



# MARKWARD GROUP

Commercial, Industrial & Retail Real Estate

## FOR LEASE | INDUSTRIAL

1240 Sherman Street | Allentown, PA 18109



**15, 000 SF Minimum Divisible – 25,000 SF Maximum Divisible**

### Key Features

**15,000 SF @ 4.25 psf NNN**

- One Double Wide Loading Door
- Built-in transaction/customer service counter
- Small office area, sealed concrete floor, one row of columns down the center of building
- Racking Available
- Ready for Occupancy in 30 days

**25,000 SF @ \$4.75 psf NNN**

- 4 dock doors
- 1,500 SF Office area.
- Available at the beginning of next year

### For more information, please contact

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### Location

Lehigh County: Within 2 blocks of Union Blvd. and within 1/3 mile of Bethlehem City Line. Commercial-Industrial and Residential located on this street.

### Zoning

Limited Industrial

### Lease Rate

\$4.50 psf - \$4.75 psf

### Markward Group

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