



**2200 SOUTH 12TH STREET
Allentown, Lehigh County, PA**



- Building Size:** 203,571 square feet
- Lot Size:** 22.22 acres
- Construction:** Brick façade/masonry block/steel frame, built 1967, Built-up roof with stone ballast and steel truss support system.
- Office Area:** 35,000 square feet total, on two levels
- Ceiling Height:** 20'- 25' clear to bar joist
- Heat:** Gas-fired hot water heat in production & warehouse areas, electric baseboard heat in office area.
- Loading Doors:** 6 truck dock doors with padded dock seals & mechanical levelers, two drive-in doors (16' high 12' wide) with interior rail car access.
- Additional Features:** Public utilities, 200+ car parking, access to primary rail service, marble flooring in office entrance foyer, fresh air intake vents and ceiling fans in production areas, 8" reinforced sealed concrete floor in production area, well-appointed conference room, employee lunchroom, 50' X 50' column spacing, 40,000 gallon exterior concrete containment area in rear of building, 13,300 square foot mezzanine area with 6" reinforced concrete floor and steel frame, 5-ton crane on bridge support structure, three sets of lavatories, 7 zone wet sprinkler system. Electric service consists of one 2,666 KVA transformer with 480 volt / 3,203 amp service, one 1,500 KVA transformer with 240 volt / 3,608 am service
- Zoning:** General Industrial
- Location:** At the corner of South 12th Street & Downeyflake Lane, in the Queen City Industrial Park, within 1 mile of the Lehigh Street exit of I-78, within 10 miles of the ABE Regional Airport, within 7 miles of the PA Turnpike (Route 476) Northeast Extension.
- Lease Rate:** \$3.65 per sq. ft.. Net (3) – 130,000 sq. ft. section
\$3.95 per sq. ft. Net (3) – 18,000 sq. ft. area
\$8.50 per sq. ft. Net (3) – 9,200 sq. ft. Office Area
- Sale Price:** \$8,750,000.00 – "as is"

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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