

# LEHIGH VALLEY

Airport Commercial Park

7345 Airport Road, Bath PA

**452,400 sf**  
**AVAILABLE**  
FOR LEASE



**UNDER CONSTRUCTION | 4Q 2022 DELIVERY**  
[www.LVairportcommercialpark.com](http://www.LVairportcommercialpark.com)

OWNERSHIP GROUP



LISTING AGENT



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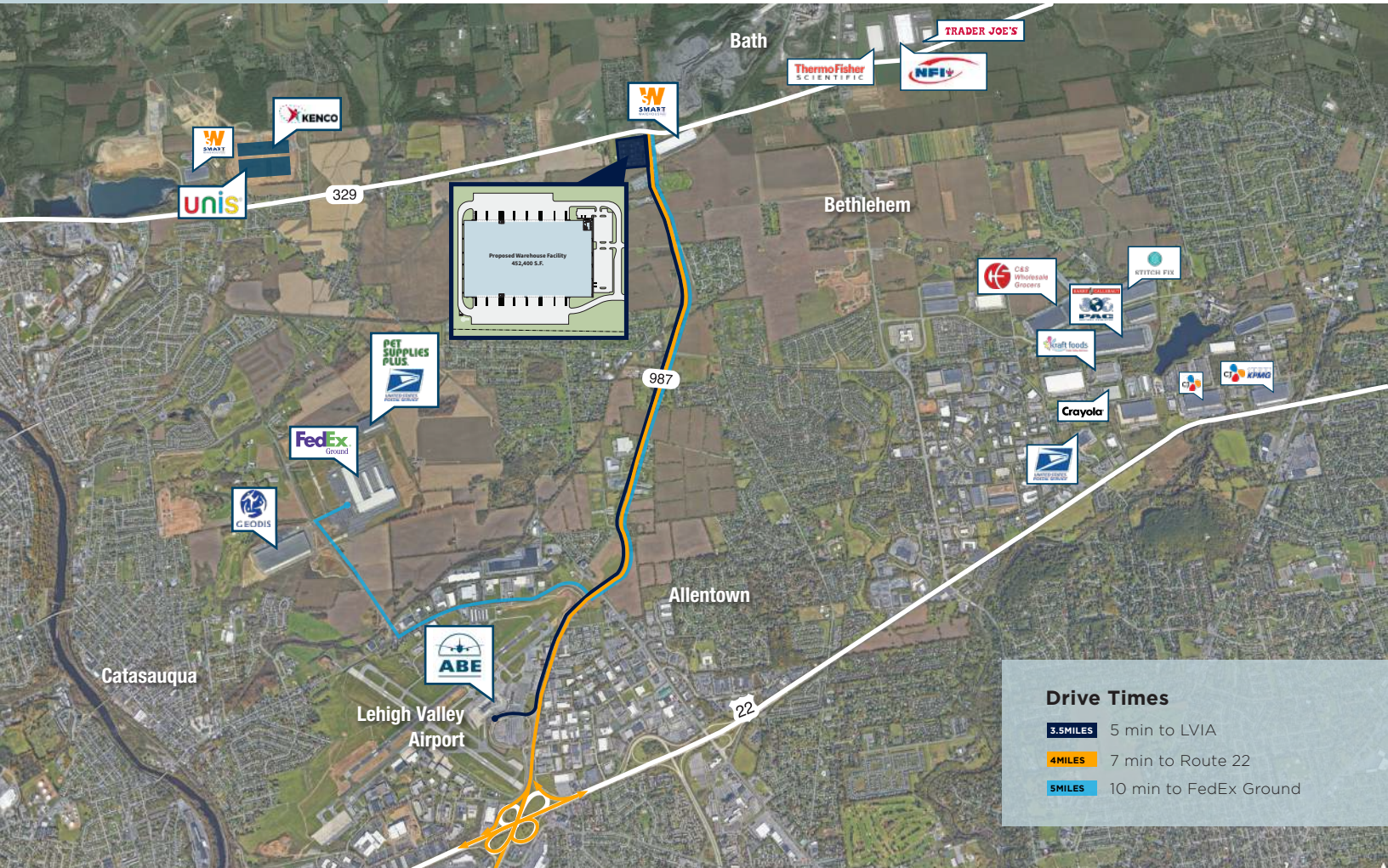
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# PROJECT OVERVIEW

