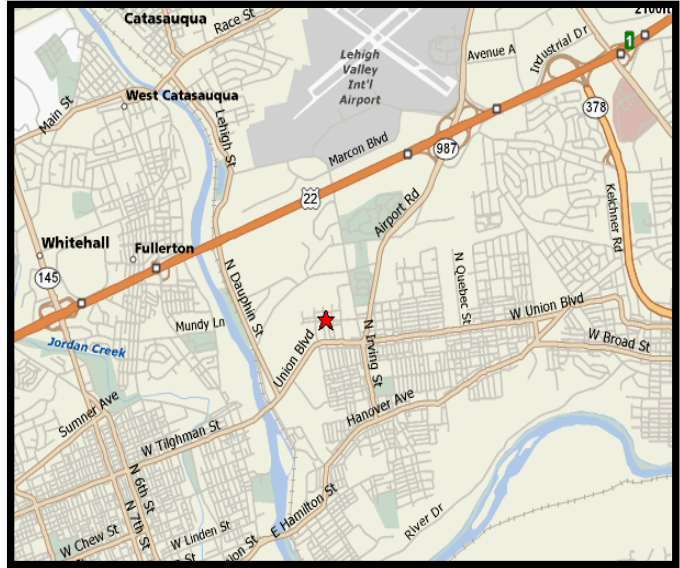




**1130-32 GODFREY STREET
Allentown, Lehigh County, PA**



TOTAL SQUARE FOOTAGE:	2,770 square feet single story modern industrial/commercial building
LOT SIZE/PARKING:	0.131 Acres
CONSTRUCTION:	Steel, Concrete Block, and Masonry construction
CEILING HEIGHTS:	14' clear height
ROOF:	Asphalt Shingle
FLOORS:	Reinforced concrete slab
HVAC SYSTEMS:	Gas fired heat.
ELECTRICAL SERVICE:	Minimum of 200 ampere, 240 volt, three-phase service.
ZONING:	I-2, Limited Industrial District.
ADDITIONAL FEATURES:	Serviced by two tailgate loading doors, public sewer and water, on-site car parking, and located within one mile of US Route 22/Airport Road Interchange.
LEASE PRICE:	\$4.75 per square foot, NNN
SALE PRICE:	\$225,000.00

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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