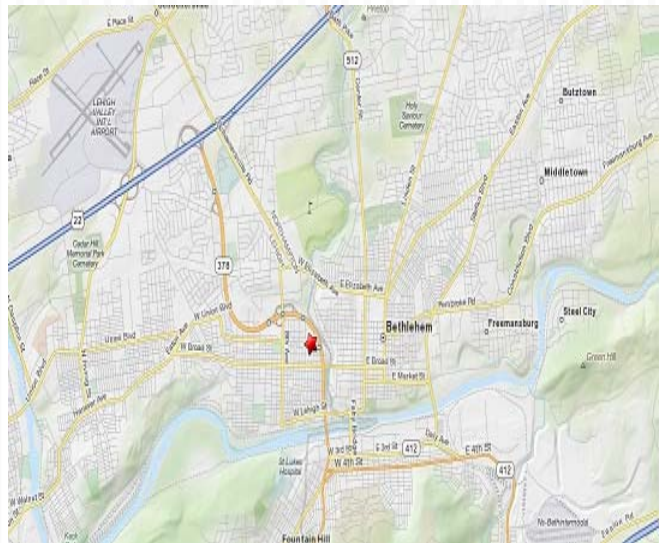




HAWLEY REALTY, INC.
COMMERCIAL AND INDUSTRIAL REAL ESTATE

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

**403 W UNION BLVD.
Bethlehem, Lehigh County, PA**



Building Size: 12,000 sq. ft.

Lot Size: 0.334 acre lot

Description: Steel frame and concrete block construction along poured concrete foundation reinforced concrete floors, built-up asphalt roof over a steel decking, gas fired radiant heat with air conditioning in front section of building, 10'x 12' drive-in overhead door, public water and sewer; minimum of a 400 amp, 240 volt, 3 phase electric service, minimum of 12' to 14' clear ceiling, public utilities.

Zoning: MDR (Medium Density Residential)

Location: Located with immediate access to PA Route 378, just off Union Blvd. Exit. Within 1 mile of US Route 22 and within 3 miles of Lehigh Valley International Airport.

Lease Rate: \$10.00 per sq. ft. Net (3)

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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