# LEHIGH VALLEY

## Airport Commerical Park



- Located in the heart of Lehigh Valley, Pennsylvania
- Within a 5 minute drive to both the largest FedEx Ground Hub in the US and the Lehigh Valley International Airport
- Close proximity to Route 22, I-78, and I-476 providing immediate east-west and north-south interstate access
- Within a 90-minute drive to NYC and the Ports of New Jersey
- 692,092 population and 363,614 workforce population within a 30-minute drive time

# 452,400 SF AVAILABLE

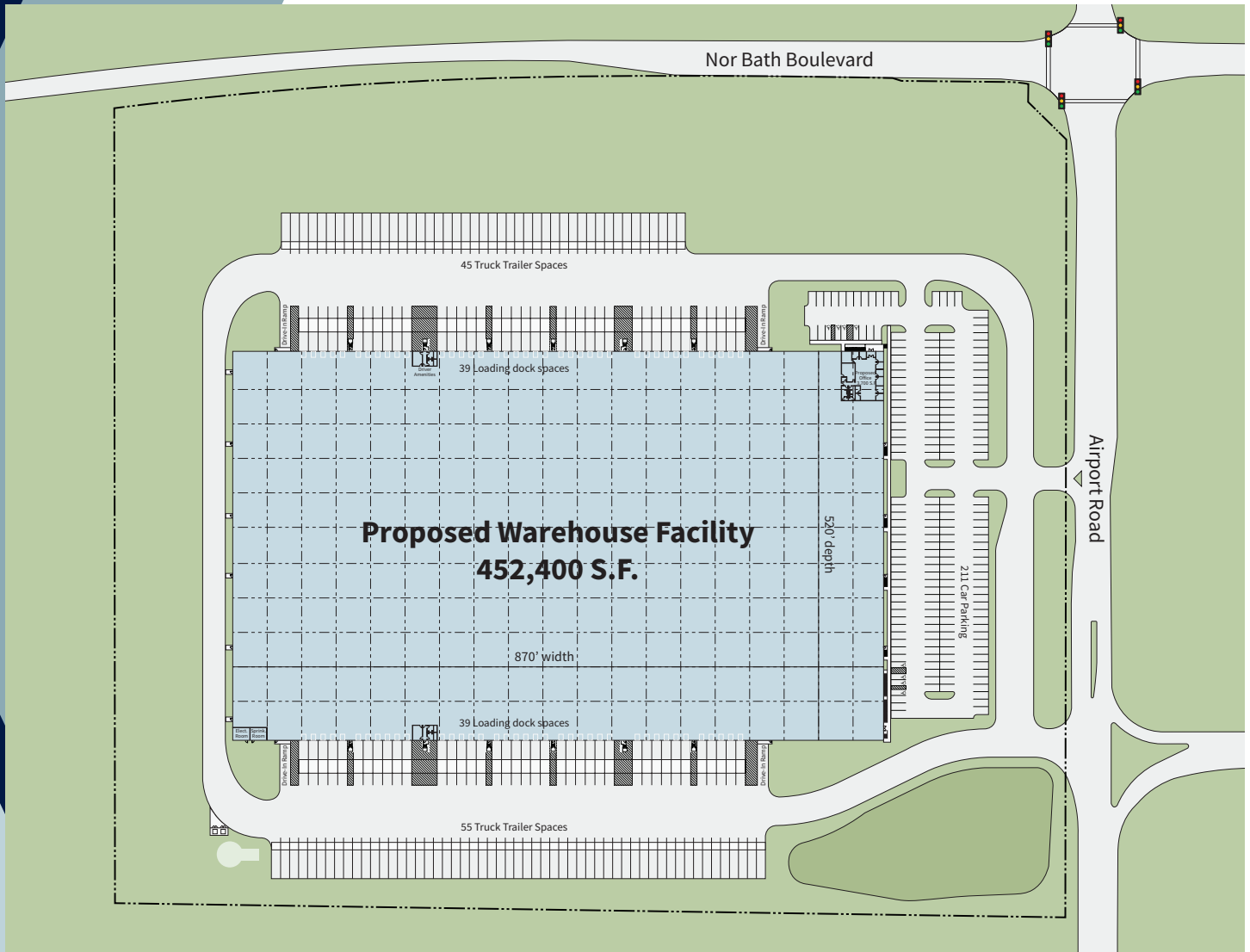
36' clear height

78 dock doors

211 car parking spaces

100 dedicated trailer stalls

# BUILDING SPECIFICATIONS



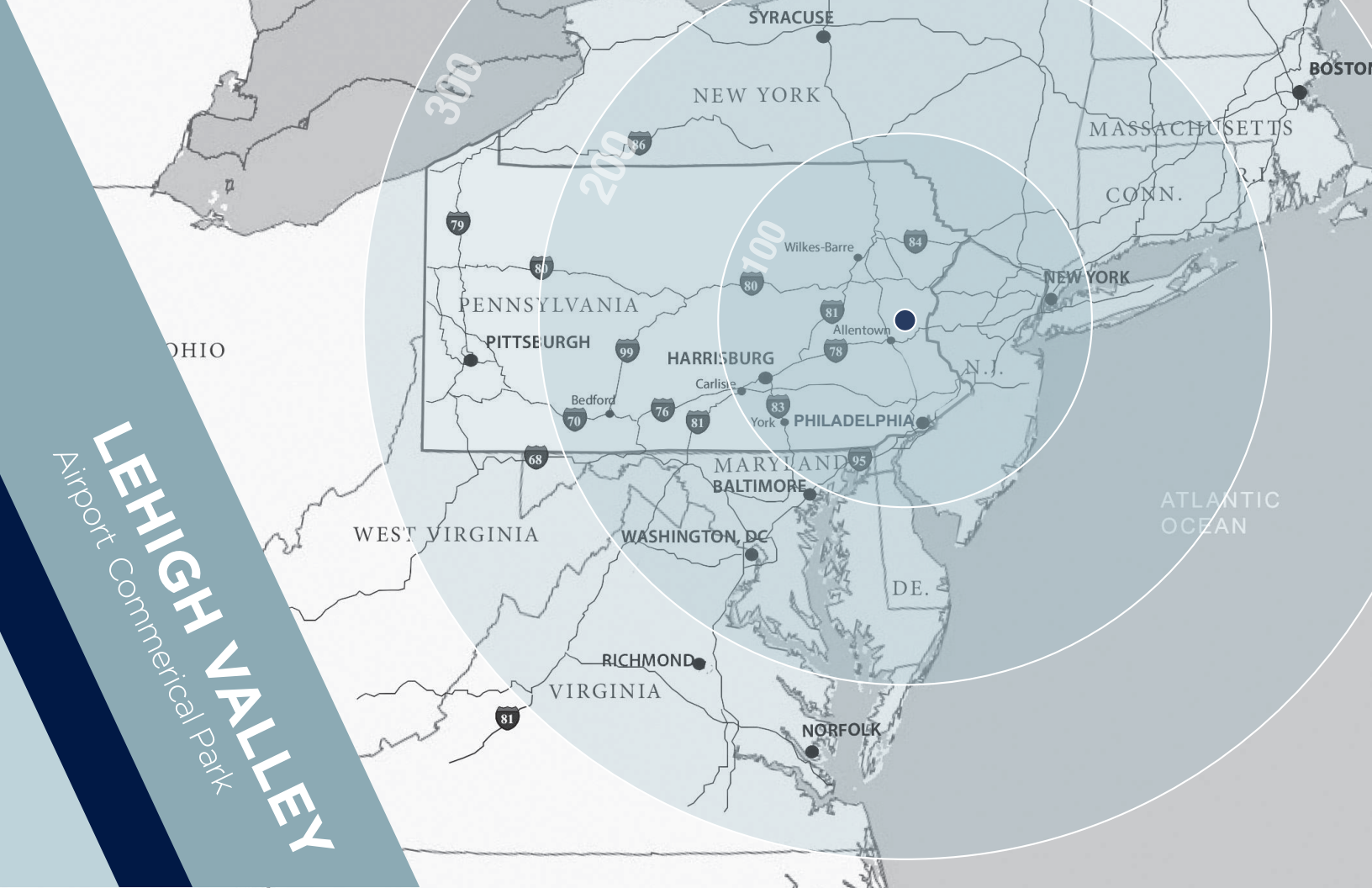
LEHIGH VALLEY AIRPORT COMMERCIAL PARK, BATH, PA

