



WOODMONT
Industrial Partners

CBRE

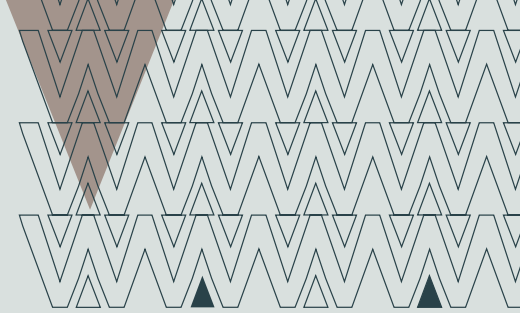
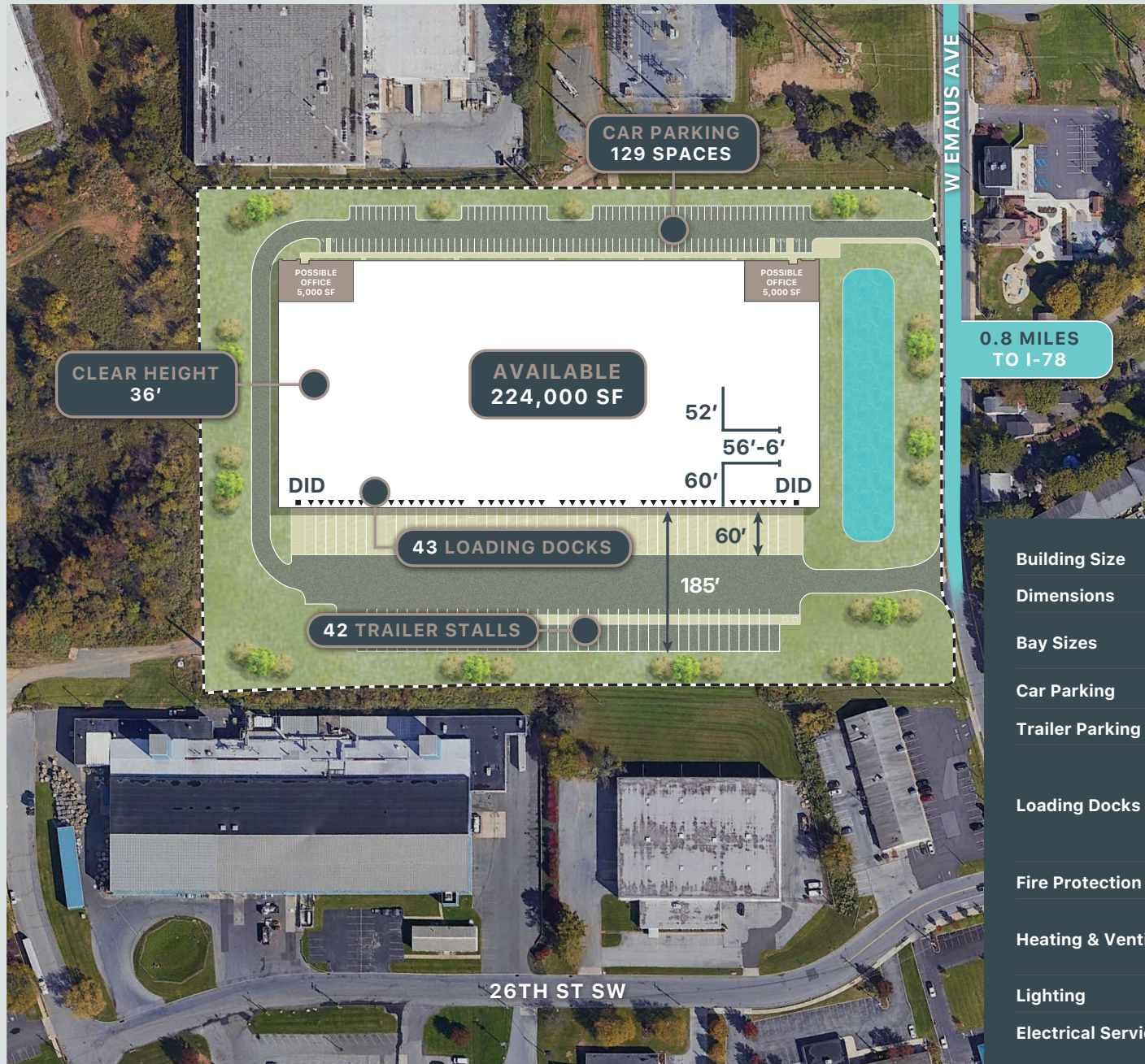


