



GOODMAN LOGISTICS CENTER LEHIGH VALLEY WEST

**RARE 1.2M SF
Two Building
Campus**

685 & 753 Old Route 22,
Lenhartsville, PA



SPACE FOR OPERATIONAL EFFICIENCY

Goodman Logistics Center Lehigh Valley West is strategically located along the I-78 corridor ideally placed for fast distribution.

This modern two-building logistics campus totals 1,274,970 square feet and features secured truck courts and ample trailer parking. Both buildings are available from June 2027.



WELL CONNECTED

Directly linked to I-78 corridor and under 2 hours to both port of Newark NJ and Port of Wilmington

WORKFORCE WITHIN REACH

Benefit from proximity to one of the deepest and fastest-growing logistics labor pools in eastern US

STRATEGIC LOCATION

Corporate neighbors include Ocean Spray, Nestle, Coca Cola, FedEx etc.

AERIAL VIEW



BUILDING 2

BUILDING 1

NEWLY CONSTRUCTED
\$42M INTERCHANGE
IMPROVING HIGHWAY
ACCESS

INTERSTATE
78

DESIGNED FOR FLEXIBILITY



SPECIFICATION



30,000 SQFT

Potential office space



40FT

clear internal height



316

trailer parking stalls



180FT

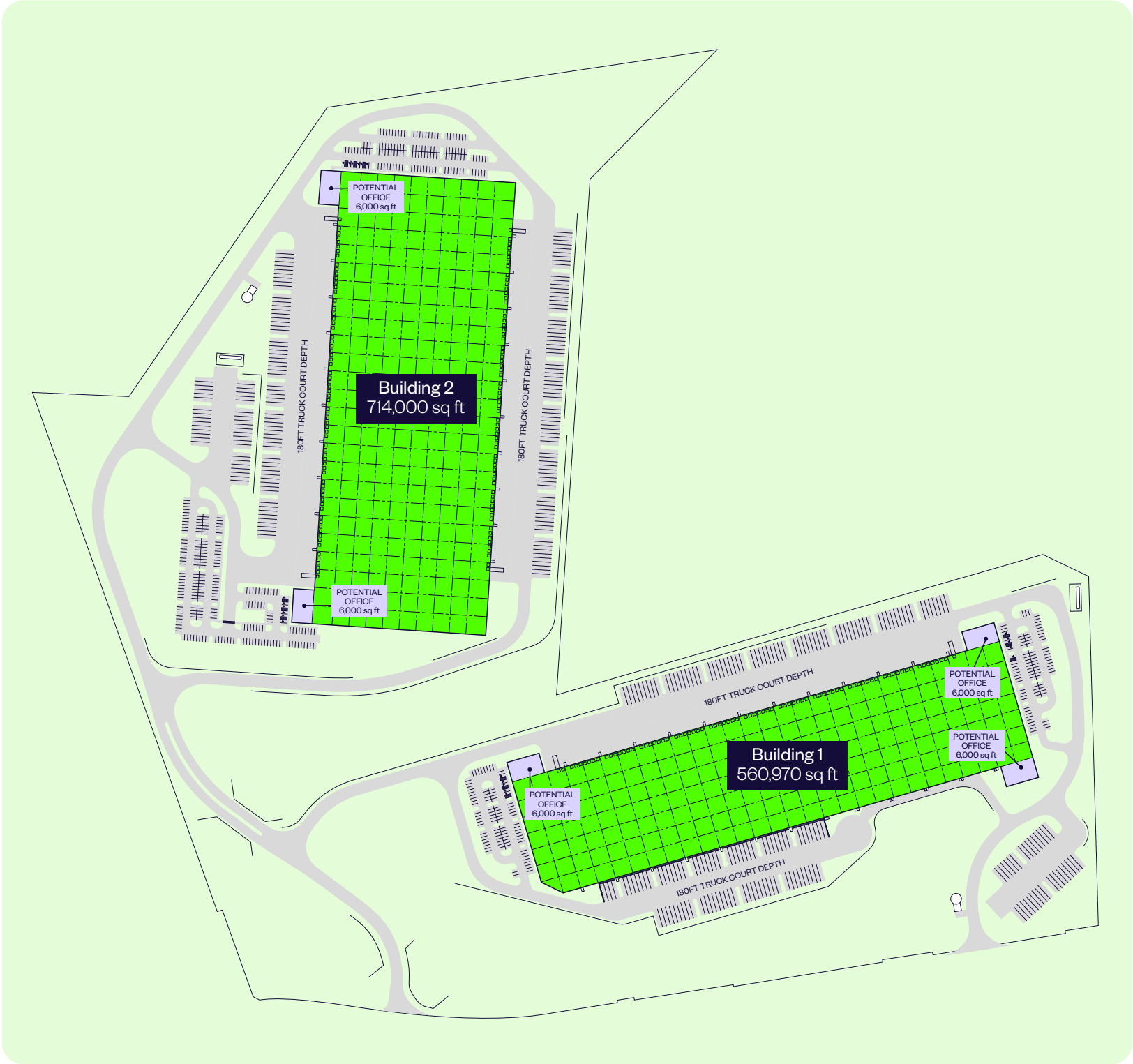
truck court depth

- + Typical column spacing:
Building 1 56'x60'
Building 2 56'x50"
- + Building 2 cross dock configuration
- + Fully secured truck courts
- + 4 grade level doors in building 2 and 2 grade level doors in building 1
- + 1,274,970 sqft total for building 1 and 2 available
- + 3,000 Amps power
- + ESFR sprinkler system
- + Concrete truck courts
- + LEED Certified building
- + Zoning: Industrial

SITE PLAN

BUILDING 1	±560,970 sq ft
Potential office	18,000 sq ft
Power	3,000 Amps
Trailer parking	160 stalls plus additional 37 stalls
Car parking	212 spaces
Dock doors	76 doors
	42 knockouts
Drive in doors	2 doors
Building dimensions	360ft x 1512ft
Typical column spacing	56ft x 60ft

BUILDING 2	±714,000 sq ft
Potential office	12,000 sq ft
Power	3,000 Amps
Trailer parking	146 stalls plus additional 40 stalls
Car parking	374 spaces
Dock doors	129 doors
Drive in doors	4 doors
Building dimensions	520ft x 1350ft
Typical column spacing	56ft x 50ft