Land Area	32.20 Acres	Car Parking	211 spaces
Building Area	452,400 SF	Trailer Parking	100 dedicated stalls
Main Office & Restrooms	±4,200 SF of main office + trucker's lounge with restroom	Truck Court	130' Truck court depth with 60' reinforced concrete apron
Construction	Exterior Walls: Pre-cast structural load bearing concrete wall panels Structure: Conventional structural steel framing system	Clear Height	36' clear, Inside first column line
Dimensions	870' width x 520' depth	Column Spacing	50' depth x 54' width typical with 60' deep speed bay
Roof	White TPO Single ply (60 mil) fully adhered roofing system	Lighting	LED high bay fixture lighting with occupancy sensors
Floor	6" reinforced (Ductilcrete) slab	Sprinkler System	ESFR system
Loading Configuration	Cross-dock	Power	4,000-amp, 480/277-volt, 3-phase, 4-wire system
Dock Doors	Seventy eight (78) 9' x 10' manually operated dock doors each equipped with 45,000 lb. mechanical levelers, seals and bumpers	HVAC	Rooftop mounted Cambridge hot air rotation units
Drive-in Doors	Four (4) 12' x 14' motor operated drive-in doors		<b>LEED Certified Core + Shell</b>



# LEHIGH VALLEY

Airport Commerical Park



Established in 1987, J.G. Petrucci Co., Inc. is a privately-held, full service owner and developer of industrial, warehouse, and other commercial properties throughout the Northeastern United States. With offices in New Jersey and Pennsylvania, J.G. Petrucci Co. has become the region's most prolific and well respected development and design-build organization. Having delivered over 600+ design-build projects and more than six million square feet of manufacturing, distribution, industrial and commercial space for a highly diverse corporate clientele, J.G. Petrucci Co. has become widely known for its assurance of total client satisfaction, as well as for taking full, single-point accountability on each and every project.

At present, J.G. Petrucci Co. owns and manages a portfolio of approximately 4.5 million square feet of space and several hundred acres of land in three states. A particular focus for J.G. Petrucci Co. has been industrial and commercial design-build construction and turnkey development projects for global, regional and local occupiers. Many of these projects have involved the remediation of brownfields and other environmentally contaminated sites, as well as the adaptive reuse of obsolete and blighted industrial facilities. Coupled with expertise in green building, including LEED-certified construction, J.G. Petrucci Co. has assumed a leadership position in responsible development within the Northeast Region.

J.G. Petrucci Co. is currently developing, or in the planning stages of developing, a broad range of projects, including industrial buildings, warehouse and distribution centers, R&D and data management/call centers, and healthcare facilities. Some notable clients include FedEx, REEB Millwork, TEVA Pharmaceuticals, Cigars International, Curtiss-Wright, Alpla Group and more.

For leasing inquiries, please contact:



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	Distance (mi)	Drive Time (hrs)
<b>DISTANCES TO CITIES</b>		
Philadelphia, PA	68	1 hr. 15 min.
New York, NY	85	1 hr. 40 min.
Baltimore, MD	155	2 hr. 35 min.
Washington, DC	190	3 hr. 20 min.
Boston, MA	300	5 hr. 10 min.
<b>DISTANCES TO INTERMODAL</b>		
Norfolk Southern Bethlehem	24	10 min.
Norfolk Southern Rutherford	90	1 hr. 30 min.
Norfolk Southern Lucknow	80	1 hr. 30 min.
<b>DISTANCES TO PORTS</b>		
Ports of NY/NJ	80	1 hr. 20 min.
Port of Philadelphia	73	1 hr. 20 min.
Port of Baltimore	158	2 hr. 35 min.
<b>DISTANCES TO PARCEL</b>		
FedEx Ground Hub	5	10 min.
UPS Easton	9	18 min.
FedEx SmartPost Breinigsville	28	30 min.

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