



HAWLEY REALTY, INC.
COMMERCIAL AND INDUSTRIAL REAL ESTATE

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

**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 – separate entrance

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

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: \$6.50 per sq. ft. plus Janitorial and Trash - **"PRICE REDUCED"**

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.