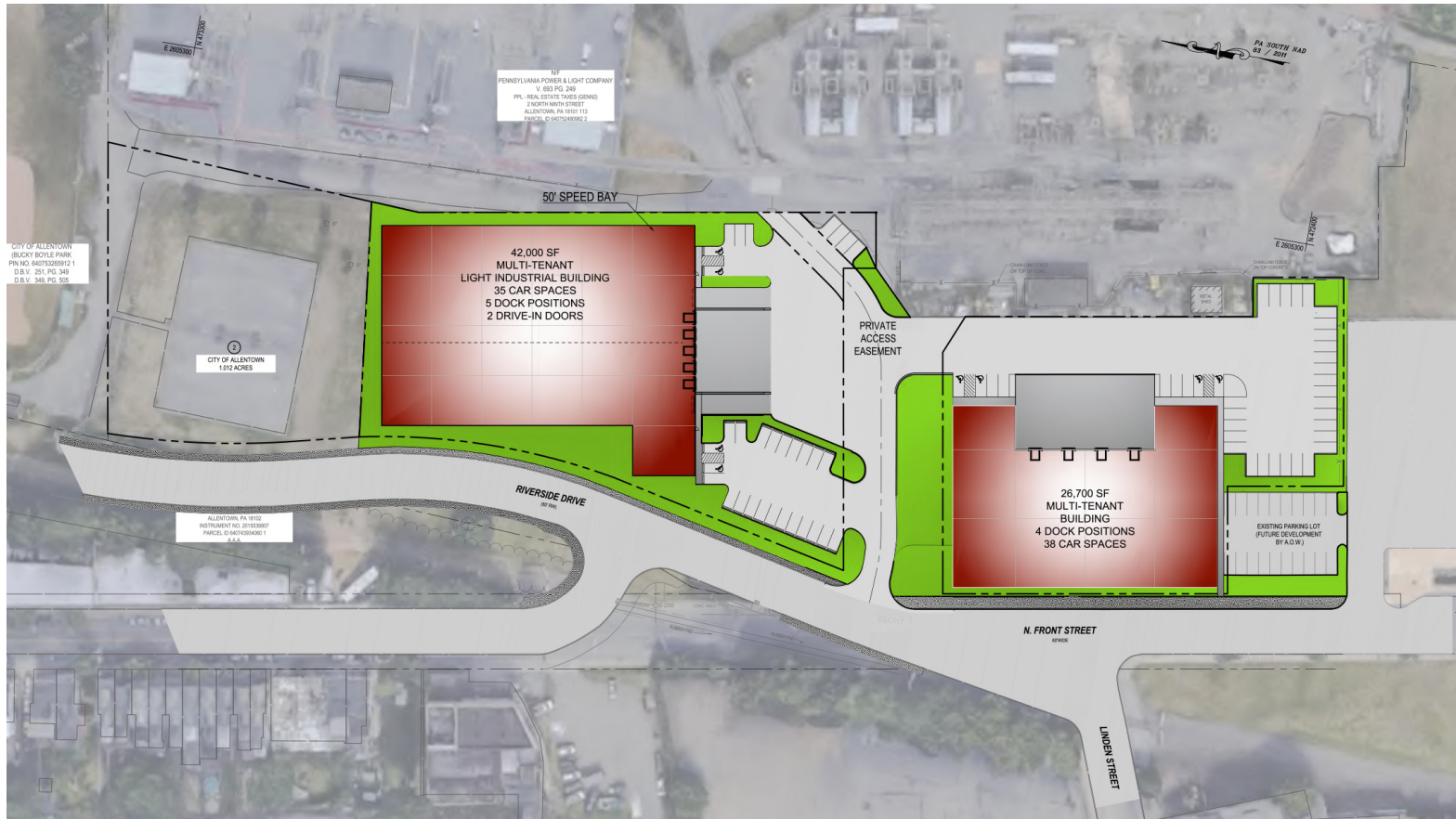


LEHIGH LANDING ONE & TWO

115-221 RIVERSIDE DRIVE • ALLENTOWN, PA



Building One

- 42,000 SF
- 35 Car Spaces
- 5 Docks
- 2 Drive-In Doors
- Speed Bay

Building Two

- 27,500 SF
- 45 Car Spaces

Schedule

On track to have permitted drawings by the end of the year.

Facilities could be operational by year end 2023.

