

## INDUSTRIAL FOR LEASE

# LIGHT INDUSTRIAL PROPERTY

533 S Carldon Street, Allentown, PA 18103



### OFFERING SUMMARY

AVAILABLE SF:	9,700 SF
LEASE RATE:	N/A
LOT SIZE:	1.17 Acres
BUILDING SIZE:	Bldg #1- 1,060 SF Bldg #2- 4,050 SF Bldg #3- 4,050 SF
ZONING:	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

ALLENTOWN, PA



**JAMES BALLIET**

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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