

**8783 CONGDON HILL DRIVE
ALBURTIS, PA 18011**

McGowan
Corporate Real Estate Advisors

**LEHIGH BUSINESS CENTER II
WAREHOUSE FOR SUBLEASE**

~125,000 to ~175,000 SF AVAILABLE



**Brand New
Construction –
Available
February 2021**

FOR FURTHER INFORMATION, PLEASE CONTACT:

**Kevin McGowan, CCIM, SIOR
President
Phone (484) 222-6900
Mobile (610) 233-6490
kevin@mcgowanadvisors.com**

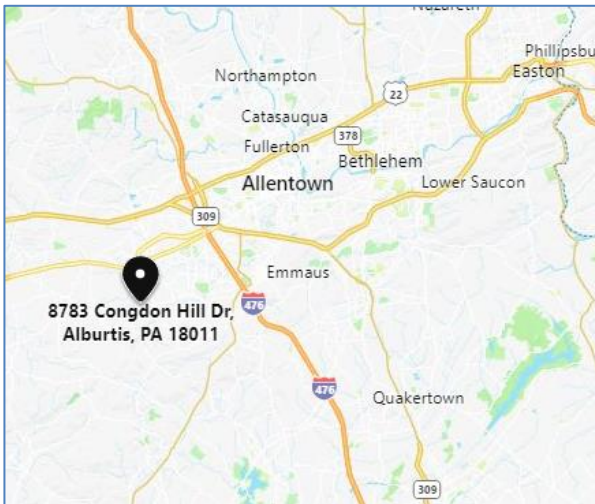
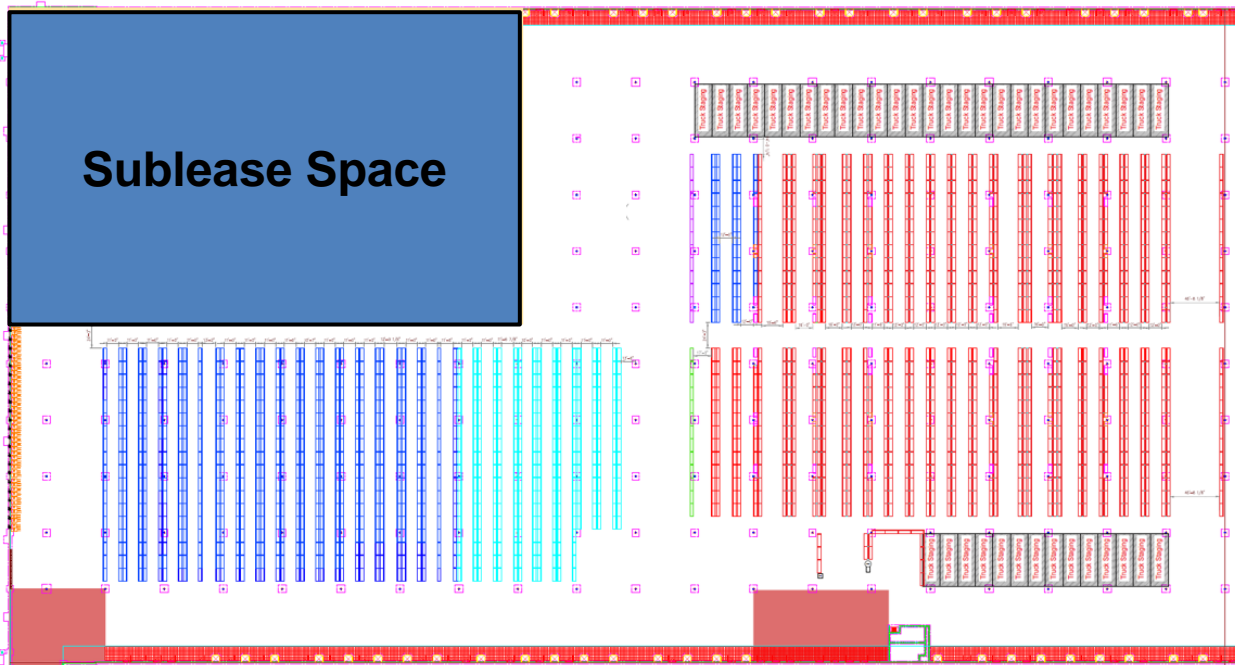
**McGowan Corporate Real Estate Advisors
1275 Glenlivet Drive, Suite 100
Allentown, PA 18106-3107**

www.mcgowanadvisors.com

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WAREHOUSE FOR SUBLEASE

As exclusive agents, we are pleased to offer the following space for sublease within the Lehigh Business Center II Warehouse Park (proposed floorplan below):