Douglas D. Kelly, CCIM
(610) 332-7320, EXT 1

dkelly@emeraldrealtygroup.com

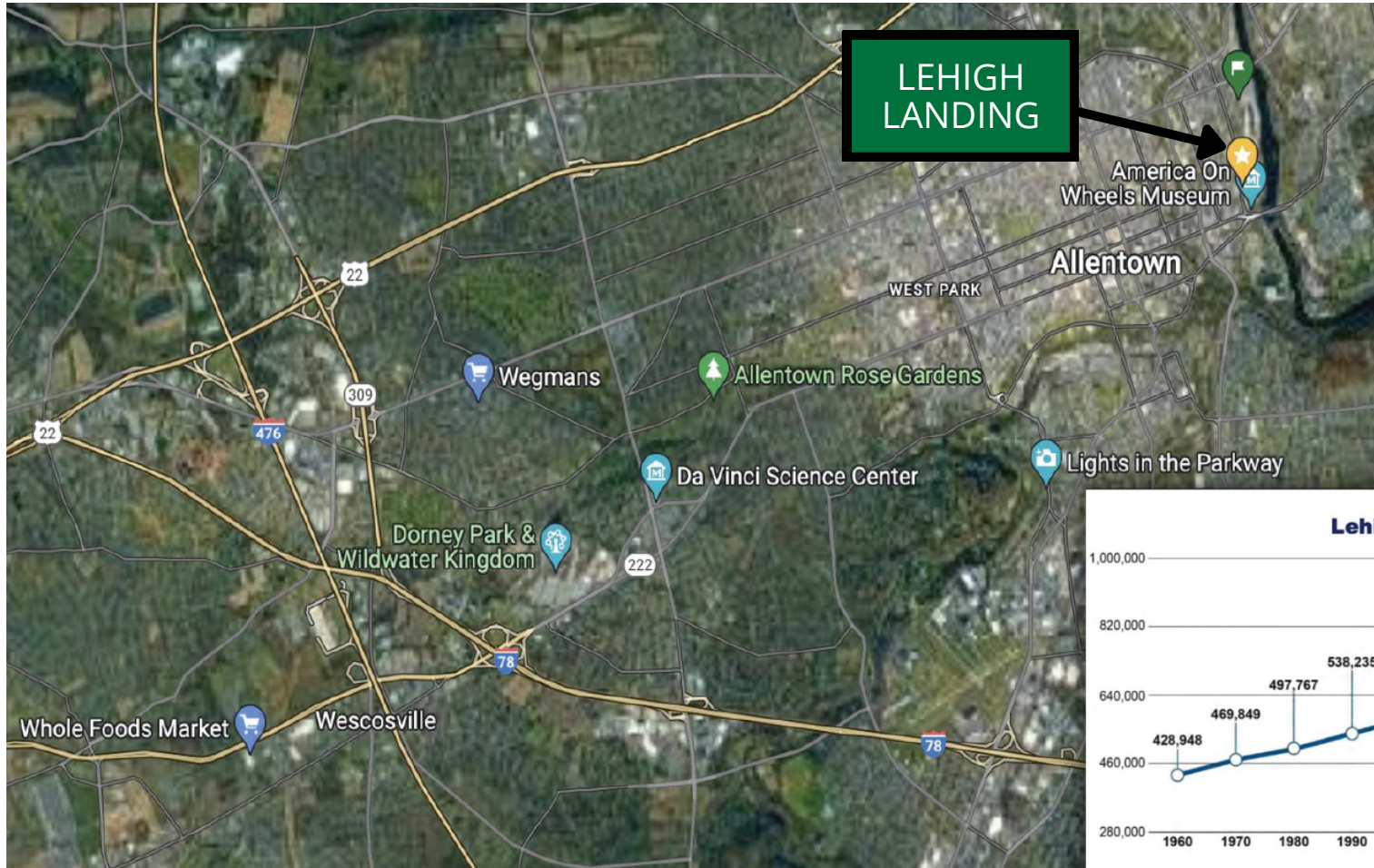
- Lehigh Landing consists of two 32' clear height concrete tilt-up shell and interior steel framed buildings with metal deck/steel bar joist roofs and shallow spread footings.
- The buildings are being designed as warm shells for future warehouse, fabrication and office uses.



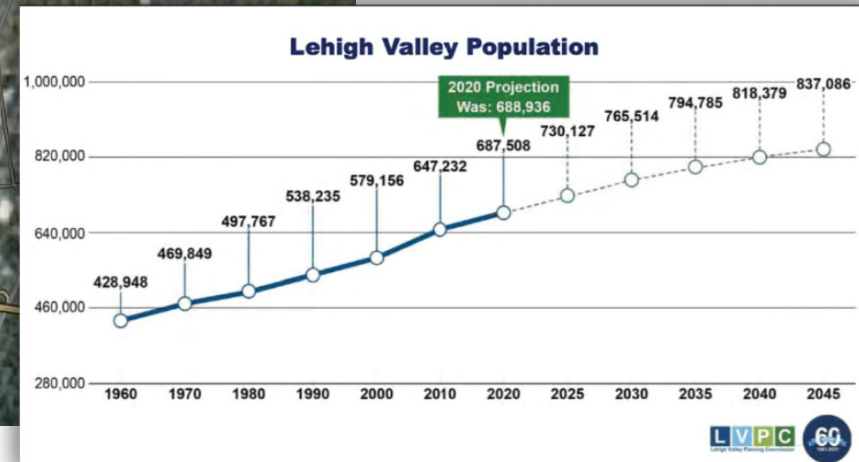
COMMERCIAL BROKERAGE SERVICES

LEHIGH LANDING ONE & TWO

115-221 RIVERSIDE DRIVE • ALLENTOWN, PA



- Good connectivity with easy access to I-78 and Route 22.
- Proximity to RJ Corman Railroad for transloading and rail distribution.
- Riverside Drive location provides enhanced movement through a critical freight corridor and proximity to the local workforce in Allentown.



