



**22,662 SF (new); 19,457 SF (2nd Floor)**

### Key Features

- Industrial Park Development Opportunity
- Concrete block, steel frame
- 18' ceiling heights on first floor
- 7,500 SF office/showroom area
- 3 phase 600 amp electric
- Public utilities - Gas heat
- 6 dock doors
- Security and fire alarm service
- Sprinklered
- Large display windows, corner property
- 8 car parking in front of building
- 40 car lot on western side of building

### For more information, please contact

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### Location

Lehigh County - Within 1 block of Tilghman Street, within 1 mile of Route 22/15th Street Exit, within 6 miles of PA Turnpike NE Extension-Allentown Exit/I-476

### Zoning

B/LI (Business/Light Industrial)

### Sale Price

\$1,295,000 flexible terms

### Markward Group

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