



CALL FOR OFFERS

WAREHOUSE/DISTRIBUTION FACILITY - OWNERSHIP OPPORTUNITY

Cushman & Wakefield is pleased to offer for sale the 100 percent fee simple interest in 6980 Snowdrift Road, Allentown, Pennsylvania. The property is located in the robust Lehigh Valley Industrial Market off of Exit 49 of I-78 within the Iron Run Corporate Center. With superior transportation access to I-78, I-476, PA Route 100 and US 22, the property is 10 minutes from downtown Allentown, 90 minutes from Philadelphia and two hours from New York City. With over 6.4M square feet of quality flex and distribution facilities, Iron Run is the location of choice for prestigious local, national and international firms. The overall Lehigh Valley Industrial market is experiencing a vacancy rate of just 5.5%, a strong indication on the desire for companies to locate to the area. The Lehigh Valley is widely recognized for its dependable, skilled work force, healthy economic climate and enviable quality of life. The area surrounding Iron Run offers an unsurpassed choice of residential, cultural, educational and recreational facilities, all within a short drive. The building has an active rail line into the building and plenty of additional land for outside storage. 6980 Snowdrift Road represents a unique ownership opportunity for a warehouse or distribution building in the highly coveted Lehigh Valley industrial market. The Call For Offers details are as follows:

- Offers and supporting materials are due on or before 5:00 PM EST on Thursday, **June 30, 2016**
- Your offer should be submitted in the form of a nonbinding Letter of Intent (LOI) addressing price, terms and conditions
- Please also provide a resume for the purchasers demonstrating operating experience of comparable assets
- The property is being offered in its "As-Is, Where-Is" condition

PROPERTY FEATURES

- ±80,128 SF total building size
- ±3,729 SF office
- +20,000 SF covered outside storage/loading area
- 10.58 acres
- ±20'-21' clear heights
- Block and metal construction
- 32 surface parking spaces
- 1 loading dock
- 6 - 16' x 20' drive-in doors
- Active Rail 260' of interior line - Norfolk Southern
- Site can potentially accommodate a 144,000 SF building



OFFERING BROCHURE



[Location Map](#)



[Email Us](#)

For additional information and property tours, please contact:

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