

# LIGHT INDUSTRIAL PROPERTY

533 S Carldon Street, Allentown, PA 18103



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	9,700 SF
<b>LEASE RATE:</b>	\$11.50 SF/yr (NNN)
<b>LOT SIZE:</b>	1.17 Acres
<b>BUILDING SIZE:</b>	Bldg #1- 1,060 SF Bldg #2- 4,050 SF Bldg #3- 4,050 SF
<b>ZONING:</b>	B/LI-Business/Light Industrial

## PROPERTY OVERVIEW

Available for immediate lease is this multi-building light industrial property on 1.1 acres.

Building #1 is 1,600 SF with two drive-in bays.

Building #2 is 4,050 SF with four drive-in bays. Two of the bays are 15' high, two of the bays are 12' high. This building has three phase electric with 200 amps/240 volt electric.

Building #3 is 4,050 SF with a loading dock. This building is the main building in the facility. It features 6 private offices, ample storage and men's and ladies restrooms.

This property is privately gated with a 50 vehicle parking capacity. Very easy access to S. 4th Street, Susquehanna Street and well located for light industrial uses.

## PROPERTY HIGHLIGHTS

- Multi-building facility
- Dedicated parking
- Very flexible B/LI-B/Light Industrial Zoning

ALLENTOWN, PA



**JAMES BALLIET**

KW Commercial-The James Balliet Commercial Group

O: 610.435.4711

James@jbcomgroup.com

**AYON ABRAHAM CODNER**

Vice President At KW Commercial-The James Balliet Commercial Group

O: 610.435.4711

C: 210.816.2966

ayon@jbcomgroup.com

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**INDUSTRIAL FOR LEASE**

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