

AVAILABLE FOR SUBLEASE AT A BELOW MARKET RATE

Interchange @ 309 | 1460 Eck Road, Allentown, PA 18104

Up to 72,857 SF Available on a 2-5 Year Term



Call 312-212-0933 Now for More Information



CAMERON WHEELER

Director of Midwest Operations

D: 312-229-0453

E: Cam@Nationwide-RE.com



JIM SIEGEL, SIOR

President & CEO

D: 312-212-0930

E: Jim@Nationwide-RE.com



PERRY RUDA, SIOR

Senior Advisor, Founder & Chairman, Emeritus

D: 312-212-0239

E: Perry@Nationwide-RE.com

AVAILABLE FOR SUBLEASE AT A BELOW MARKET RATE

Interchange @ 309 | 1460 Eck Road, Allentown, PA 18104

Up to 72,857 SF Available on a 2-5 Year Term

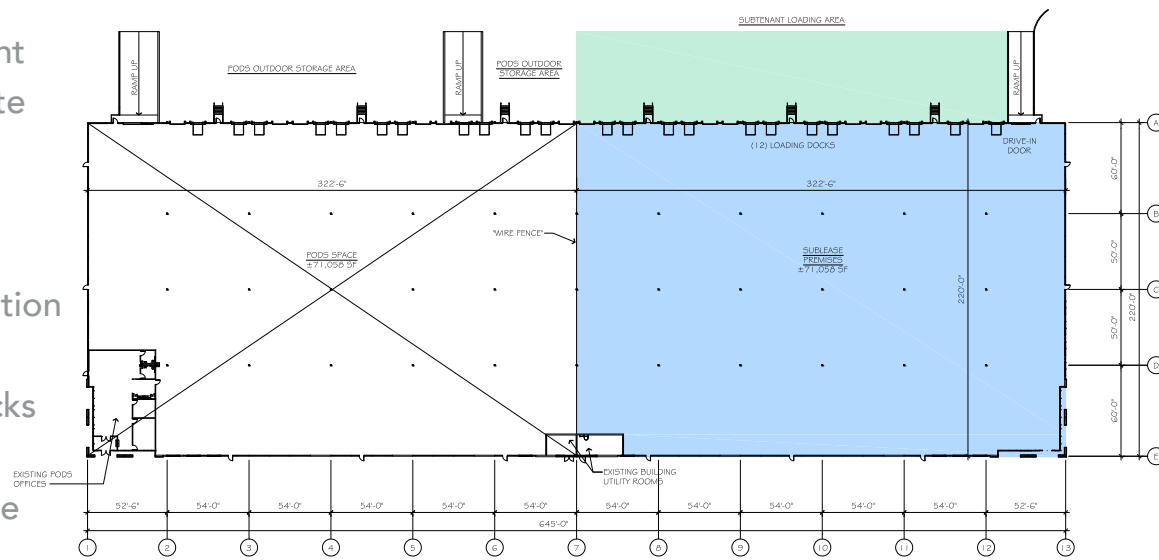


BUILDING SPECIFICATIONS

- Recently reduced asking rate
- Move-in ready
- Immediately available
- Pre-approved for outdoor storage up to 24' in height
- Asking rate of \$8.35 PSF NNN
- Operating Expenses (TICAM) of \$1.71 PSF
- Up to 72,857 SF available
- Built June 2021
- Concrete tilt-wall construction

