



# 2401 W. Emaus Avenue

## ALLENTOWN, PA

**FOR LEASE**

**2025 DELIVERY**

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# INFILL REDEVELOPMENT OPPORTUNITY



IMMEDIATE ACCESS TO I-78



ACCESSIBLE BY PUBLIC TRANSIT



NO TRIP COUNT RESTRICTIONS



STRONG LABOR POOL

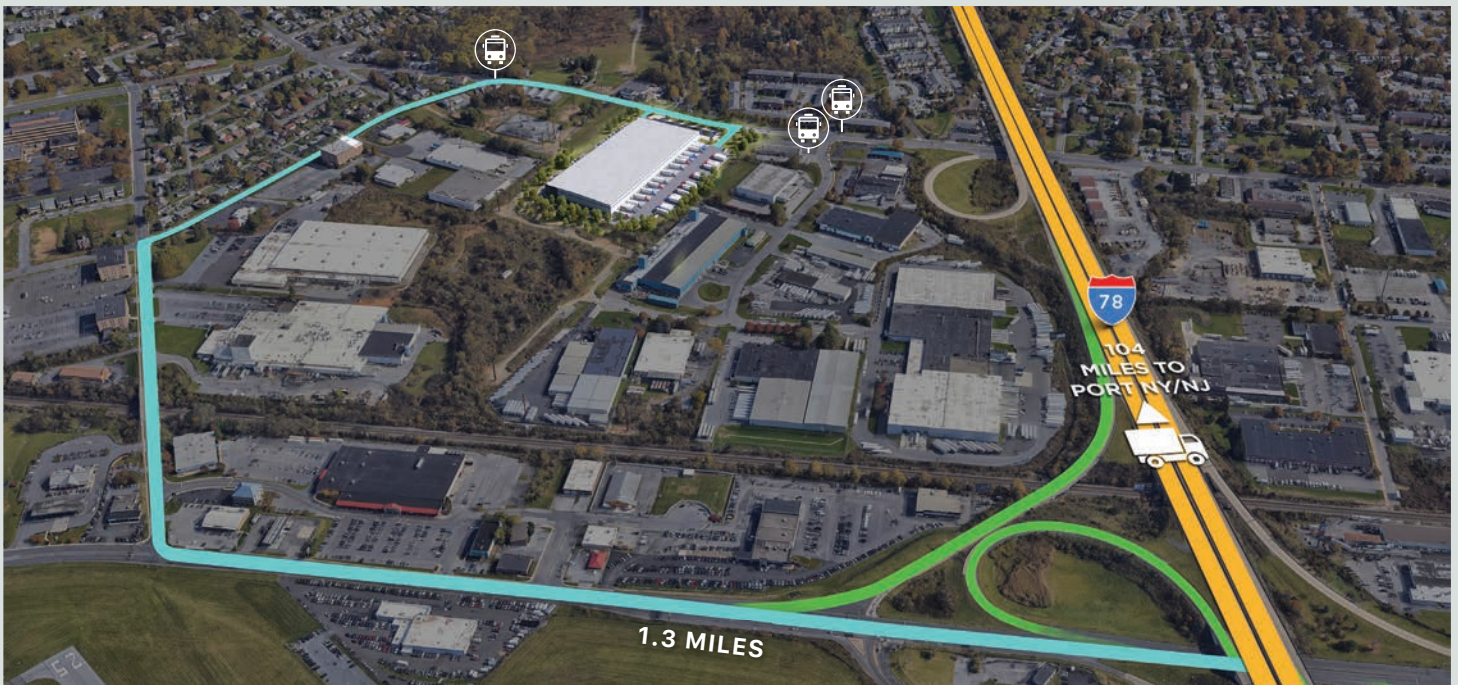
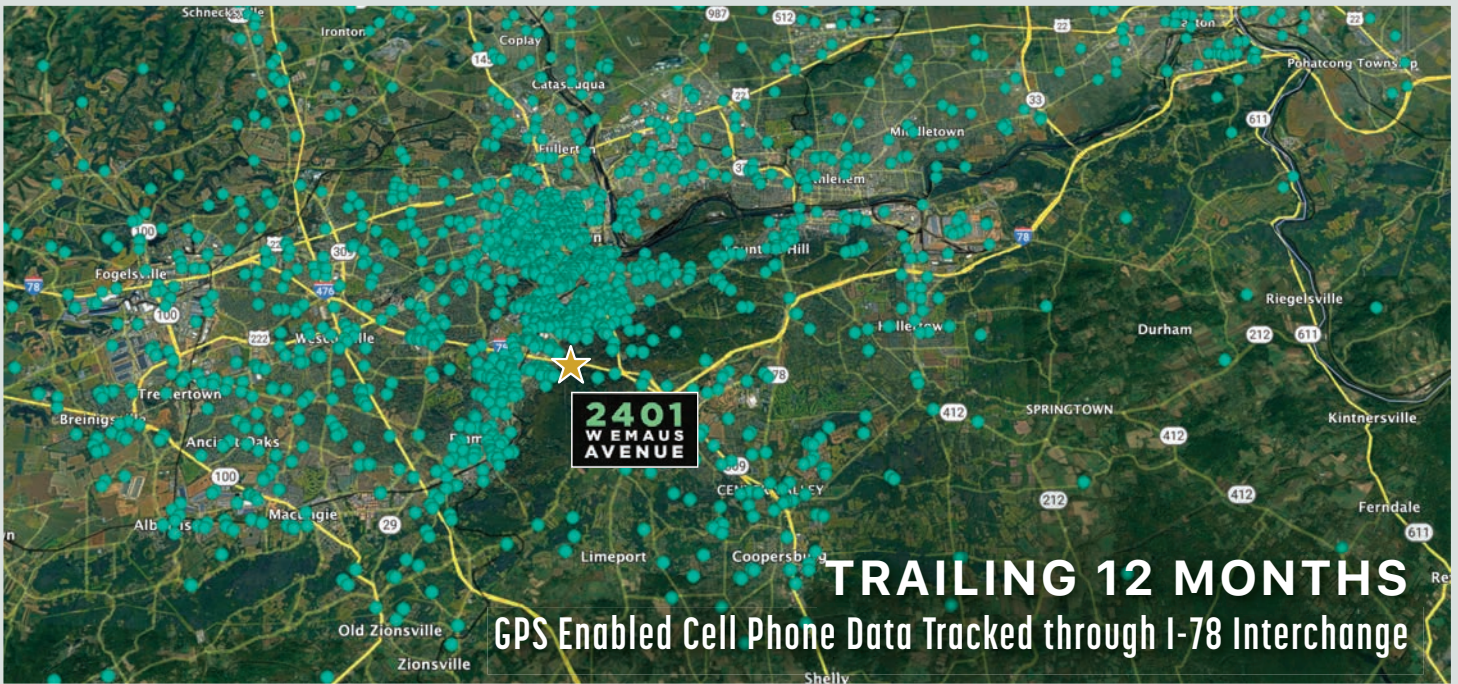


