

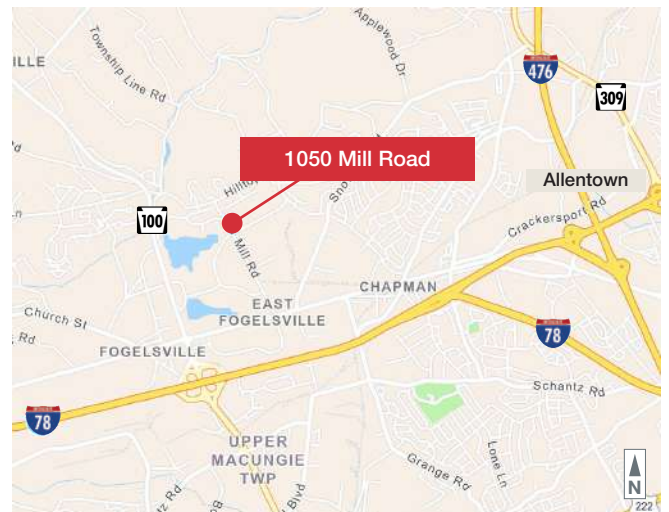


## 1050 Mill Road

Allentown, Lehigh County, PA

### Property Features

- Opportunity for up to 70,000 SF industrial build-to-suit or potential for truck parking and outdoor storage
- Proposed 32' clear height
- New construction in professional business park
- Developer and Builder: J.G. Petrucci Company, Inc.
- Light industrial zoning
- Approved uses include manufacturing, construction, packaging, outside storage, wholesale, repair service, printing, industrial equipment sales, trade school, research & development, and pharmaceuticals
- Public water and sewer
- Conveniently located right off Route 100 and minutes to Routes 22, 222, and I-78
- **Lease Rate: Call for details**



For more information:

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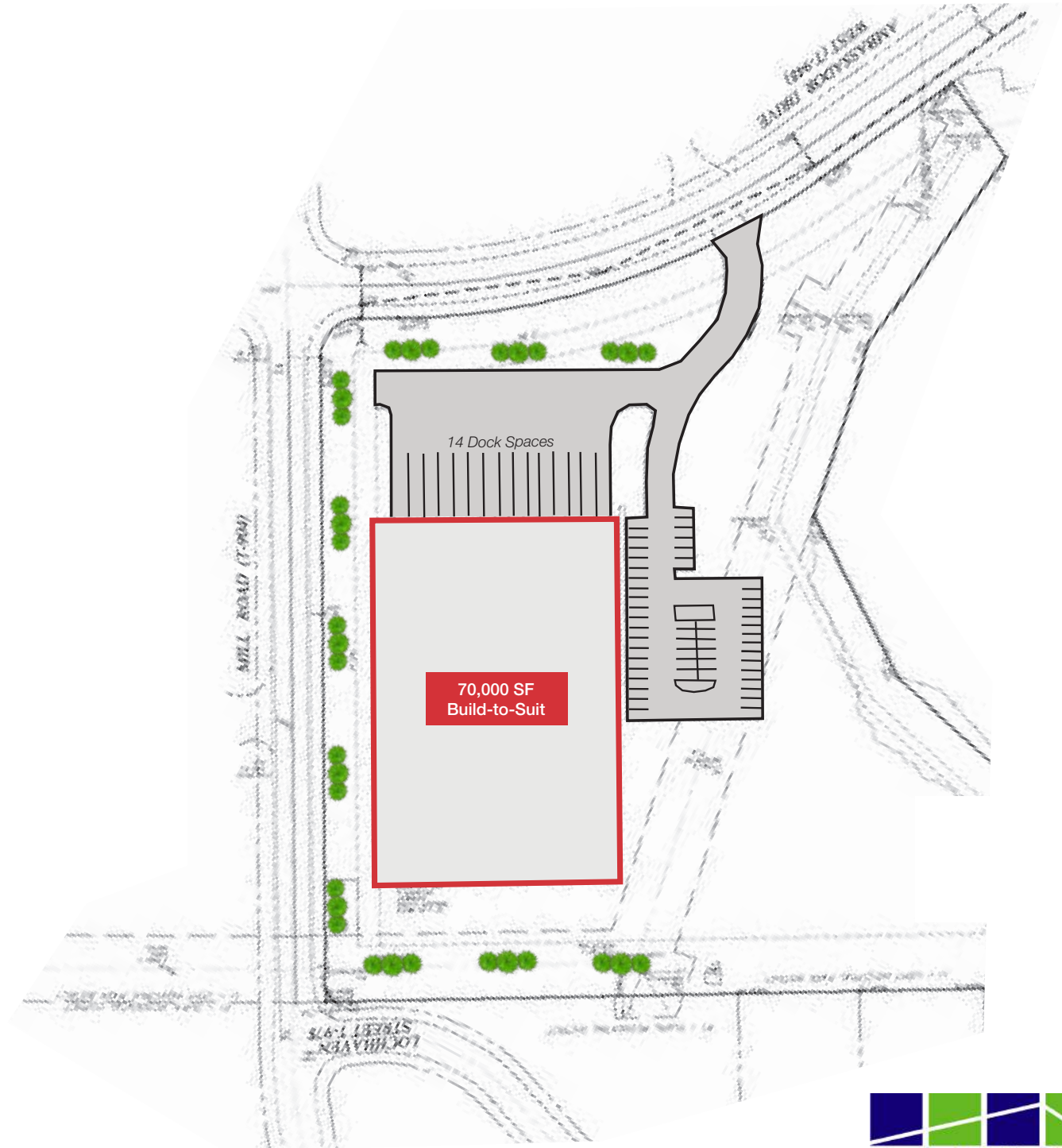
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Build-to-Suit Site Plan



Proposed Truck Parking Site Plan



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# 1050 MILL ROAD ALLENTOWN, PA

## Regional Map



# 1050 MILL ROAD ALLENTOWN, PA



## Area Overview

Located in industrial area convenient to Route 78, 22, only three miles to PA Turnpike I-476

Large number of logistics, warehousing, industrial, manufacturing, and corporate neighbors

Area amenities include retail, restaurants, day-care, hotels, healthcare providers, grocery & pharmacies

## AREA DEMOGRAPHICS

Key Facts	1 Mile	3 Miles	5 Miles
Population	1,424	20,778	69,581
Median Age	45.6	42.4	44.2
Average HH Income	\$181,659	\$150,300	\$138,476
Total Businesses	344	1,204	3,017
Total Employees	5,352	17,944	45,565

## TRAFFIC COUNTS

Street	Distance	Cross-Street	Year	Count
Route 100	0.58	Haasadahl Rd	2017	14,535
Tilghman St	0.69	Windsor Dr	2019	15,137
Route 100	0.74	Wertman Rd	2018	15,096