2401 W. Emaus Avenue
ALLENTOWN, PA

FOR LEASE

READY FOR OCCUPANCY 2024

INFILL REDEVELOPMENT OPPORTUNITY



IMMEDIATE
ACCESS TO I-78



ACCESSIBLE
BY PUBLIC TRANSIT



THRIVING
INDUSTRIAL MARKET



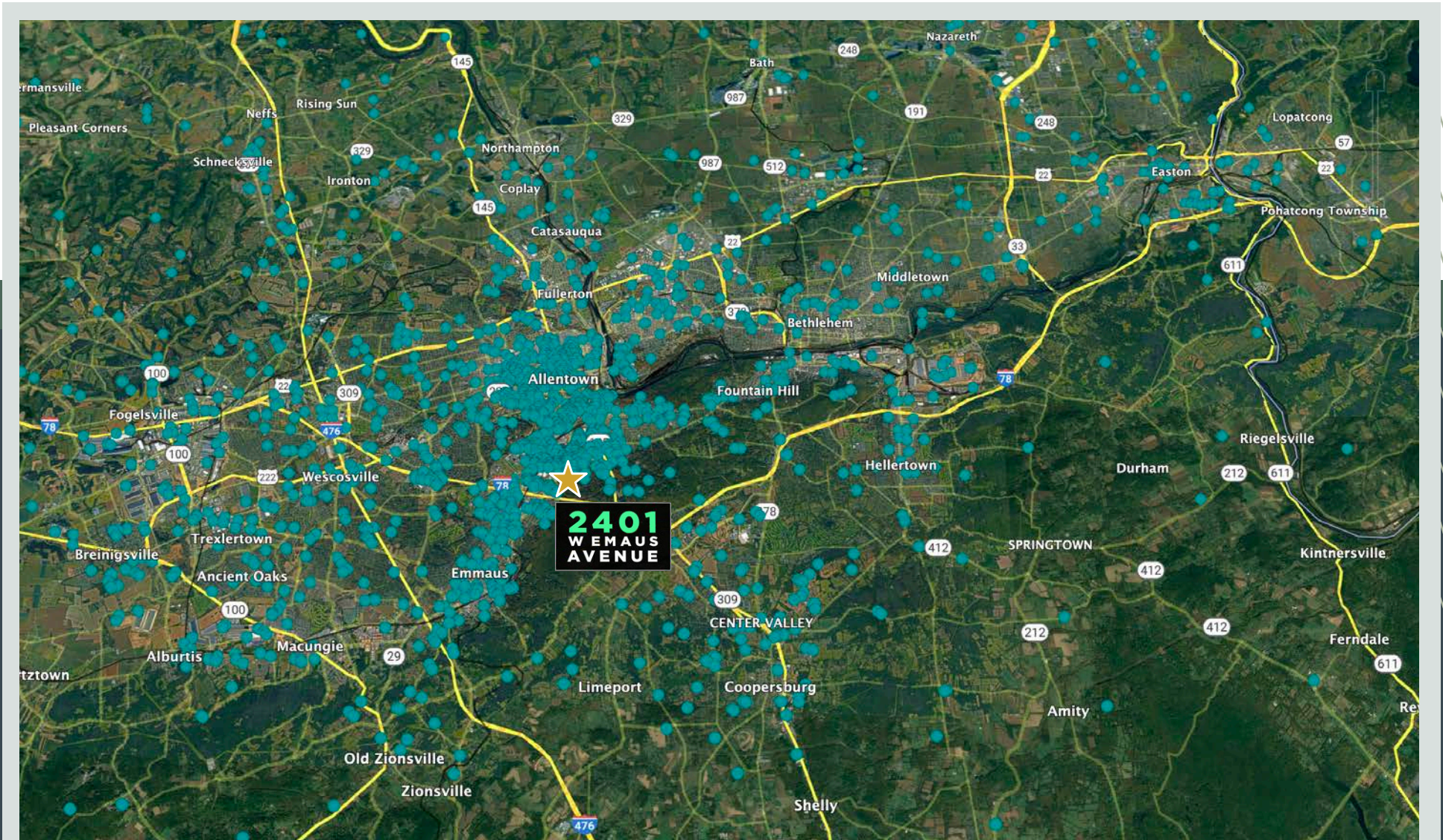
STRONG
LABOR POOL

Building Size	224,000 SF
Dimensions	320' x 700'
Bay Sizes	<ul style="list-style-type: none">• Typical: 52' x 56'-6"• Loading Bay: 60' x 56'-6"
Car Parking	129 Spaces
Trailer Parking	42 Spaces
Loading Docks	<ul style="list-style-type: none">43 Docks• 9' x 10' Overhead Doors• 6' x 8' Mechanical Dock Levelers, 35,000 lb• Dock Seals• Dock Bumpers
Fire Protection	ESFR
Heating & Ventilation	<ul style="list-style-type: none">• Gas-fired Heaters• 55°F [+/- 2°F] Inside, 10°F Outside• Ventilation per Code
Lighting	Interior and exterior LED fixtures
Electrical Service	2,000 AMP Service/480 V