LOCATION

- Conveniently located 5 miles from I-78
- Near Route 100, 222, & I-476

FACILITY

- 1,088,000 SF total building size
- Space is approx. 309' deep
- Small office
- 40' Clear Height
- Tilt-wall construction
- 10 Dock High Doors and 1 Drive in Door
- 190' truck court
- ESFR Sprinkler System
- Space can be delivered unracked or potentially racked
- Up to 2 or 3 year term offered

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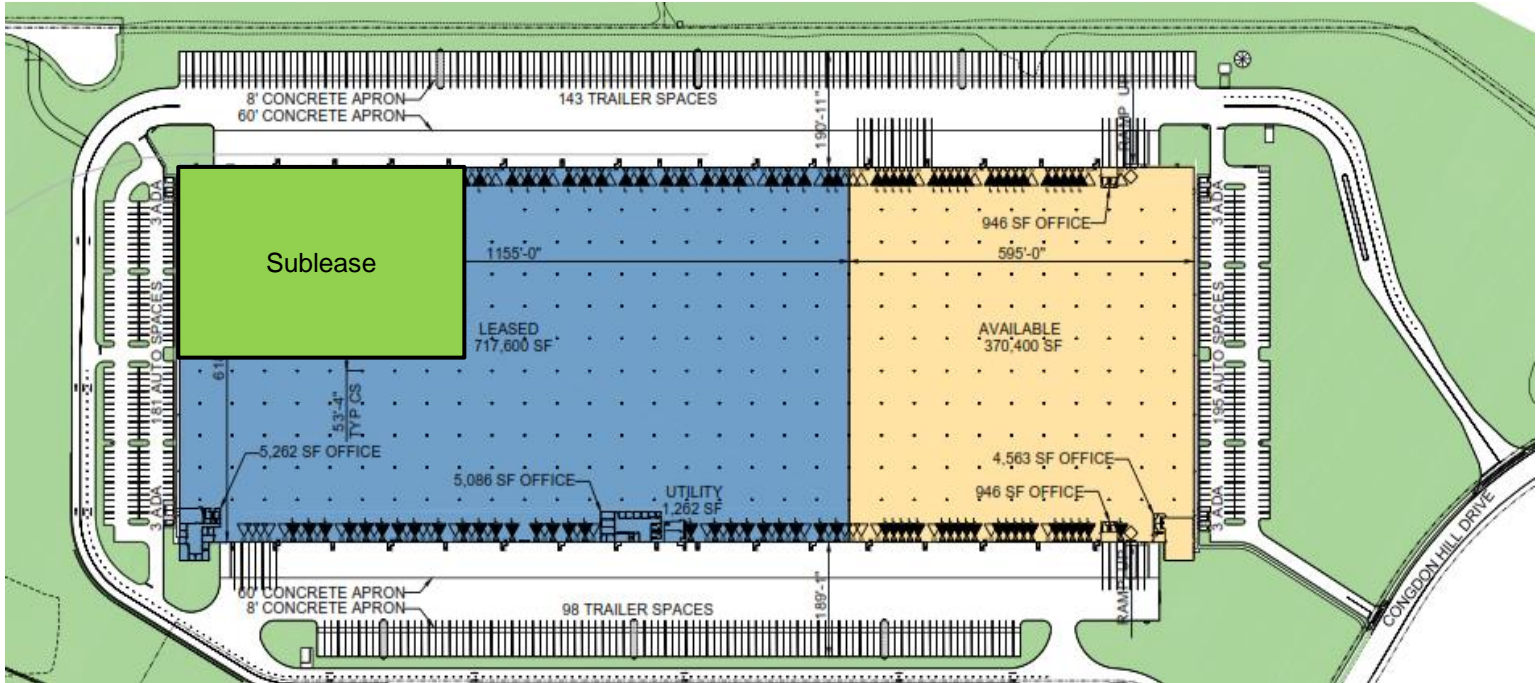
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WAREHOUSE FOR LEASE

As exclusive agents, we are pleased to offer the following space for sublease within the Lehigh Business Center II Warehouse Park



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