- New construction of this size is rare and only possible due to its location in the City of Allentown's Neighborhood Improvement Zone (NIZ).
- The NIZ also allows for competitive lease rates and tenant improvement allowances for qualified businesses.

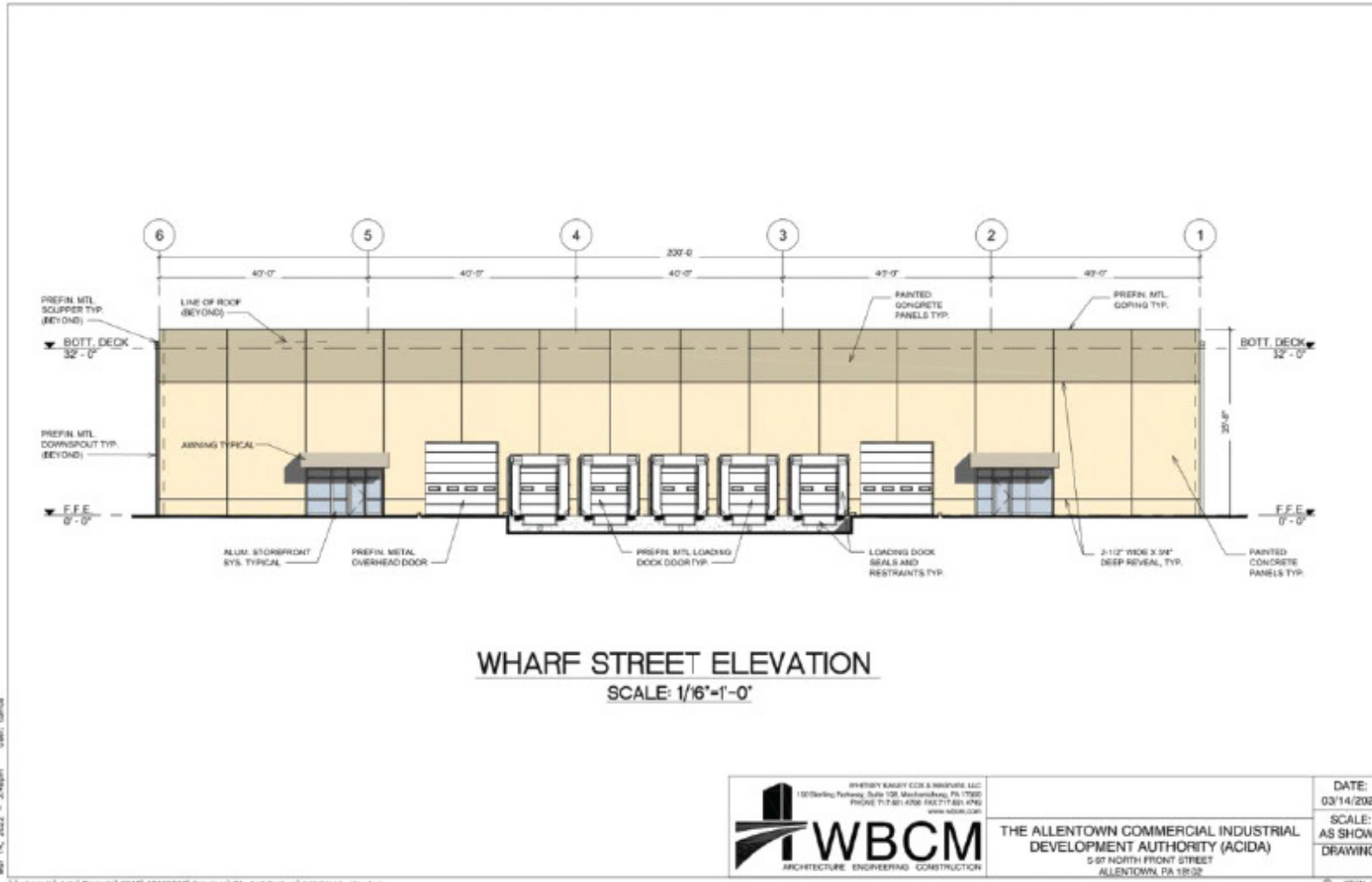
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COMMERCIAL BROKERAGE SERVICES

LEHIGH LANDING ONE & TWO

115-221 RIVERSIDE DRIVE • ALLENTOWN, PA



Building One

- 42,000 SF
- 35 Car Spaces
- 5 Docks
- 2 Drive-In Doors
- 50' Speed Bay

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COMMERCIAL BROKERAGE SERVICES