ORIGINS & DESTINATIONS

TRAILING 12 MONTHS

GPS Enabled Cell Phone Data Tracked through I-78 Interchange



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.

LOCATION

Contact Us

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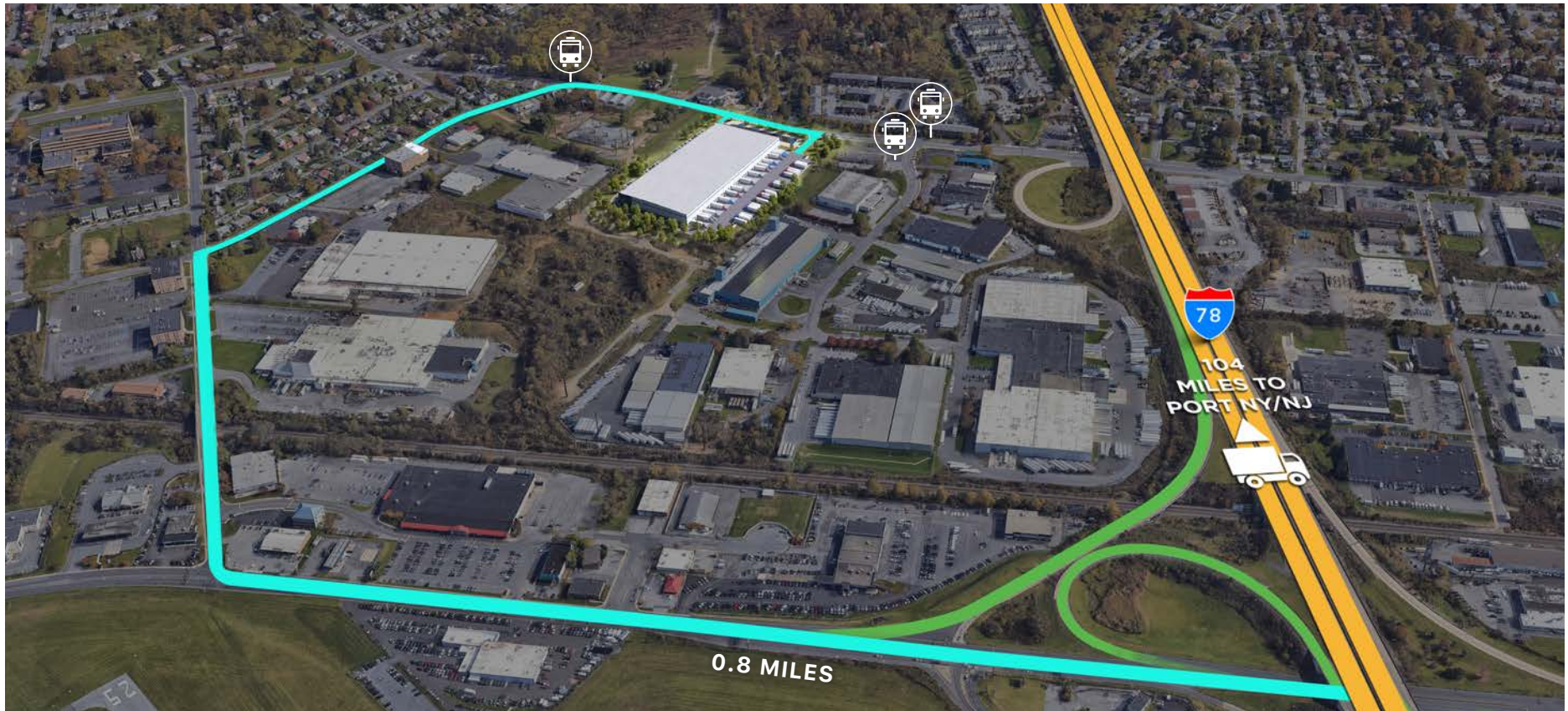
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