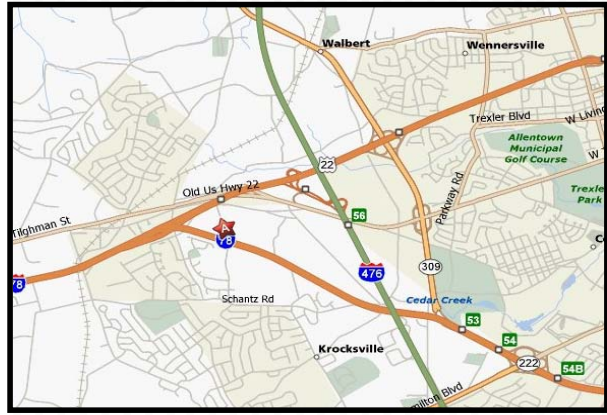




**639 GRAMMES ROAD
Upper Macungie Township
Allentown, Lehigh County, PA**



- AVAILABLE:** 61,000 square foot Industrial Building on 6.0137 Acres
- CONSTRUCTION:** Masonry block façade, steel frame, built in 1975 with extensive renovations in 2004.
- CEILING HEIGHT:** 18'+ clear to bar joists and 35' x 35' column spacing.
- FEATURES:** Suspended oil fired forced-air heating units, new rubber membrane roof, reinforced concrete floors, public water, on-site sewer (holding tank), 100% wet sprinkler system, cross dock tailgate truck dock doors, 3-phase electric service.
- LOCATION:** Within one mile of Interstate 78/PA Route 309/Tilghman Street Interchange and with ¼ of PA Route 476 Interchange.
- LEASE:** \$4.50 per square foot Net (3) Negotiable.
Pass through is estimated at \$1.10/square foot
- SALE:** \$3,400,000.00 **"PRICE REDUCED"**

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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