



**6969 SILVER CREST ROAD
East Allen Township
Bath, Northampton County, Pennsylvania**



Building Size: 65,000 square feet total (24,000 sq. ft. climate controlled)

Lot Size: 5.37 acres M/L, to be sold with building. Additional land is also available.

Description: Masonry block façade, insulated metal panel, steel frame, built 1993, 24,000 s/f addition built 1998, 10,000 square feet, 2-story area office area refurbished in 2005. 3,000 gallon above-ground propane tank, suspended forced-air blower heating units in warehouse area. Well and septic - Public utilities are in close proximity and will be available to the site. 24' eaves, 31' ceiling height at center of building, peaked roof-line. 9 truck dock doors with padded dock seals and mechanical levelers, concrete dolly pad in truck court, one 14' X 16' drive-in door. Skylights in warehouse area, 24,000 s/f warehouse section is air-conditioned, ADT security system, two T-1 lines, ADA compliant, small passenger elevator serves 2-story office section, employee lunchroom, ceramic tile floor in lobby and reception areas, well-insulated, 3 phase/240 volt/ 600+ amp electric service, partially fenced parking area, standing seam insulated roof, UPS generator system, warehouse lavatory has shower, 6" reinforced sealed concrete floor, Sonitrol motion sensor and camera security system, 25' x 40' conference room, compressed air lines in warehouse area and on-site detention pond.

Zoning: Light Industrial/ Business Park District

Location: Within ¼ mile of Route 512, approximately 3 miles from intersection of Routes 22 & 512.

Lease Rate: \$3.85 per sq. ft. Net (3) – Warehouse Area “as is”
\$8.00 per sq. ft. Net (3) – Office Area Only
\$3.85 per sq. ft. Net (3) – entire facility. “as is”
Tenant Operating Expenses ~ \$2.78 per sq. ft.

Sale Price: \$3,625,000.00 **“PRICE REDUCED”**

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED