



HAWLEY REALTY, INC.
COMMERCIAL AND INDUSTRIAL REAL ESTATE

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



Building Size: 10,080 square foot free-standing building

Space Available: 4,758 sq. ft. – second floor

Lot Size: 0.38 acre corner lot

Construction: Two-story brick facade/concrete block/wood frame structure, built 1968

Utilities: Public sewer and water

Heat: Electric forced hot air heat and air conditioning with all units suspended from rear wall of building.

Electric: Single phase/ 400 amp service, PPL Electric – 3 phase available.

Additional Features: New roof installed in 2005, central HVAC (4 roof-top compressors), compressed air lines in first floor shop area, slate tiles in entrance foyer area, 9' ceiling height, two front entrances, parking area recently repaved, 10+ parking spaces.

Zoning: Industrial

Location: Corner lot with E. Fairmont St. as the cross street, within 1 mile of the Airport Road South Exit of Rt. 22.

Lease Rate: \$8.00 per sq. ft. plus Janitorial and Trash

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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