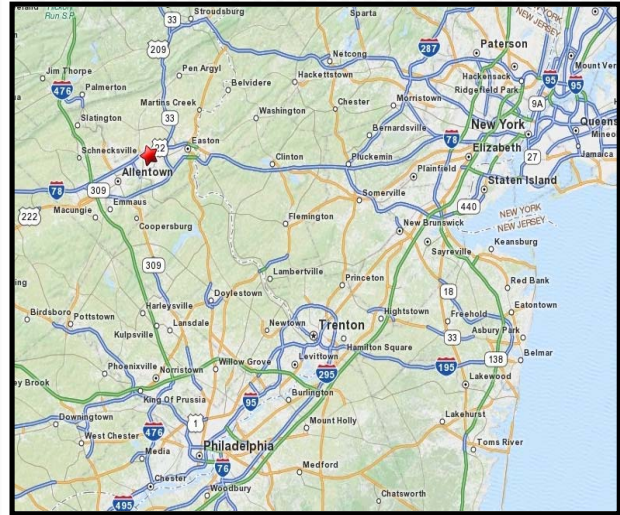




**HAWLEY REALTY, INC.**  
COMMERCIAL AND INDUSTRIAL REAL ESTATE

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

**2030 HIGHLAND AVENUE  
Hanover Township  
Bethlehem, Northampton County, PA**



**Building Size:** 35,200 sq. ft. expandable

**Lot Size:** 9.26 acres

**Description:** Split face concrete and insulated corrugated steel panels over steel frame construction, built 1997, excellent condition, 24' ceiling height, individual gas fired hot air heat in warehouse and HVAC package in the 7,960 sq. ft. of finished office/showroom, full public utilities, 3 truck tailgates with levelers and seals, 1 drive in loading door, 100% wet sprinkler system, T5 motion sensor lighting, outside fenced storage, ample on site parking.

**Zoning:** Light Industrial/Business Park

**Location:** Within 15 miles of NE Extension of PA Turnpike/Route 476, 10 miles to PA Route 33 via Route 22, with access to I-78 and I-80.

**Lease Rate:** \$4.50 per sq. ft. Net (3)

**Sale Price:** \$1,950,000.00

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

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