



Commercial, Industrial & Retail Real Estate

**FOR LEASE | FLEX**

**5540 Memorial Road | Allentown, PA 18104**



**Approximately 3,500 Square Feet**

**Key Features**

- Freestanding building with yard space
- Approximate 3,000 SF warehouse/500 SF office/Rooms
- Truck parking – outside area parking
- High end finishes in a furnished office
- 1 dock, 1 drive-in
- Sprinklers
- Tools and forklift equipment available

**Location**

Lehigh County: Highly visible location, one block off Tilghman Street via Blue Barn Road. Easy highway access

**Zoning**

HC Highway Commercial

**Lease Rate**

\$4,000 Per Month NNN  
\$2.15 Per Square Foot / Expenses

**For more information, please contact**

Chip Miers  
610.295.6604  
cmiers@MarkwardGroup.com

Ann Kline  
610.295.6602  
akline@MarkwardGroup.com

**Markward Group**  
5925 Tilghman Street, Suite 1400  
Allentown, PA 18104  
p: 610.295.6600  
MarkwardGroup.com



Del Markward, SIOR

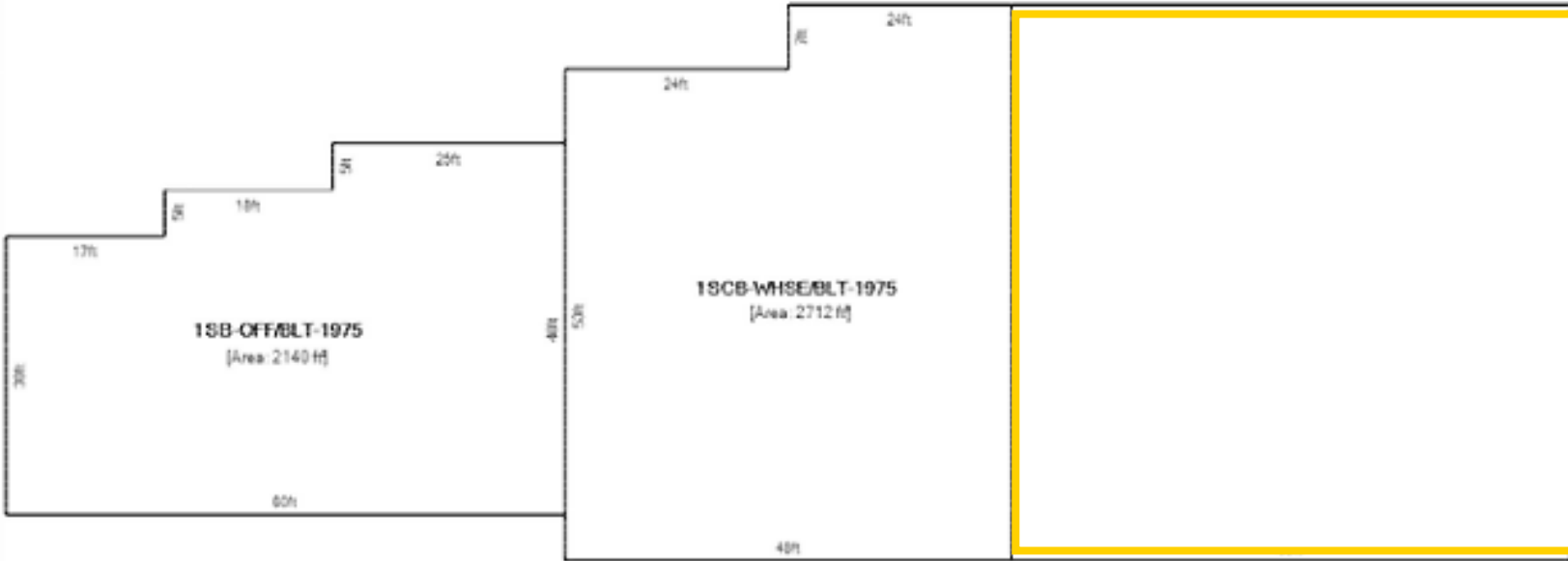
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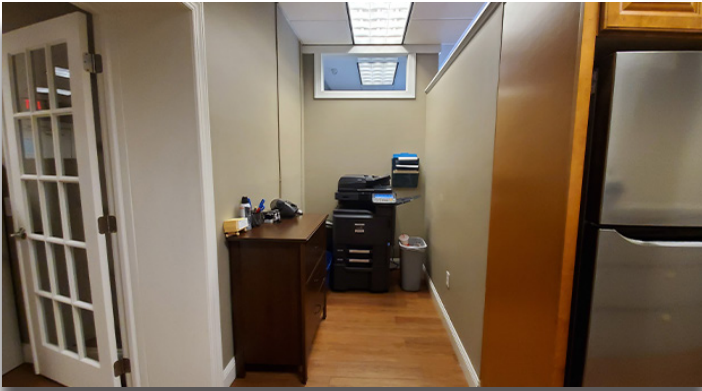




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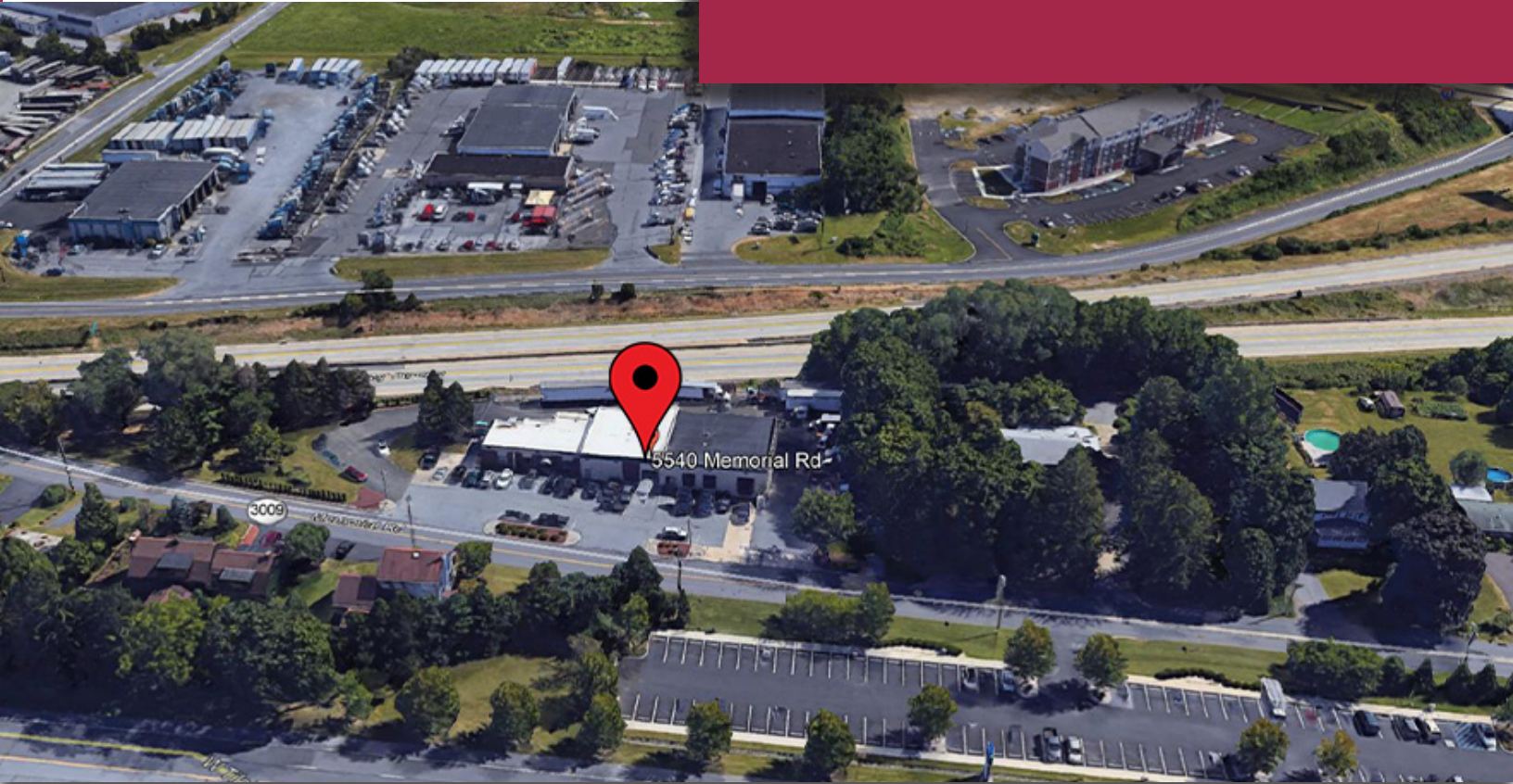
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