

# 115,074 SF AVAILABLE

420 MLK Jr. Drive, Allentown, PA



## UNDER CONSTRUCTION



### HIGHWAY ACCESS

Less than 10 Min to I-78 & Rt 22



### PARCEL

15 Min to FedEx Ground & 25 Min to UPS



### DENSE LABOR

155,026 Total WorkForce within 15 min drive-time



### PUBLIC TRANSIT

More than 18 bus stops within 1/2 mile



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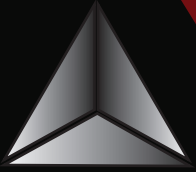
# SPECIFICATIONS & SITE PLAN

420 MLK Jr. Drive, Allentown, PA



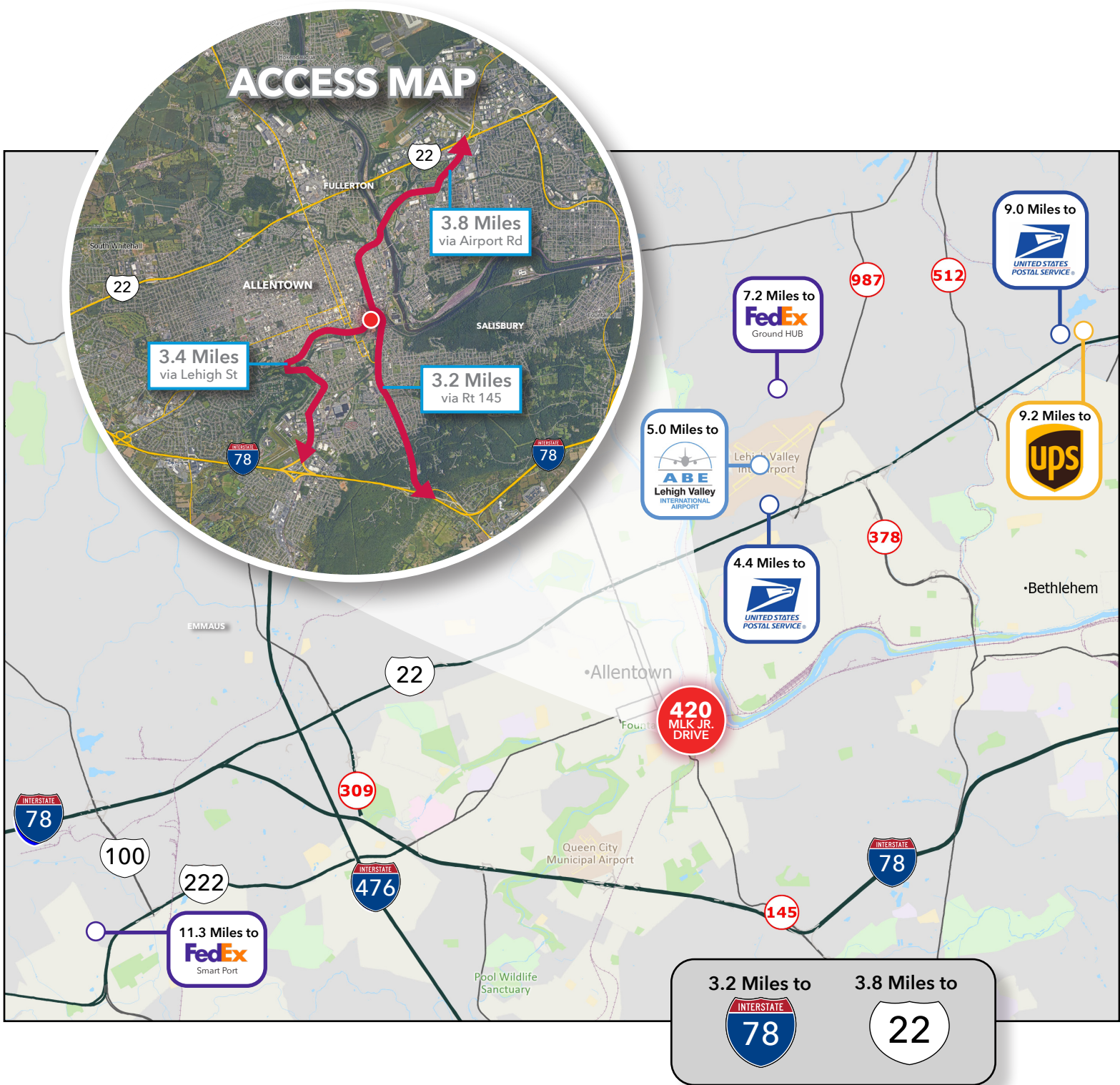
BUILDING SIZE	115,074 SF
COLUMN SPACING	50' X 52', 60' speed aisle
CLEAR HEIGHT	32' (Up to 40' Permitted)
LOADING	18 loading doors
DRIVE-INS	(2) - 14' X 16' drive-in doors

CAR PARKING	140 Spaces
TRAILER PARKING	18 Spaces
SPRINKLER SYSTEM	ESFR
LIGHTING	LED
TRUCK COURT	190' w/ 60' concrete apron

