### 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
	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

**ZONING:** 



#### **JAMES BALLIET**

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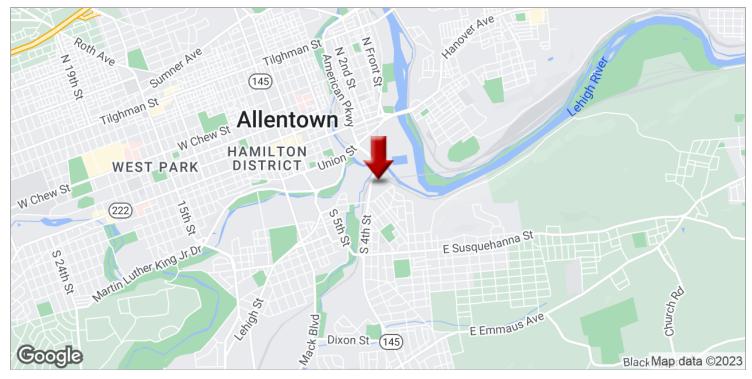
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