



**256 RACE STREET
Catasauqua, Lehigh County, PA**



- BUILDING SIZE:** 6,240 sq. ft.
- LAND AREA:** 0.16 acre
- DESCRIPTION:** Decorative stone façade, concrete block, heavy steel frame, office/warehouse 10' to 12' ceiling heights respectively, reinforced concrete floors and HVAC throughout the building, heavy 277/480 volt 3 phase electric, public utilities, drive-in door to the rear and ample on site parking. Office and/or light manufacturing or commercial uses all possible.
- TRAFFIC COUNT:** Estimated 18,000 to 25,000 cars per day
- LOCATION:** Direct access to US Route 22 via Airport Road within a few miles.
- LEASE RATE:** \$2,500.00 per month Net (3)
- SALE PRICE:** \$375,000.00 ***"PRICE REDUCED"***

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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