

3585 S. CHURCH ST



For Lease

Mid-Valley Logistics Center

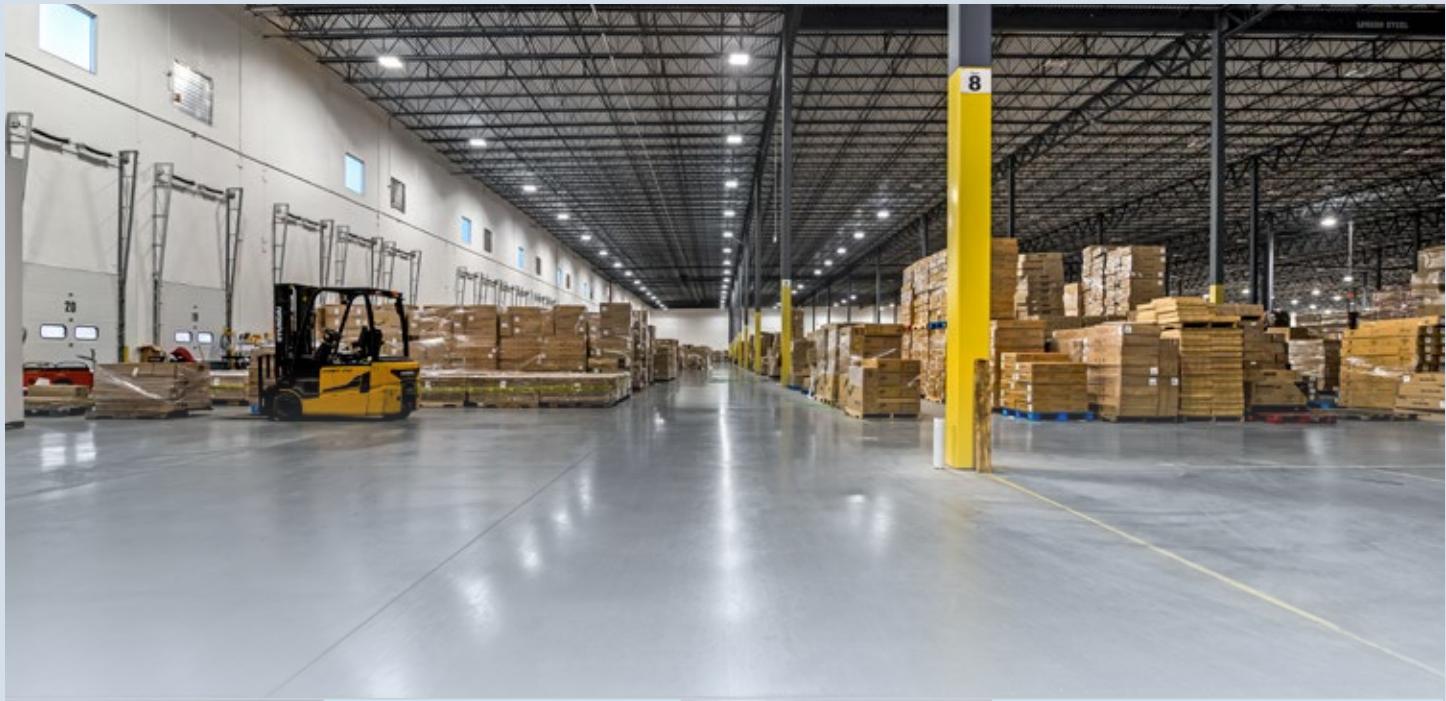
+/-504,900 square feet

3585 S. Church Street, Whitehall, PA 18052



W. P. CAREY

BUILDING OVERVIEW

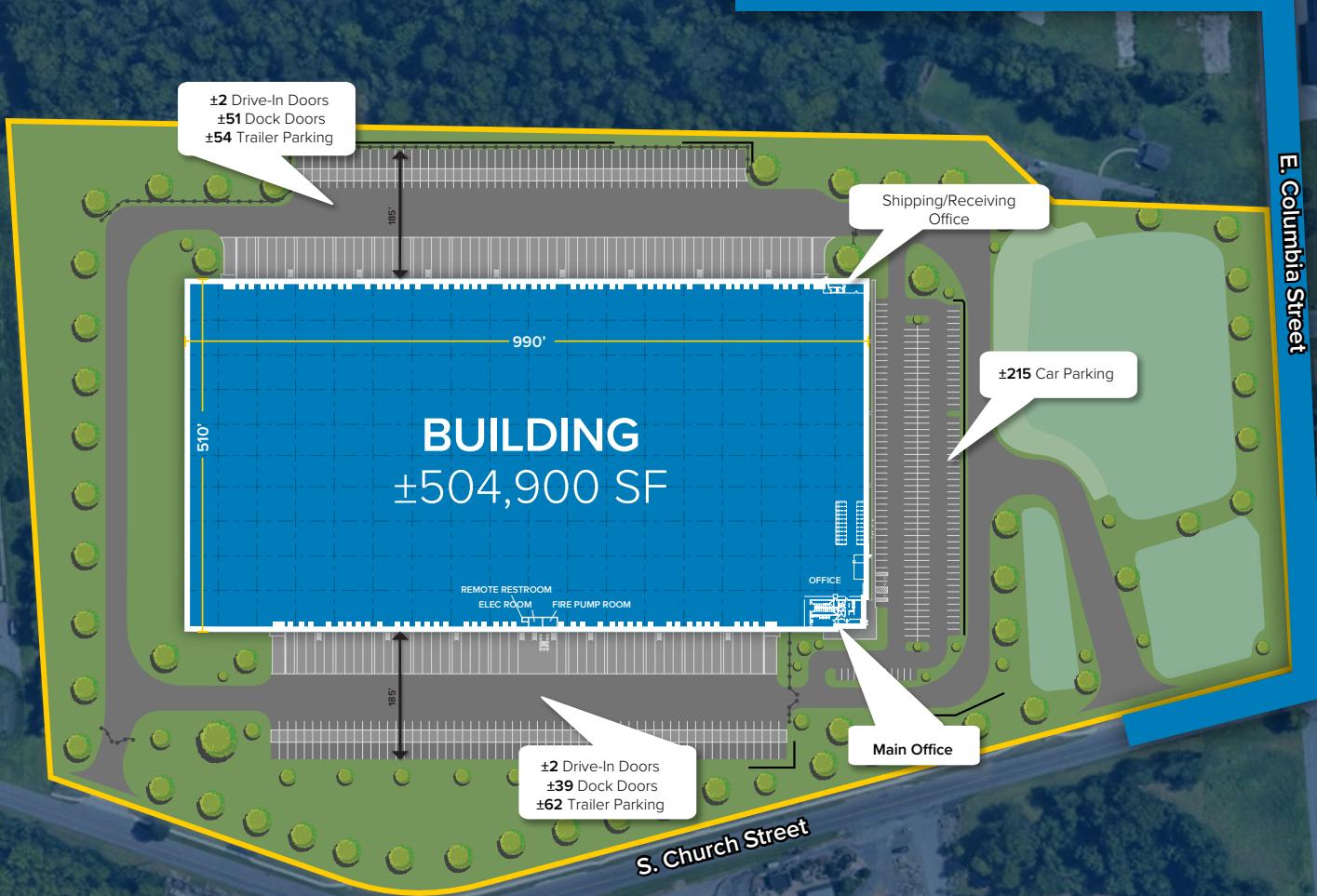


Available SF	+/- 504,900 SF	Slab Thickness	8" 4,000 psi
Building Dimensions	990' x 510	Dock Equipment	40,000 lb Rite-Hite mechanical levelers with brush guards, bumpers and 40 oz vinyl dock seals
Office SF	1,650 SF	Fire Protection	ESFR
Year Built	2021	Rooftop Solar Array	450 kW
Land Area	37.47 Acres	Base Lighting	LED Lighting @ 30 fc motion sensors and emergency ballasts
Clear Height	40' at first column	Natural Lighting	5'x5' Clerestory windows at Loading Docks
Loading Docks	±90 Dock Doors (9' x 10') insulated overhead doors with vision panels	Ventilation	Roof mounted 45,000 cfm exhaust fans and 5' x 5' louvers on dock walls providing 1 air change per hour under summer conditions
Drive-in Doors	4 Drive-Ins (12' x 14') insulated overhead drive-in doors with ramp to grade	HVAC	Gas fired Cambridge heating units providing 50°F @ 0°F outside temp
Auto Parking Spaces	215 (expandable to 317 spaces)	Building Power	4000A switchgear (additional power available)
Trailer Parking Spaces	116	Forklift Charging Stations	(20) 30A / 600V w/OH Ventilation
Truck Court	185' (60' Apron)	Utilities	Natural gas UGI, public water, public sewer

MacArthur Road

145

0.6 miles | To PA-145 (MacArthur Road)
10 minutes to Route 22



Location Demographics

Situated in the heart of Pennsylvania's Lehigh Valley, **3585 S. Church Street in Whitehall, PA** offers an exceptional opportunity for logistics, distribution, and light manufacturing operations seeking a competitive edge in workforce availability and regional accessibility.