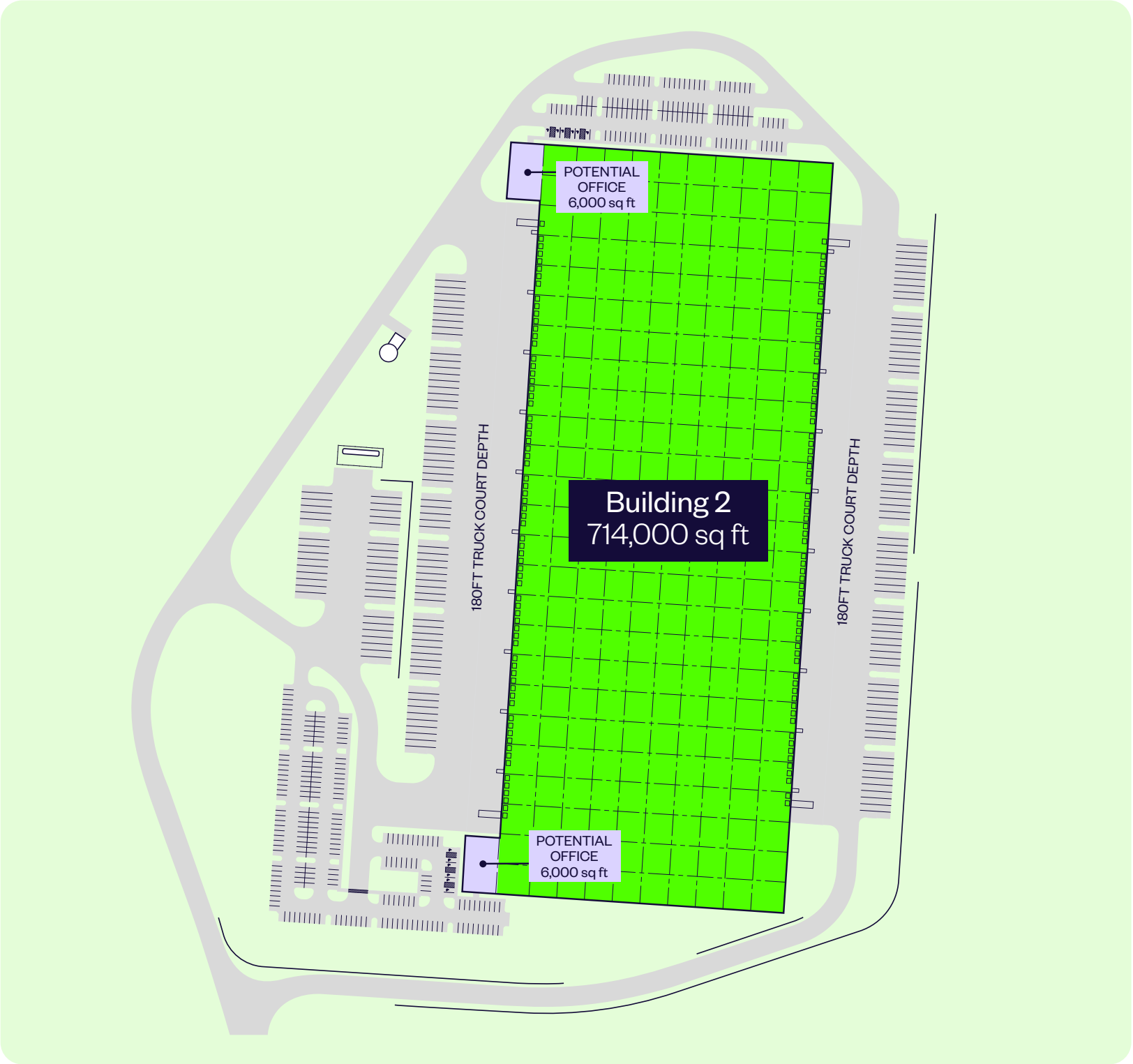
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LOCATION

Old Route 22, Lenhartsville, PA



HIGHWAYS

US Route 22	Direct Access
Interstate 78	0.7 miles
US Route 222	5.7 miles
Interstate 476	14 miles
Interstate 81	37 miles



CITIES

Allentown, PA	12 miles
Easton, PA	33 miles
Harrisburg, PA	65 miles
Philadelphia, PA	69 miles
New York City	107 miles
Baltimore, MD	129 miles



PORTS

Port of Philadelphia	74 miles
Port of Wilmington	87 miles
Port of Newark NJ	100 miles
Port of Baltimore	129 miles

WORKFORCE WITHIN REACH

This strategic location offers a large logistics labor pool within short drivetime



FORKLIFT DRIVERS

AVERAGE HOURLY EARNINGS: \$21.56

Drive Time	2020 - 2025 % Change in Jobs	2025 Net Commuters	2025 Resident Workers
15 Minutes	21%	2,227	871
30 Minutes	29%	4,582	5,762
45 Minutes	2%	3,495	10,863



WAREHOUSE WORKERS

AVERAGE HOURLY EARNINGS: \$25.93

Drive Time	2020 - 2025 % Change in Jobs	2025 Net Commuters	2025 Resident Workers
15 Minutes	2%	11,234	8,317
30 Minutes	6%	25,234	54,206
45 Minutes	6%	29,631	102,932