<b>Building Size</b>	224,000 SF
<b>Office Area</b>	Build to Suit
<b>Dimensions</b>	700' x 320'
<b>Bay Sizes</b>	<ul style="list-style-type: none"> <li>• Typical: 52' x 56'-6"</li> <li>• Loading Bay: 60' x 56'-6"</li> </ul>
<b>Car Parking</b>	129 Spaces
<b>Trailer Parking</b>	42 Spaces
<b>Loading Docks</b>	<p>Forty-Three (43) dock doors:</p> <ul style="list-style-type: none"> <li>• 9'-0" x 10'-0" insulated steel vertical lift overhead doors on 2" horizontal track with vision panels and Z-guard track protection</li> </ul> <p>Twenty-two (22) dock positions include:</p> <ul style="list-style-type: none"> <li>• 6' x 8' Mechanical Dock Levelers with 35,000 lb. capacity and 16" lip</li> <li>• Dock Seals</li> <li>• Dock Bumpers</li> </ul>
<b>Drive Ins</b>	Two (2) 16' x 14'
<b>Fire Protection</b>	ESFR
<b>Heating &amp; Ventilation</b>	<ul style="list-style-type: none"> <li>• Gas-fired Heaters</li> <li>• 55°F [+/- 2°F] Inside, 10°F Outside</li> <li>• Ventilation per Code</li> </ul>
<b>Lighting</b>	Interior and exterior LED fixtures
<b>Electrical Service</b>	2,000 AMP Service/480 V
<b>Floor Slab</b>	8" concrete floor slab
<b>Truck Court</b>	Overall depth of 185'-0" with 60'-0" deep concrete apron, 70' main drive and 55' for trailer storage



# LOCATION

CBRE evaluated the past 12 months of cell phone activity that passed through Exit 57 of I-78 to show the majority of visited locations coming to and from the site. Data is anonymous and is extracted from all cell phones that have locations services enabled. This data is an accurate visual depiction of both labor access and consumer outbound reach within the Lehigh Valley.



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