

131 Hamilton Street

7,620 SF Office/Flex on .75 Acres FOR SALE or LEASE

Allentown, Lehigh County, Pennsylvania



Key Features

- Masonry block, metal panel, well insulated construction built 1982; peaked roof line
- Concrete slab on grade
- Dock door with mechanical levelers
- 8 x 10' door with padded dock seal
- 8 x 10' drive in door
- Central air conditioning in zones with Carrier air handlers
- 15 car parking lot at other end of alley
- 14' ceiling height
- Men's and Ladies' restrooms
- Ramp and steps to front door

Available Space:

7,620 SF office building on **.75 acres**

Location: Within 2 miles of Route 22 via 7th St/Route 145

Sale Price: Asking **\$750,000**

Lease Rate: Asking \$7.15/SF/NNN



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