

6980 Snowdrift Road

Allentown, Pennsylvania

80,128 SF Available

Manufacturing/Warehouse Distribution Facility - Rail Served



FOR SALE

CALL FOR OFFERS - JUNE 30, 2016



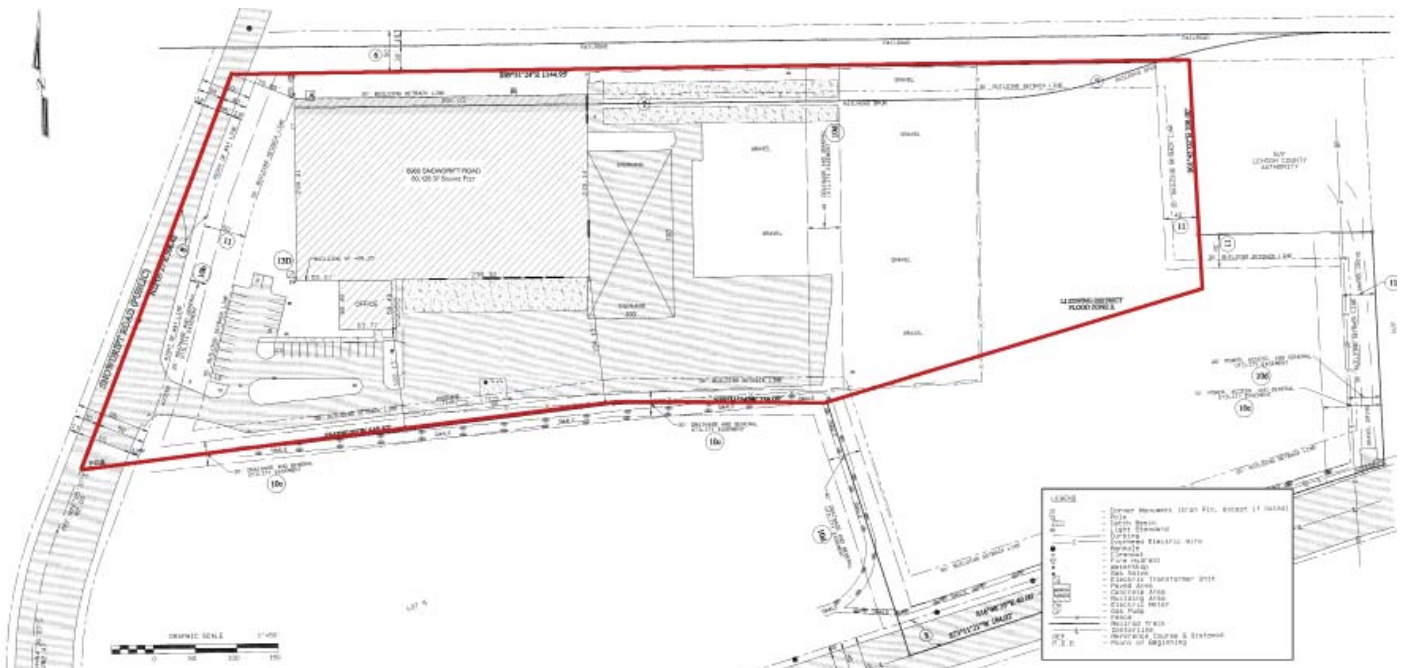
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Building Specifications

- 76,399 SF (warehouse)
- 3,729 SF (office)
- ~80,128 SF (building total)
- 20,000 SF of additional covered outdoor storage/loading
- 10.585 acres
- Year Built: 1979
- Block & metal panel construction
- 20' - 21' clear heights
- 1 (8'x11') loading dock with edge of dock leveler
- 6 (16'x21') drive-in doors
- 1 (19' x 17') rail door
- 60' x 25' & 90' x 25' column spacing (approximately)
- Dry sprinkler system
- T-5 & metal halide warehouse lighting on motion sensors
- Rail Access: Norfolk Southern
- Interior Rail Spur: 260' (6-8 car capacity)
- Diesel tank on site; 10,000 gallon capacity
- Zoning: Light Industrial (LI)
- County: Lehigh
- Municipality: Upper Macungie
- Taxes: \$53,841.75
- Parcel ID: 54663438961-1