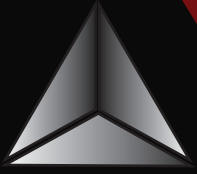


# LOCATION MAP

420 MLK Jr. Drive, Allentown, PA

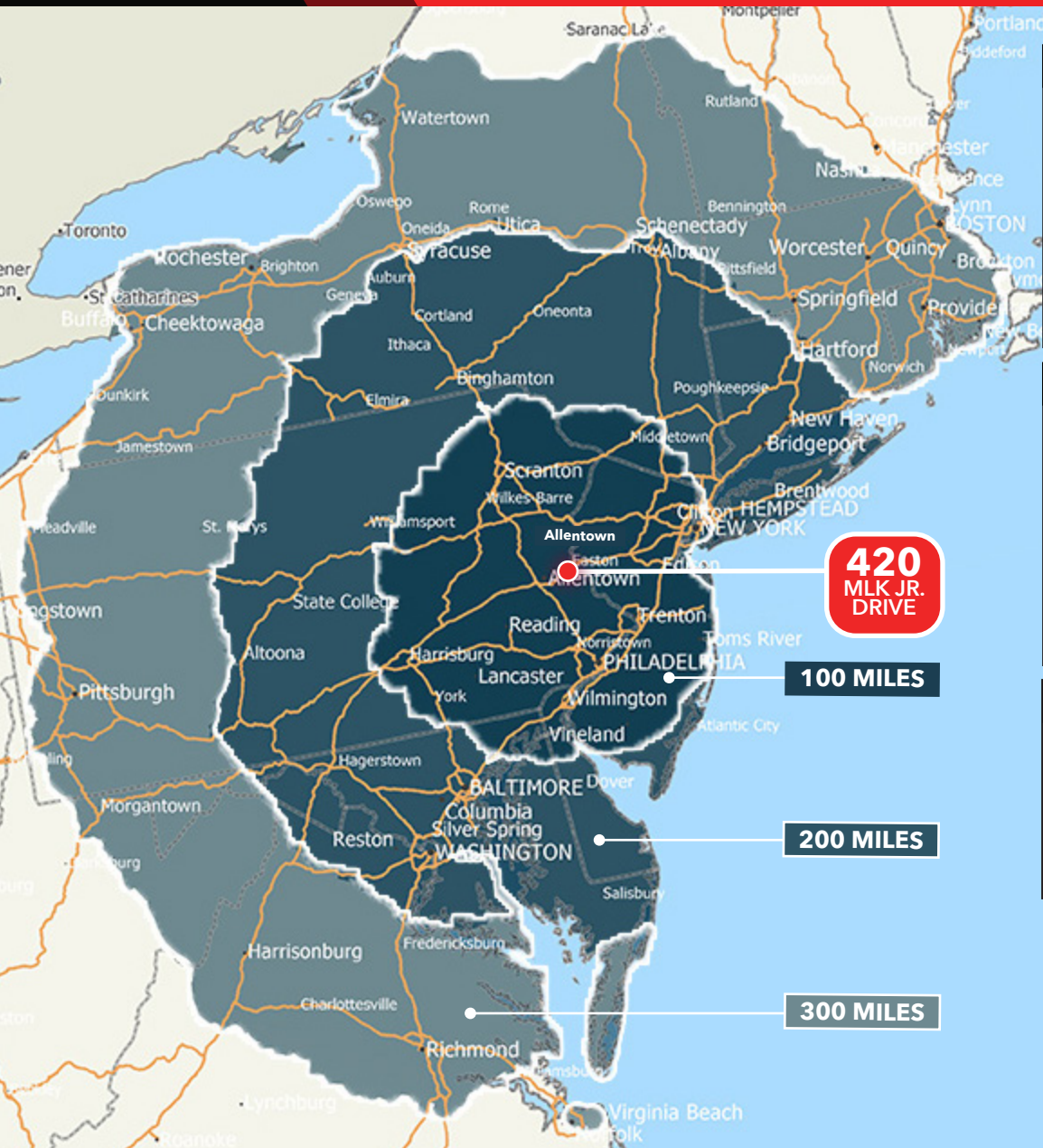






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## 420 MLK Jr. Drive, Allentown, PA



City	Time
Philadelphia, PA	76m
Harrisburg, PA	83m
Wilmington, DE	84m
New York, NY	100m
Baltimore, MD	163m
Washington DC	196m

Parcel Facilities	Time
UPS Freight - Bethlehem	17m
USPS Hub - Bethlehem	19m
FedEx Hub - Northampton	19m
UPS - Bethlehem	20m
FedEx Smartpost - Allentown	21m
UPS - Easton	28m

Ports	Time
Port of Philadelphia	80m
Port of Wilmington	83m
Port of NY/NJ	85m
Port of Baltimore	153m

Airports	Time
Lehigh Valley Int'l	13m
Philadelphia Int'l	72m
Newark Liberty Int'l	77m
Baltimore-Washington Int'l	156m

### ABOUT SERFASS DEVELOPMENT:

With over 1,600,000 gross square feet of Past and Future Developments, Serfass Development & Acquisitions is one of the Lehigh Valley's largest and most dynamic development, design, and construction companies. Their value-add holdings range from multi-unit residential communities, corporate office buildings, warehouse, flex space, and retail. The company's management team combines decades of construction experience, and it carefully oversees every aspect of the development process from acquisition through design, marketing, and construction.

### WORKFORCE DEMOGRAPHICS

	15 Mins	30 Mins
Age 18+	211,492	520,573
Age 65+	43,546	117,174
Average Household Income	\$77,521	\$92,356



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