



**1268 N. IRVING STREET
Allentown, Lehigh County, PA**



- BUILDING SIZE:** 10,080 sq. ft. freestanding building
- LOT SIZE:** 0.38 acre corner lot
- CONSTRUCTION:** Two story brick façade, concrete block, wood frame structure built 1968
- DESCRIPTION:** Electric forced hot air heat and air conditioning with all units suspended from rear wall of building, single phase 400 amp service, 3 phase available, new roof installed in 2005, central HVAC (4 roof top compressors, compressed air lines in first floor shop area, slate tiles in entrance foyer, 12' ceiling height in shop, concrete slab floor in shop, two front entrances, parking area recently repaved, one 8' drive-in loading door.
- ZONING:** Industrial
- LOCATION:** Corner of E. Fairmont St as the cross street, within 1 mile of Airport Road South Exit of Route 22.
- SALE PRICE:** \$507,000.00 ***“Price Reduced”***

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED