



HAWLEY REALTY, INC.
COMMERCIAL AND INDUSTRIAL REAL ESTATE

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**6923 SCHANTZ ROAD
Upper Macungie Township
Allentown, Lehigh County, PA**



BUILDING SIZE: 100,000 square feet total

LOT SIZE: 12.37 acres

DESCRIPTION: Masonry block/insulated metal panels/ steel frame, built 1991, 24' clear to bar joist ceiling height, 48 truck dock doors with dock levelers, padded dock seals, and bumper guards. All doors are 8' X 10', there is a 120' truck court in loading area. There is a security fence around the entire truck court area. One 12' X 14' drive-in door. Rail service potential. 1,500 square foot area, recently erected. Gas-fired suspended heating units in warehouse area, 1,200 amp/480 volt/ 3-phase electric service., wet sprinkler system, public sewer and water, two sets of lavatories, ADA compliant, sealed 5" concrete floor – reinforced with rebar, rubber membrane roof-replaced within the past 5 years, air vents in warehouse for cross ventilation, security alarm can be reactivated, 40' X 40' column spacing.

LOCATION: Within ½ mile of Route 100, 1.5 mile of I-78- Route 100 South Exit, 3 miles to PA Turnpike Northeast Extension-Route 476, 25 miles of NJ State Line, 68 miles of PHL Airport, 13 miles of Lehigh Valley Regional Airport.

Lease Terms: Building can be divided in half, Asking: \$3.88 per square foot Net (3) ***“Price Reduced”***

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