

2401 W. Emaus Avenue

ALLENTOWN, PA

FOR LEASE 2025 DELIVERY

Contact Us

Jake Terkanian
Executive Vice President
+1 610 348 6147
jake.terkanian@cbre.com
Lic. PA, NJ

Sean Bleiler
Executive Vice President
+1 610 417 5360
sean.bleiler@cbre.com
Lic. PA

John La Prise
Vice President
+1 610 247 9323
john.laprise@cbre.com
Lic. PA

CBRE, Inc.
555 E. Lancaster Avenue
Suite 120, Radnor, PA 19087
+1 610 251 0820
Licensed Real Estate Broker

WOODMONT Industrial Partners CBRE

INFILL REDEVELOPMENT OPPORTUNITY

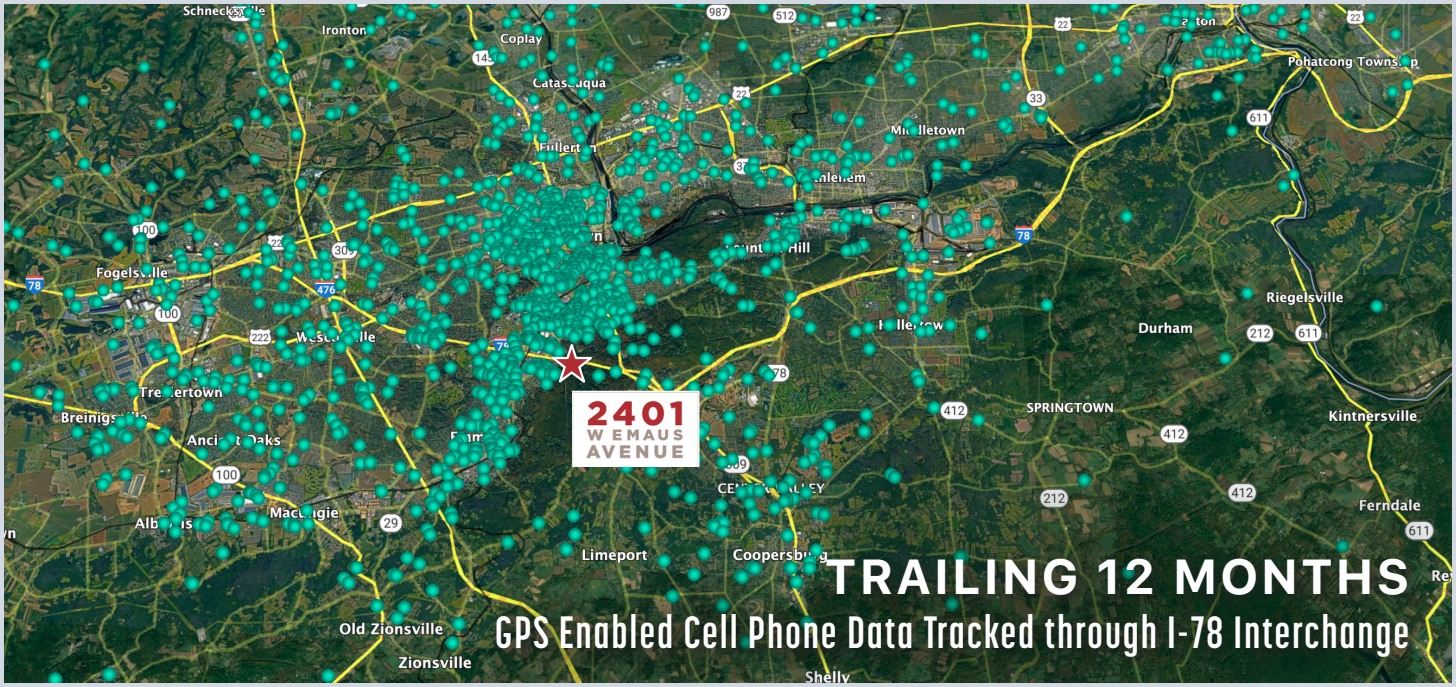


- IMMEDIATE ACCESS TO I-78
- ACCESSIBLE BY PUBLIC TRANSIT
- NO TRIP COUNT RESTRICTIONS
- STRONG LABOR POOL

Building Size	224,000 SF
Office Area	Build to Suit
Dimensions	700′ x 320′
Bay Sizes	• Typical: 52′ x 56′-6″ • Loading Bay: 60′ x 56′-6″
Car Parking	129 Spaces
Trailer Parking	42 Spaces
Loading Docks	Forty-Three (43) dock doors: • 9′-0″ x 10′-0″ insulated steel vertical lift overhead doors on 2″ horizontal track with vision panels and Z-guard track protection Twenty-two (22) fully equipped with: • 6′ x 8′ Mechanical Dock Levelers with 35,000 lb. capacity and 16″ lip • Dock Seals • Dock Bumpers
Drive Ins	Two (2) 16′ x 14′
Fire Protection	ESFR
Heating & Ventilation	• Gas-fired Heaters • 55°F [+/- 2°F] Inside, 10°F Outside • Ventilation per Code
Lighting	Interior and exterior LED fixtures
Electrical Service	2,000 AMP Service at 480V
Floor Slab	8″ concrete floor slab
Truck Court	Overall depth of 185-0″ with 60′-0″ deep concrete apron, 70′ main drive and 55′ for trailer storage

LOCATION

CBRE evaluated the past 12 months of cell phone activity that passed through Exit 57 of I-78 to show the majority of visited locations coming to and from the site. Data is anonymous and is extracted from all cell phones that have locations services enabled. This data is an accurate visual depiction of both labor access and consumer outbound reach within the Lehigh Valley.





© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

WOODMONT Industrial Partners CBRE