OVERSIZED 20' x 20' DRIVE-IN DOORS

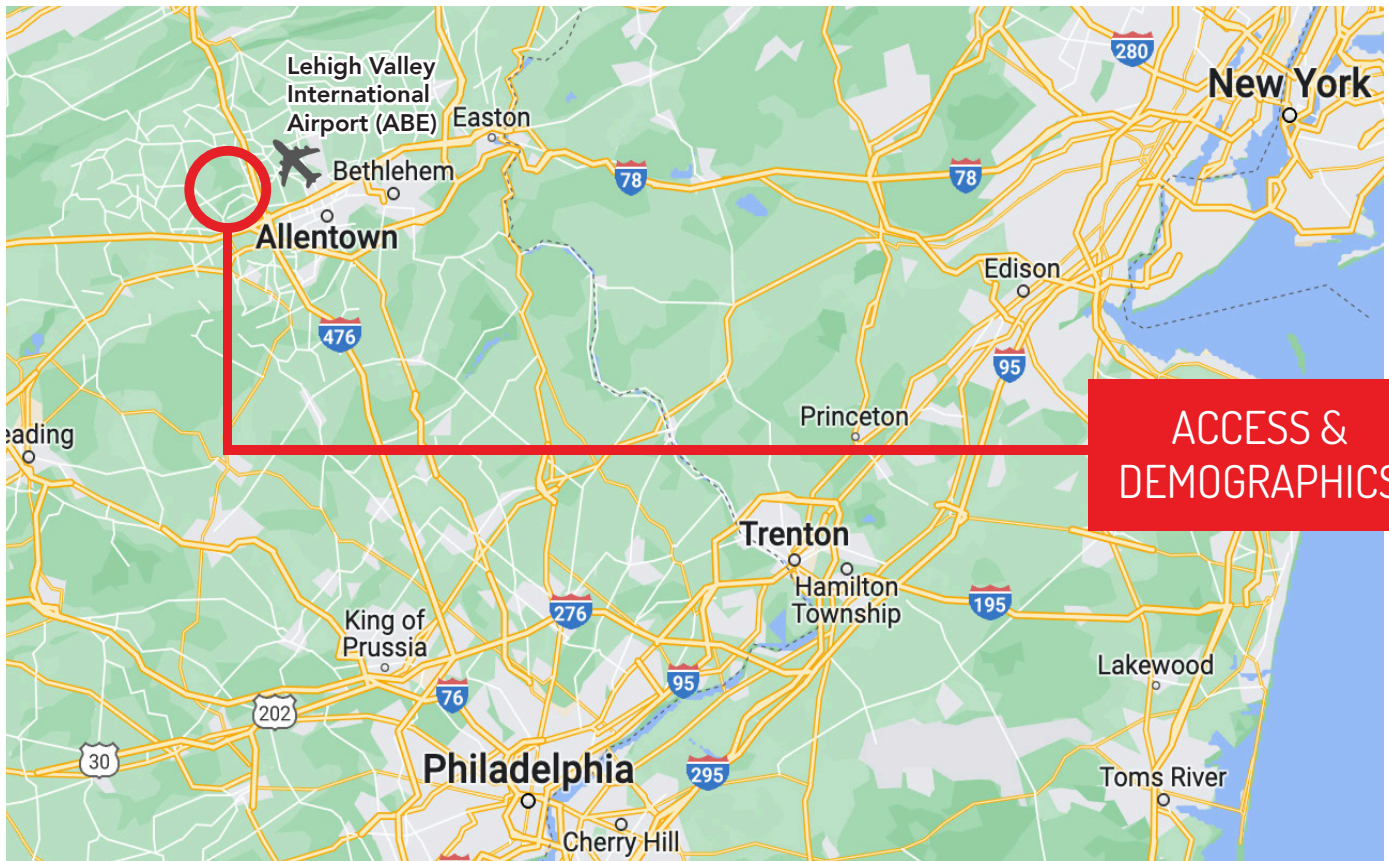
- 32' clear ceiling height
- 6" reinforced concrete flooring
- Advanced ESFR Fire Suppression System
- LED lighting with motion sensors throughout
- Up to 10 loading docks with levelers
- Simple Form Sublease Agreement



AVAILABLE FOR SUBLEASE AT A BELOW MARKET RATE

Interchange @ 309 | 1460 Eck Road, Allentown, PA 18104

Up to 72,857 SF Available on a 2-5 Year Term



- Immediate Access to I-476 and I-78 Interchange
- 8.3 miles (15 minutes) to Allentown, PA metro
- 10.5 miles (15 minutes) to Lehigh Valley International Airport (ABE)
- Please add to map
- 93.7 miles (1 hour, 45 minutes) to New York City metro
- 58.7 miles (1 hour, 5 minutes) to Philadelphia metro
- Population of 384,721 within a 10 mile radius