

SUBSTANTIAL COMPLETION MID-JANUARY 2027



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 INDUSTRIAL PARK ROUTE 22

1112 American Parkway | Allentown, PA

210,714 SF

AVAILABLE FOR LEASE

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INDUSTRIAL PARK

ROUTE 22

AVAILABLE FOR LEASE

95'

44'

ENTRY

EXECUTIVE OFFICE

VESTIBULE

CONFERENCE

OPEN OFFICE

OPEN SPACE LOBBY

BREAKROOM

IT ROOM

OFFICE

OFFICE

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CLOSET

CLOSET

CLOSET

The map displays the Lehigh Valley region, highlighting the location of the JW Marriott Hotel. Key features include:

- Geography:** The map shows major highways (I-476, I-78, I-309) and surrounding cities/towns (Allentown, Northampton, Lehigh Valley, Fogelsville, Emmaus, Lanark, Hellertown, Middletown, Georgetown, Kutztown, Schnectsville).
- Lehigh Valley Int'l Airport:** Marked with an orange dot and labeled "Lehigh Valley Int'l AIRPORT".
- JW Marriott Hotel:** Indicated by an orange dot and labeled "JW ROUTE 22". An inset image shows the hotel building.
- FedEx Ground:** A callout box points to a location near Northampton, labeled "FedEx Ground".

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