



HAWLEY REALTY, INC.
COMMERCIAL AND INDUSTRIAL REAL ESTATE

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

**ESD DISTRIBUTION CENTER
1135 North Plymouth Street
Allentown, Lehigh County, PA**



BUILDING SIZE: 84,590 square feet total

LAND AREA: 3 acres with building

DESCRIPTION: 41,902 square foot original section, brick façade, concrete block and wood and concrete frame, built 1929. 12,200 square foot shipping and receiving area, brick façade, concrete block, and steel frame built 1955. Note: New rubber roof installed 2000. 27,000 square foot warehouse area, concrete block and steel frame built 1965. 8,300 square feet, includes administrative offices, factory outlet store, lunchroom and shop offices in other sections of building. All have been recently refurbished. Ceiling height ranges from 14' height in original section, 14'-16' in shipping area, 21'-23' in newest section. Original area has an exterior loading platform with 4 truck positions. Staging area (17,000 sq. ft. total) has 6 truck dock doors with padded dock seals, hydraulic levelers, bumper guards, and interior dock lights. This area also has 3 interior loading docks with 14' high doors. The 1965 addition has two exterior loading platforms with protective canopies. There are separate gas-fired heat systems for each of the three sections. 3 phase 800 amp 220 volt electric. Wet sprinkler system in original section and staging areas. Dry pipe sprinkler system in newest section, 2,500 lb. elevator serves partial lower level of building. Public utilities, two working cooler units (approximately 1,100 and 2,000 square feet) lavatories and locker rooms are in the original section and staging areas, 3,560 square foot cooler with dock area built 1965 and located near the original section and retail store. Sealed concrete floors, two-employee parking lot with 100+ car capacity. Building is ADA code compliant.

LOCATION: Within 1.5 miles of Route 22 / Airport Road Exit, Public transportation at site.

SALE PRICE: \$3,100,000.00

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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