Located on the eastern-most end of the Valley, the facility offers access to over 100 million people within a 1-day truck drive, great access to the NY/NJ & Phila Port, in order to support the key east coast cities.



58.1M

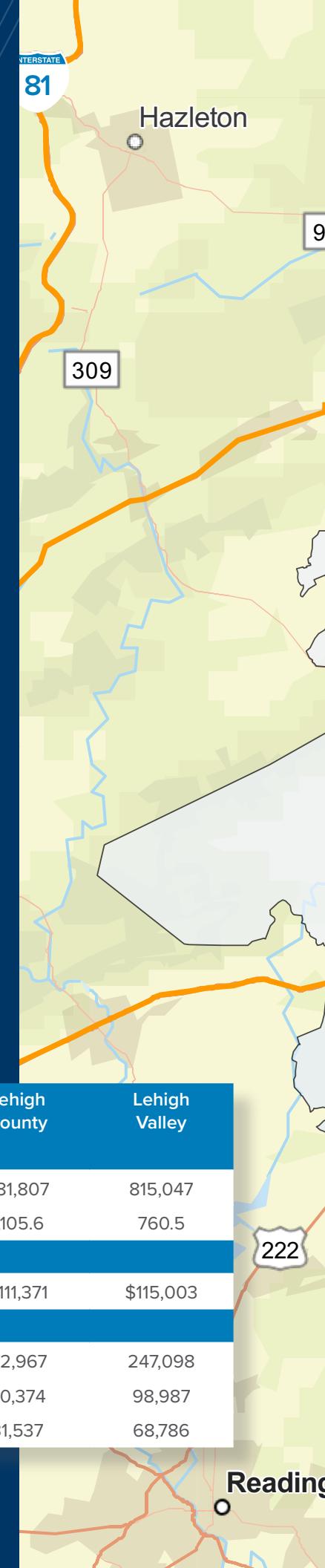
CONSUMERS WITHIN
A 5-HOUR DRIVE

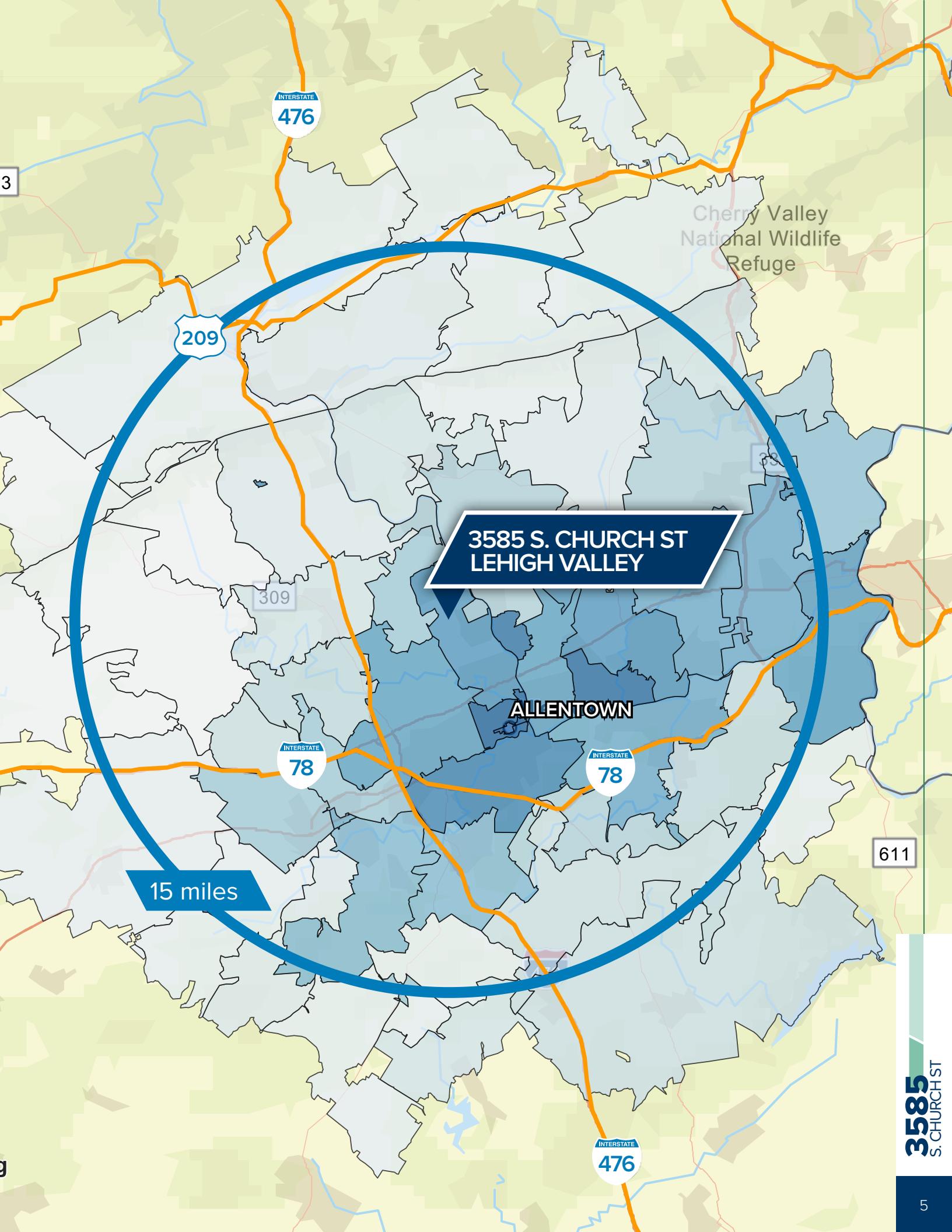


19.7M

CONSUMERS WITHIN
A 2-HOUR DRIVE

	5 Miles	10 Miles	15 Miles	Lehigh County	Lehigh Valley
Population					
Total Population	155,897	458,561	649,063	381,807	815,047
Population Density	2,027.4	1,482.6	928.6	1,105.6	760.5
Income					
Average Household Income	\$94,995	\$105,311	\$113,308	\$111,371	\$115,003
Employment					
White Collar	40,295	129,706	195,577	112,967	247,098
Blue Collar	22,960	59,350	82,497	50,374	98,987
Services	13,664	39,531	53,359	31,537	68,786





Regional Location

INTERSTATES

Route 22:	3.5 miles	10 minutes
Interstate 476:	9 miles	16 minutes
Interstate 78:	10 miles	17 minutes
Route 33:	15 miles	23 minutes
Interstate 80:	46 miles	50 minutes
Interstate 81:	60 miles	1 hr 2 mins

CITIES

Allentown, PA:	5 miles	17 mins
Philadelphia, PA:	65 miles	1 hr 27 mins
Harrisburg, PA:	84 miles	1 hr 29 mins
New York, NY:	94 miles	1 hr 53 mins
Baltimore, MD:	145 miles	2 hrs 45 mins
Washington, D.C.	189 miles	3 hrs 54 mins
Boston, MA:	365 miles	5 hrs 48 mins

MULTIMODAL

