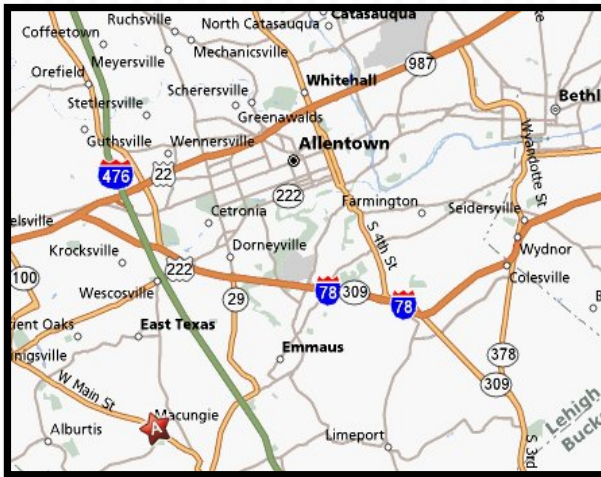




HAWLEY REALTY, INC.
COMMERCIAL AND INDUSTRIAL REAL ESTATE

944 Marcon Blvd. • Suite 120 • Allentown, PA 18109
Phone: 610.398.4000 www.hawleyrealty.com

**111 LEHIGH STREET
Macungie, Lehigh County, PA**



- AVAILABLE:** 44,000 square foot Industrial Building on a 2.6883 Acres
- CONSTRUCTION:** Building Constructed in two sections. Original building was built in 1900 and was redeveloped in the 1980s with the new addition added in later 1996. Stucco masonry over concrete block, and Split Faced Concrete Block.
- CEILING HEIGHT:** 15'-20" clear height.
- FEATURES:** Suspended forced-air heating and HVA/C servicing office area, asphalt shingle roofing system on original building with rubber membrane, reinforced concrete floors, public water and sewer, dock tailgate truck dock doors, two electrical services with 1400 ampere, 240 volt/3-phase electric service.
- LOCATION:** Well situated in industrial neighborhood within a several miles south of the PA Route 100/US Route 222 Bypass Interchange.
- REAL ESTATE TAXES:** \$31,787.22 or \$0.72/s.f.
- SALE PRICE:** \$2,200,000.00

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

THIS DOCUMENT SHALL NOT BE DEEMED TO BE AN OFFER TO SELL OR LEASE, NOR IS IT INTENDED TO EMPLOY ANY OUTSIDE BROKER WITHOUT SUCH BROKER ENTERING INTO A WRITTEN BROKERAGE COMMISSION AGREEMENT ACCEPTABLE TO THE OWNER OR LESSOR AND ITS COUNSEL. ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, SUCH INFORMATION HAS NOT BEEN VERIFIED AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE IN PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL, WITHOUT NOTICE.