



**4345 INDEPENDENCE DRIVE  
North Whitehall Township  
Schnecksville, Lehigh County, PA**



- Building Size:** 19,344 sq. ft.
- Lot Size:** 2.861 acre
- Description:** Freestanding industrial or commercial building in excellent shape, split face block and insulated corrugated steel panel constructed over heavy duty steel frame in 2005, 22-24' ceiling height, HVAC roof mounted package systems with gas fired heat for entire building, public water, on site septic, 3 phase electric, truck tailgate and/or drive in loading can be added, outside storage permitted on large macadam area in rear of facility. Building can be expanded.
- Location:** PA Route 309 provides direct Route to US 22 within five miles south also to I-78 and I-476.
- Lease Rate:** \$5.75 per sq. ft. Net (3) – **“Lease Rate Reduced”**
- Sale Price:** \$1,399,000.00

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

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