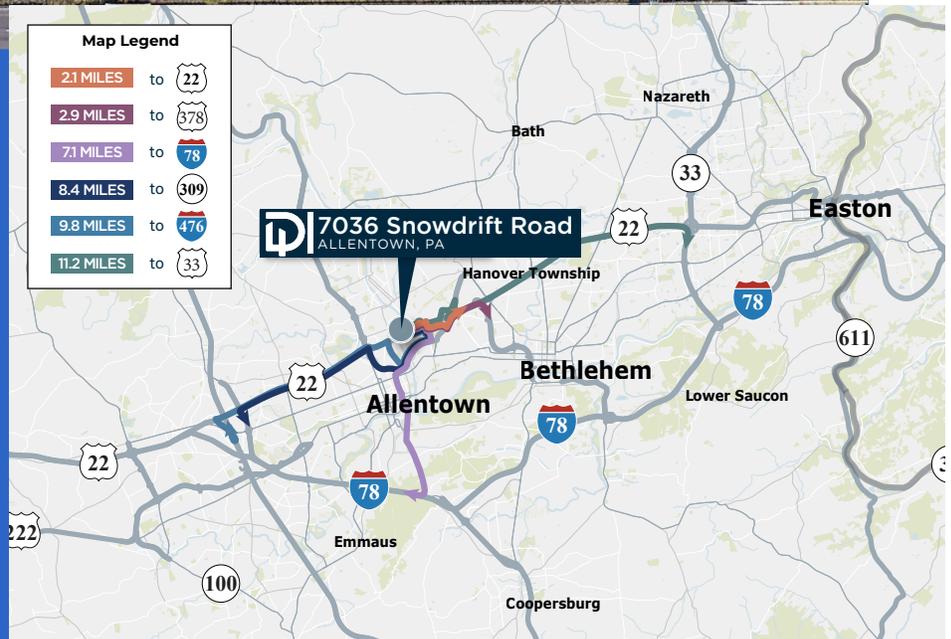
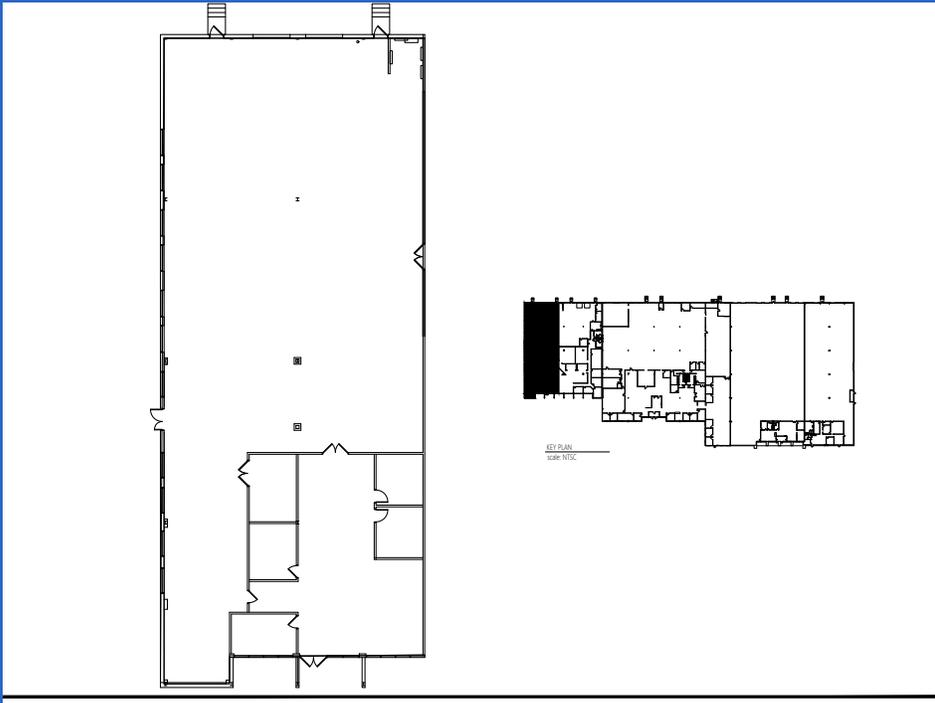




7036 Snowdrift Road is located on the west side of the Lehigh Valley off of PA Route 22, and offers easy access to I-78, PA 33, 309 and the PA Turnpike (I-476). Its strategic location is within a day's drive to nearly 40% of the U.S. population. This one-story, multi-tenant masonry building offers one space. Suite 110 is a total of 8,707 SF with 2 dock doors and 2,500 SF of office space.





SUITE 110 FEATURES

TOTAL AVAILABLE SF	8,707
DOCK DOORS	2
OFFICE SPACE SF	2,500
OFFICE SPACE NOTES	Fully Conditioned Warehouse Space.

BUILDING FEATURES

TOTAL BUILDING SF	97,420 SF
ZONING	LI - Light Industrial
SITE AREA	8.47 Acres
CONSTRUCTION YEAR	1984
CLEAR HEIGHT	17-18'
DRIVE-IN DOORS	1
DOCK DOORS	16
COLUMNS	38' X 36'
CAR PARKING	165 parking + 7 ADA
CONSTRUCTION	Concrete slab steel framing, with steel columns, beams, and joists & the building envelope consists of CMU masonry walls
ROOF TYPE	EPDM
FIRE PROTECTION	Building is fully sprinklered & 24/7 fire monitoring
HVAC	Various sized RTU throughout building
POWER	1200 Amp 480 Volt 3 phase



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7036 SNOWDRIFT ROAD, SUITE 110
 ALLENTOWN, PA

