Urban Sites

AEDC

LEHIGH UNIVERSITY

Executive Summary

Growth Opportunity for Manufacturing and Logistics in Allentown

With increasing worldwide focus on **environmental** and **social** concerns, **Urban Sites** is offering an opportunity to be part of the solution by being a part of our **high-quality, tech-driven** tenant base of manufacturing and logistics companies.

Urban Sites is **strategically located** inside a **Quality Opportunity Zone** with tax benefits in the **Allentown** area, a key distribution point into the densely populated **I-95 corridor** from Washington, D.C., up through New York.

Urban Sites by AEDC

Market Overview

*Information as of Q3 2021

$8.14 SF/YR Av. Asking Rent	**+25%** Rent Change vs Q320
2.9 M SF Q3 Net Absorption	**4.2 M SF** Under Construction
4.5% Total Vacancy	**137.7 M SF** Total Space

Multilayered Screening

Rigorous Methodology to Align Economic and Social Outcomes

SUSTAINABILITY

- Brownfield to Greenfield Conversion
- High wage FTE
- Independent/ Transparent Structure

Allentown QOZ

Manufacturing

ESG

Right Match

QOZ / CRA

- Qualified Opportunity Zone (QOZ)
- Tax Benefits
- Community Reinvestment Act (CRA)

Used to find tenants that match our business ecosystem to achieve the right economic and social outcomes

POPULATION

687,508

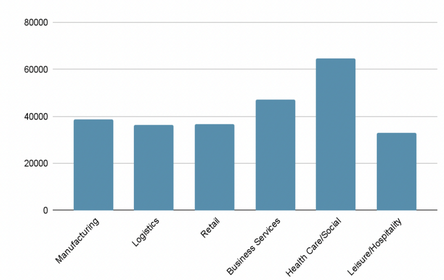
6.2% growth in LV vs. 2.4% in PA
Under 18 population 82,622

EMPLOYMENT

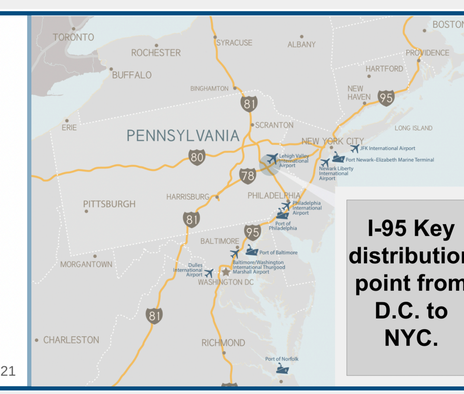
367,100

Unemployment rate in 2021 reduced to 5.7% vs. 7.3% in 2020

SECTOR WISE EMPLOYMENT



*Source: Lehigh Valley Economic Development. Information as of Q3 2021



I-95 Key distribution point from D.C. to NYC.

Our Team

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