



# MARKWARD GROUP

Commercial, Industrial & Retail Real Estate

## FOR SALE | INDUSTRIAL

1030-1150 Blue Barn Road | Allentown, PA 18104



### Multi-tenant Investment Property - 36,090 SF (9 buildings) on 7.6 acres

#### Key Features

##### Immediately available:

- Truck Repair Garage
- 50+ Trailer Parking
- Dispatch Office

##### Owner-Occupied Space

- 40'x100' Service Garage - (4) 14'h x 12'w overhead doors - 2 drive-through bays; 18' ceilings
- 2,300 SF parts/shop area
- 2,500 SF dispatch office - recently renovated with good quality finish, tile floors, & new restrooms
- New waste oil heater in main garage area
- 14,000 gallon above ground fuel tank

#### For more information, please contact

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#### Location

Lehigh County - Convenient Access to Major Highways

- 1.0 mile to RT 22
- 1.5 miles to I-476
- 2.0 miles to RT 309
- 2.5 miles to RT 100 & I-78

#### Zoning

R-2

#### Sale Price

\$3,200,000

#### Markward Group

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# SIOR

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