*Site can potentially
accommodate a
144,000 SF building*



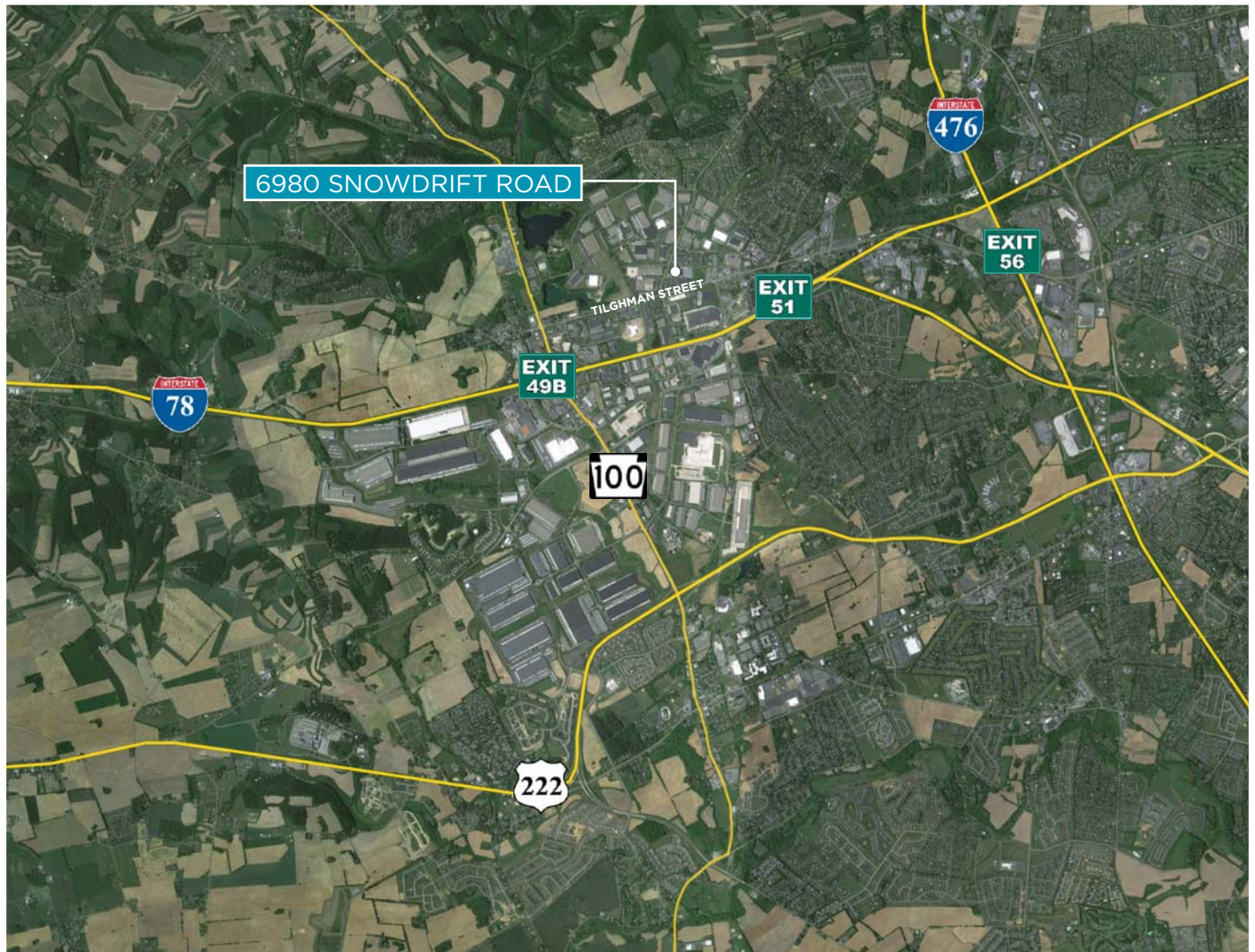
Location Overview

6980 Snowdrift Road is located near I-78 and Route 100, the core of the Lehigh Valley Industrial Market. This location provides access to over 33% of the United States population and 50% of Canadian consumers within an 8 hour truck commute. With convenient access to I-78, I-80, I-81 and the Pennsylvania Turnpike (I-76/I-476), this location is home to many significant distribution operations, including the following:

- Nestle
- Tree of Life, Inc.
- AmeriCold Logistics
- The Home Depot
- B. Braun Medical
- Sun Opta Foods
- NFI
- Bridgestone
- Coca Cola



Aerial Map





FOR MORE INFORMATION, PLEASE CONTACT:

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