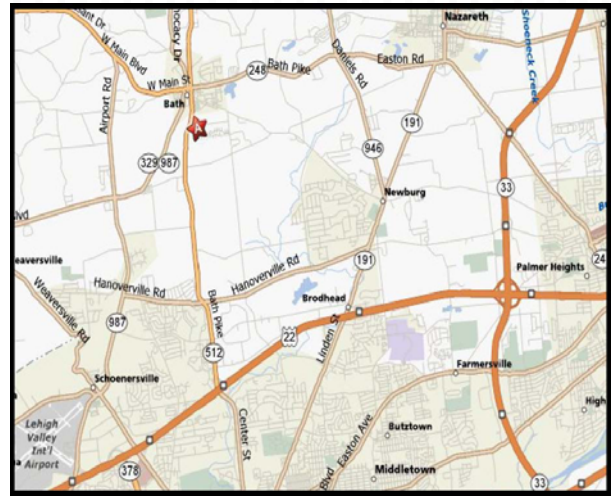




**HAWLEY REALTY, INC.**  
COMMERCIAL AND INDUSTRIAL REAL ESTATE

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

**6762 CHRISPALT DRIVE  
East Allen Township  
Bath, Northampton County, PA**



- BUILDING SIZE:** 19,600 sq. ft. total (98.5' x 199')
- LAND AREA:** 3 acre lot
- FEATURES:** Insulated corrugated steel panel over steel frame structure situated in modern industrial park. Building should be expandable. Has 2,463 sq. ft. office/finished area, highly functional layout adaptable to variety of commercial/industrial uses, ample on site parking, 18'+/- ceiling height, gas fired hot air heat and HVAC package in office, full public utilities, 4 truck tailgates 3 with levelers and seals, 100% wet sprinkler system.
- LOCATION:** Within 4 miles of Route 22, access to PA Route 476 within 15 miles, access to I-80 within 40 miles and PA Route 33 within 15 miles due East via US Route 22.
- LEASE RATE:** \$4.50 per sq. ft. Net (3)
- SALE PRICE:** \$995,000.00 ***"PRICE REDUCED"***

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

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