



**1901 S. 12<sup>th</sup> STREET  
Allentown, Lehigh County, PA**



**BUILDING SIZE:** 130,000 square foot 2-story building

**LOT SIZE:** 8.5 acre site

**DESCRIPTION:** Built in 1943 by the Federal government. The building was renovated in 1984 for conversion from a light manufacturing use to a retail-commercial use. Insulated aluminum panels were affixed to the façade of this building in 1984. The original construction was concrete block/steel frame construction. Some of the flooring is hardwood. The built-up roof has been well maintained. Gas-fired forced air heating system for main building and 5,500 SF building. There is a 10,000 sf 2-story building and a 5,000 SF single level building located on the front portion of the lot. They are both concrete block construction. There is public water on the site. There is access to public sewer service. The primary building features are: ADA compliant, passenger elevator and a freight elevator, lavatories on all floors, a partial basement, truck dock loading doors, wet sprinkler system, central HVAC, concrete floors near the freight staging areas, prominent tenant signage, conveyor belt material handling system, on-site day care service, fire & burglar alarm systems, HVAC and electrical systems have been recently upgraded. The lot has a fence along the rear property line. 550 parking spaces.

**LOCATION:** Within 1 mile of I-78- Lehigh Street Exit

**SALE PRICE:** TBD

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