



**50 HILTON STREET
Williams Township
Easton, Northampton County, PA**



- Building Size:** 126,892 sq. ft.
- Rental Unit Size:** Capability to divide into three (3) spaces: 16,689 sq. ft. 16,869 sq. ft. and 39,866 sq. ft. (34,610 sq. ft. on first floor and 5,256 sq. ft. lower level storage).
- Lot Size:** 5.244 acres
- Description:** Brick façade, concrete block, steel frame, single level building, 840 sq. ft. of existing office, additional space as needed, 14-20' clear height ceiling in various sections, 8 truck dock doors with padded dock seals, large truck court area in rear of building. Additional loading doors can be installed. Gas fired suspended units with thermostat controls. Central HVAC in office area. 2,000 amp / 480 volt / 3 phase electric service, separately metered in each section. Wet sprinkler system at H3 Classification, 3 hour rated demising walls between sections, on-site building management, ADA compliant, parking for 60+ cars, sealed concrete floors, well maintained facility.
- Location:** Within 1/8 mile of I-78 Easton Exit, industrial park setting.
- Lease Rate:** \$3.15 per sq. ft. Net (3); O.E. estimated at \$0.72 per sq. ft. plus utilities

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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