



**6993 SILVER CREST ROAD
East Allen Township
Bath, Northampton County, PA**



- BUILDING SIZE:** 9,600 square foot free-standing building
- LOT SIZE:** 3.27 acres
- DESCRIPTION:** Corrugated and insulated metal panels, wood frame, concrete floors, and gable style standing seam roof. There are fiberglass wall panels at the top of the shop walls, built 1997, 4,200 square feet of office space on two levels 6 on-grade 14' high X 12' wide drive-in doors. The doors have a drive-through configuration. Propane-fired forced air suspended heat units in the shop area, above-ground propane tank, electric HVAC in office area. Clear span interior in shop area, operable windows in offices, two lavatories in office area, both are ADA compliant, large employee lunchroom, 16-18' ceiling height, 200 amp / 240 volt / 3 phase electric, exhaust fans in shop, compressed air lines, floor drains, ceiling fans in shop area, 12,000 gallon tank diesel fuel system for fleet vehicles that is computer monitored, fenced yard area. Zoned Light Industrial / Business Park.
- LOCATION:** Within ¼ mile of intersection with Route 512, within 4 miles of Route 512 exit of Route 22 corner location.
- LEASE RATE:** \$6.99 per sq. ft. Net (3)
- SALE PRICE:** \$1,115,000.00

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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