

For Lease

200 Cascade Drive, Allentown, PA

125,800 SF Across 3 Units
Warehouse/Distribution Facility



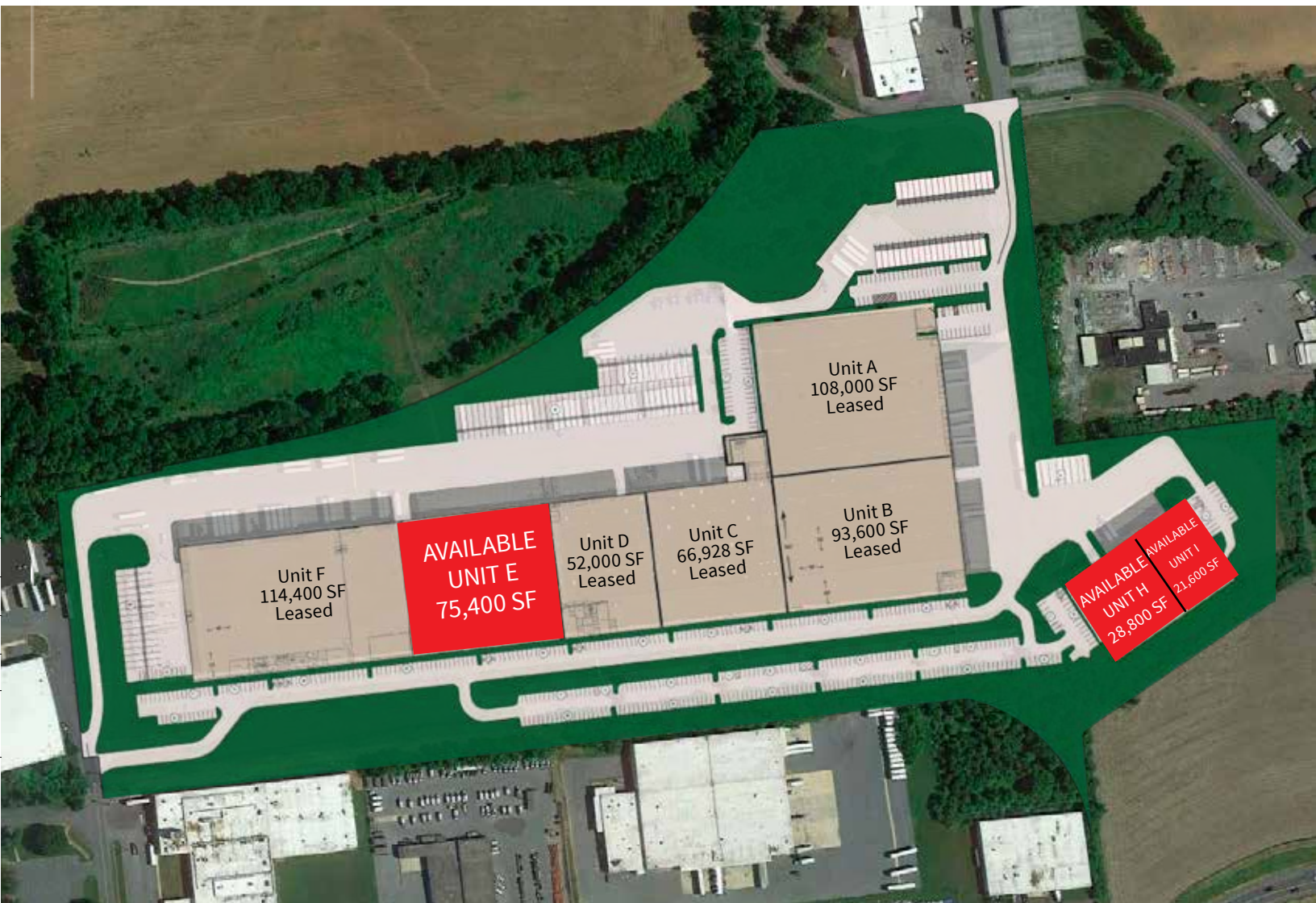
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Building Specifications

Year Built	1971; renovated 2001 & 2005
Site Area	48.2 acres
Total Building SF	510,328 SF + 50,400 SF
Car Parking	435 spaces
Construction	Concrete tilt wall panels, painted CMU and metal panels
Building Dimensions	Main section 260' x 1,528'
Warehouse Lighting	T-5 Lighting
Roof	Mechanically attached insulated EPDM roof system
Utilities	Public Utilities <ul style="list-style-type: none"> • Water - City of Bethlehem • Electricity - PP&L • Natural Gas - UGI • Sewer - Borough of Catasauqua

	UNIT E	UNIT H	UNIT I	UNIT H & I
Square Footage	75,400 SF	28,800 SF	21,600 SF	50,400 SF
Trailer Parking	107	5	3	8
Office Area	2,156 SF	4,450 SF		4,450 SF
Fiber	RCN & AT&T			
Ceiling Height	18' clear	24' clear	24' clear	24' clear
Column Spacing	60' off front side of building, 40' x 50'	Typical 60' x 60'	Typical 60' x 60'	Typical 60' x 60'
Loading	10 tailgates, 4 with 16,000 pound levelers; 1-(12' x 14') drive-in door, 6 with Edge of Dock Plates	3 tailgates with 35,000 pound mechanical pit levelers, seals, and lights; doors are 8'8" x 9'8" 1 drive-in door, 12' x 14'	3 tailgates with 35,000 pound mechanical pit levelers, seals, and lights; doors are 8'8" x 9'8" 1 drive-in door, 12' x 14'	6 tailgates with 35,000 pound mechanical pit levelers, seals, and lights; doors are 8'8" x 9'8" 2 drive-in doors, 12' x 14'
Fire Protection	Wet System	ESFR	ESFR	ESFR
Building Electric	3,600 amp (2 switch-gears), 3 phase, 277/480 volt 400 amps	400 amp, 3 phase, 277/480 volt	400 amp, 3 phase, 277/480 volt	400 amp, 3 phase, 277/480 volt

Site Plan





200 Cascade Drive

200 CASCADE DRIVE is centrally located within the overall Lehigh Valley industrial market; providing easy accessibility to the labor industry (which boasts a population of 643,000 people), and convenient access to a network of major highways.

KEY DRIVING DISTANCES

PA Route 22	1.6 Miles
Pennsylvania Turnpike	9 Miles
PA I-78	9 Miles
Philadelphia, PA	67 Miles
New York, NY	70 Miles

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