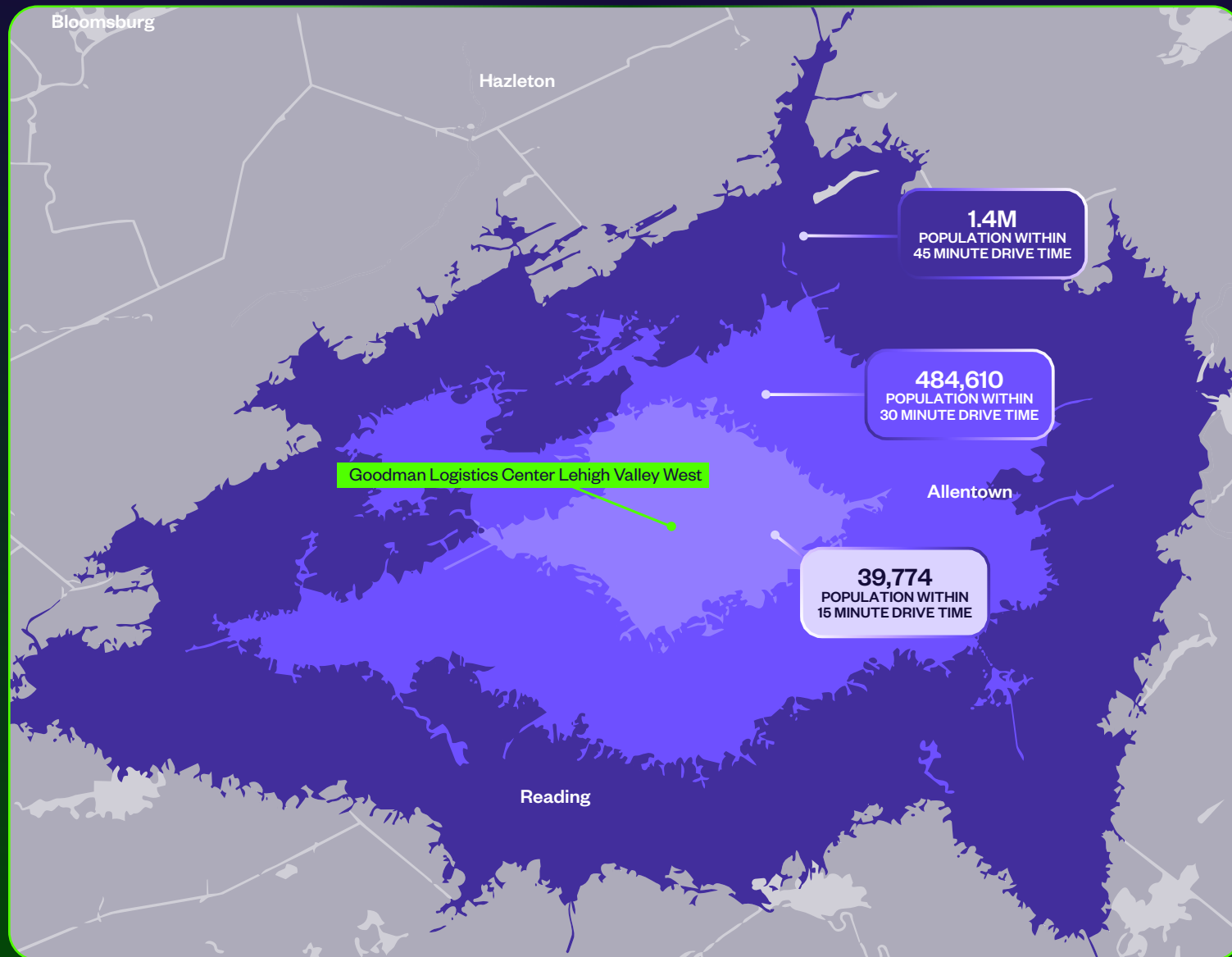


MANUFACTURERS & FABRICATORS

AVERAGE HOURLY EARNINGS: \$24.19

Drive Time	2020 - 2025 % Change in Jobs	2025 Net Commuters	2025 Resident Workers
15 Minutes	6%	1,321	939
30 Minutes	1%	2,203	5,667
45 Minutes	30%	5,463	9,755

SOURCE: ESRI AND MICHAEL BAUER RESEARCH, 2026



LOCAL TENANTS



AMENITIES



HOTELS

Glasbern Hotel
Fairfield Inn and suites by Marriot
Hyatt place Allentown



FOOD AND BEVERAGE

Notch modern kitchen
Westside grill
Folino Estate
Hops Fogelsville
Dunkin'



GROCERY SHOPS

Whole foods
Giant
Weis
Dietrich's Meats & Country Store

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