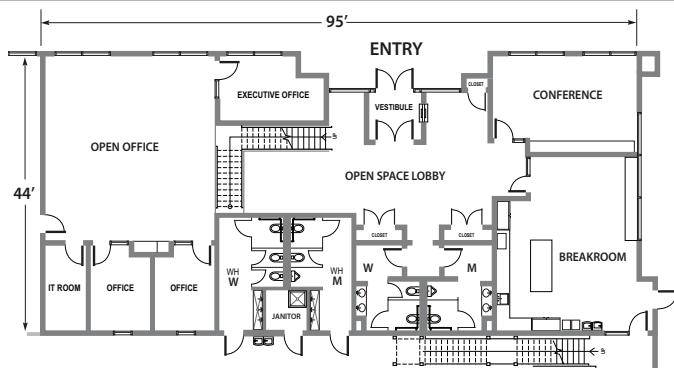
# JW INDUSTRIAL PARK

## ROUTE 22

# 210,714 SF

## AVAILABLE FOR LEASE

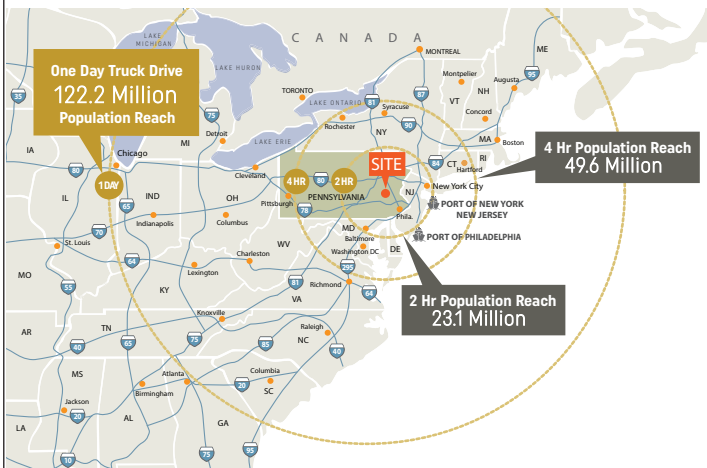
### GROUND FLOOR OFFICE ±4,466 SF



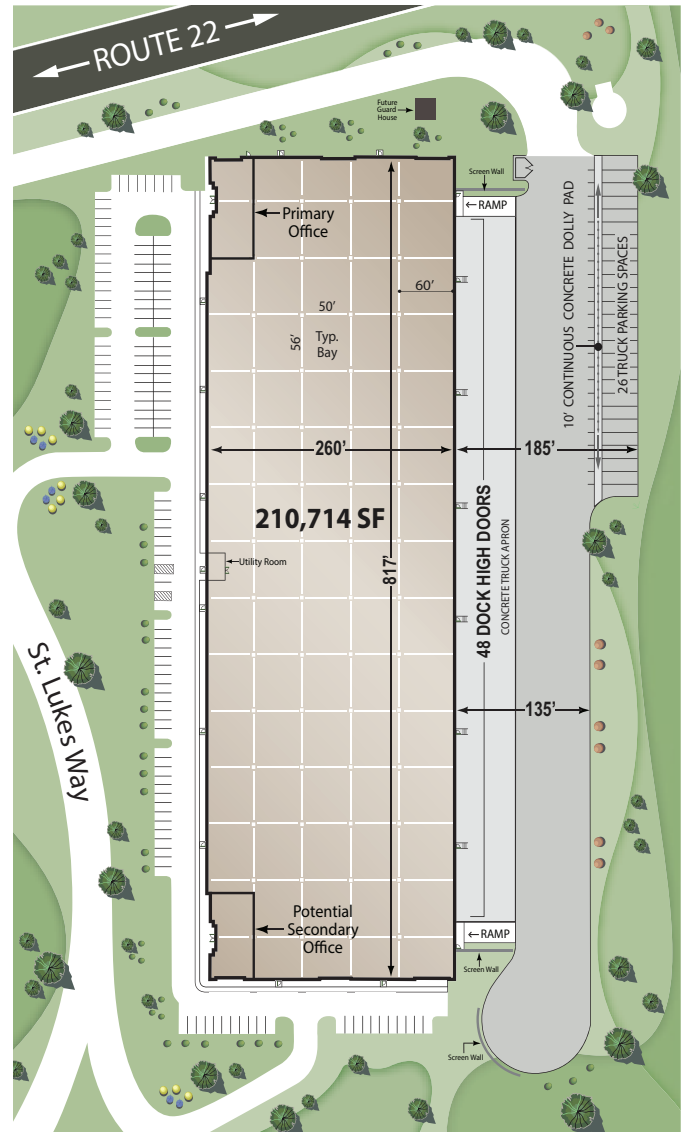
### JW INDUSTRIAL PARK ROUTE 22 SITE MAP



### ONE DAY TRUCK DRIVE



### SITE PLAN 1112 American Parkway | Allentown, PA



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