JW INDUSTRIAL PARK ROUTE 22

210,714 SF

AVAILABLE FOR LEASE

SUBSTANTIAL COMPLETION MID-JANUARY 2027



22 FRONTAGE ← EAST WEST →

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: **47** (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 LAND COMPANY

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https://www.cbre.com

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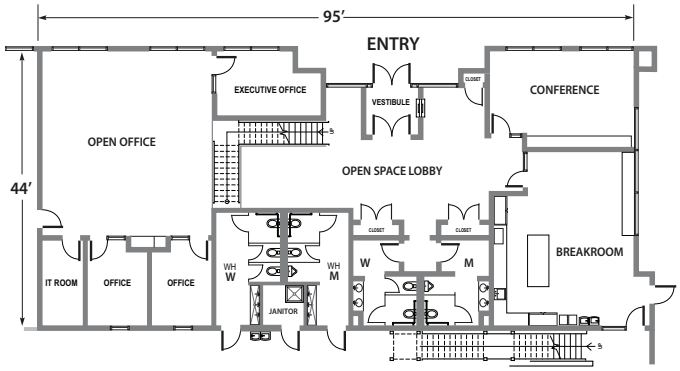
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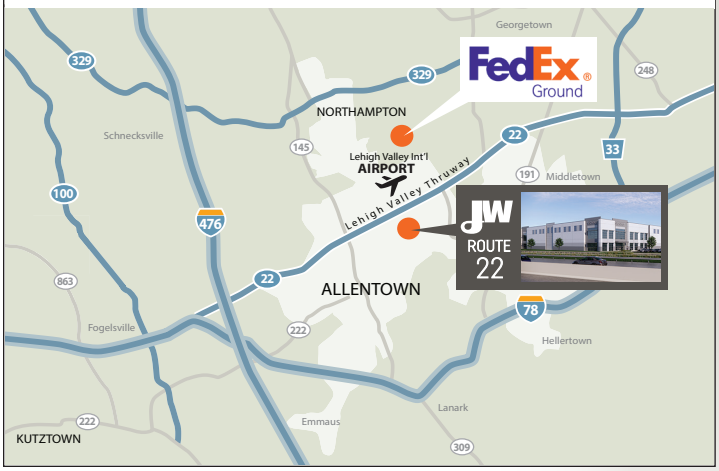
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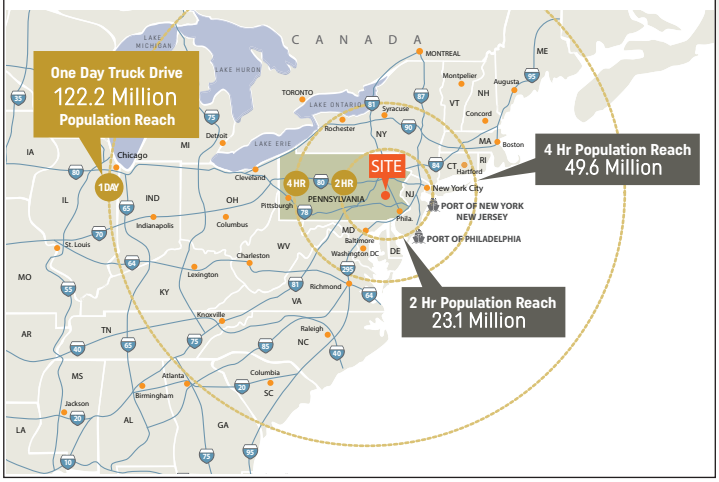
GROUND FLOOR OFFICE ±4,466 SF



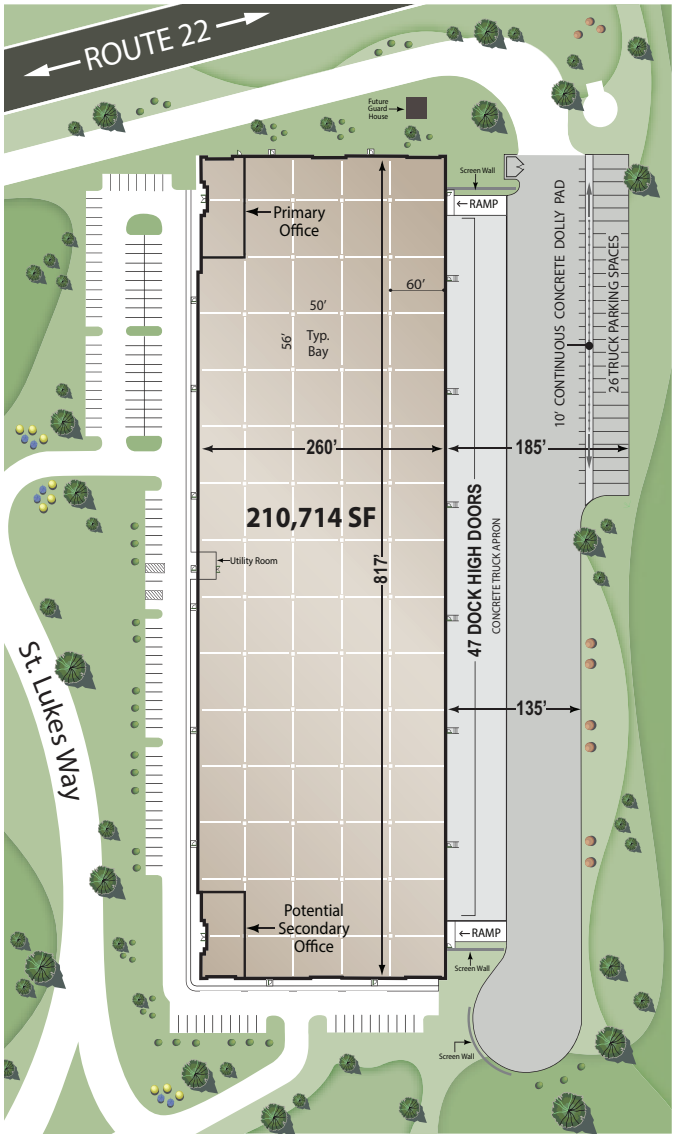
JW INDUSTRIAL PARK ROUTE 22 SITE MAP



ONE DAY TRUCK DRIVE



SITE PLAN 1112 American Parkway | Allentown, PA



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