



3,056 SF Auto Repair & Recovery Facility

Key Features

- 1856 sq ft auto service garage with two 9,000 lb lifts
- 1200 sq ft office/showroom, with full basement for storage or additional offices
- Oil-fired suspended heating unit in garage, with Natural Gas available in street
- Professionally monitored security system with cameras (full lot coverage)
- Business equipment also available for sale - call for details
- Excellent signage opportunity on Schoenersville Road (20,000+ VPD)
- Adjacent property also available for lease (if additional space is required - 4 buildings on 2.78 acres)

Location

Lehigh County: Hanover Township on the corner of Grove Rd & Schoenersville Rd. Less than ¼ mile south of Airport Road, within 1 mile of Route 22 access points and adjacent to the 300 acre planned business park, to be constructed by Majestic Realty.

Zoning

Planned Commercial
Zoning variance allows for automobile recovery and truck/trailer repair

Lease Rate

\$16.00 SF NNN

For more information, please contact

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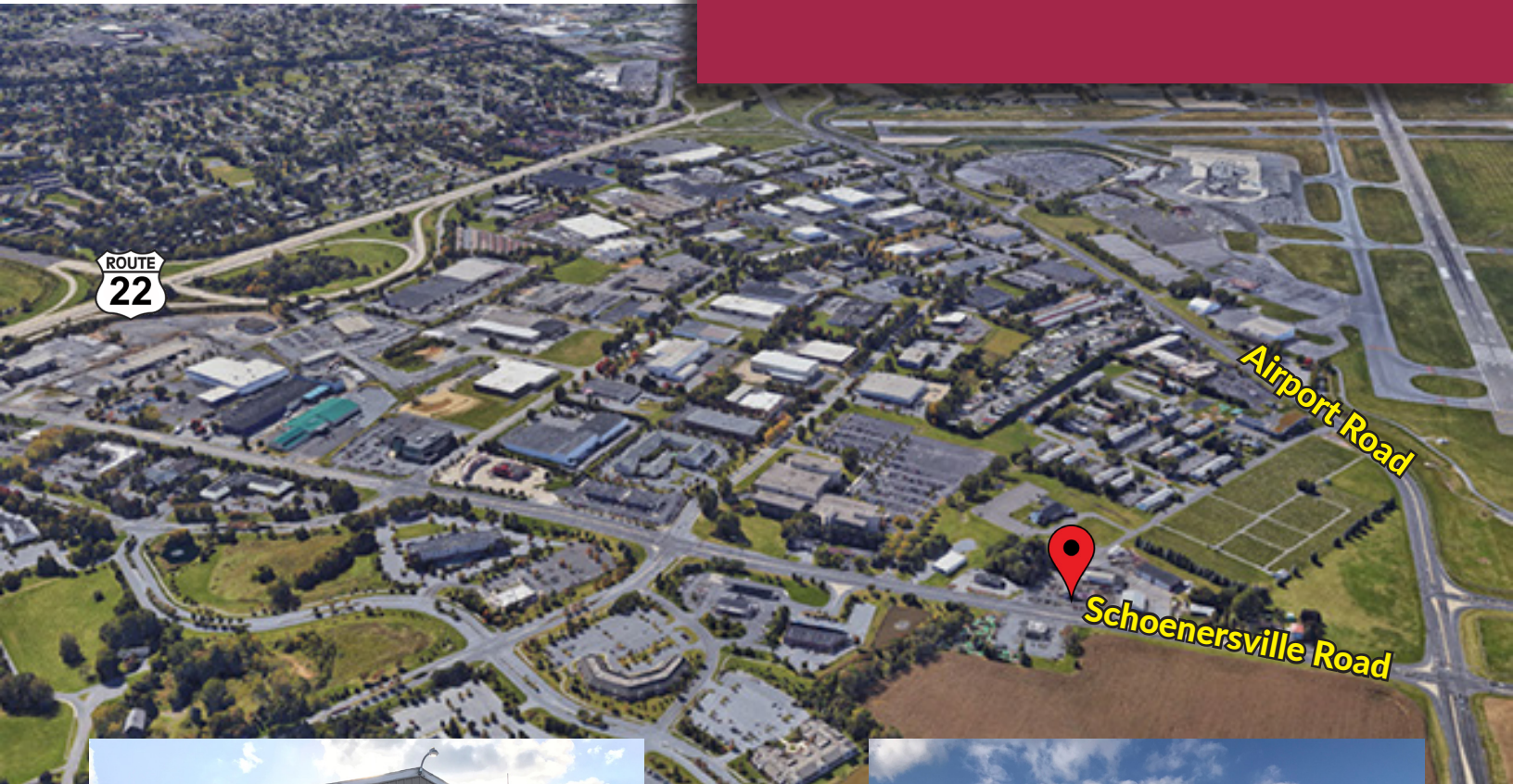


**MARKWARD
GROUP**

Commercial, Industrial & Retail Real Estate

FOR LEASE | RETAIL

2350 Schoenersville Road | Allentown, PA 18109



Neighboring Businesses

Sheetz; Wawa; Dickey's Barbecue Pit; P.J. Whelihan's Pub; Starbucks; Supercuts; Saladworks; Moe's Southwest Grill

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