FedEx Hub (Northampton):	5.4 miles	13 mins
FedEx Ground (Northampton):	5.7 miles	15 mins
ABE Lehigh Valley International Airport:	7.7 miles	16 mins
UPS Freight (Bethlehem):	11 miles	21 mins
UPS Ground (Bethlehem):	11.2 miles	21 mins
FedEx Freight (Bethlehem):	11.2 miles	22 mins





Northampton



ABE

3585
S. CHURCH ST

145



CONTACT INFORMATION:

GERRY BLINEBURY

Executive Vice Chair
+1 717 231 7291

gerry.blinebury@cushwake.com

ADAM CAMPBELL

Executive Vice Chair
+1 717 231 7292
adam.campbell@cushwake.com

ALEX WENGER

Managing Director
+1 717 231 7298
alexandra.wenger@cushwake.com

HUNTER KESSELL

Director
+1 610 589 0639
hunter.kessel@cushwake.com

W. P. CAREY

Founded in 1973, W. P. Carey ranks among the largest net lease REITs with an enterprise value of approximately \$22 billion and a well-diversified portfolio of high-quality, operationally critical commercial real estate, which includes 1,614 net lease properties covering approximately 177 million square feet, as of March 31, 2025. With offices in New York, London, Amsterdam and Dallas, the company remains focused on investing primarily in single-tenant, industrial, warehouse and retail properties located in the U.S. and Northern and Western Europe, under long-term net leases with built-in rent escalations.



Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.