



HAWLEY REALTY, INC.
COMMERCIAL AND INDUSTRIAL REAL ESTATE

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**HILTON STREET BUSINESS CENTER III
70 Hilton Street
Williams Township
Easton, Northampton County, PA**



Total Building Size: 26,500 square feet

Minimum Unit Size: 5,300 square feet

Lot Size: 3 acres

Description: Masonry block façade, insulated metal panels, steel frame construction completion scheduled for Spring 2010, 6" water main to building, sewer, and gas, 200 amp/3-phase/ 480/277 volt electric in each unit, 1,200 amp service to building. There will be 1 truck dock doors with bumper guards and padded dock seals, with the capability of expanding to 7 doors, ample truck court size offering standard truck access and turnaround. All doors are 8' X 10' size and they are insulated. Gas fired suspended heating units in warehouse areas, 18-20' clear to bar joist ceiling height. Sealed concrete floors with 4,000 pound PSI live load capability, extra hazard wet sprinkler system, small office area in each unit, ample on-site parking, standing seam metal roof, 53' X 33' column spacing, individual tenant entrances, tastefully landscaped, tenant identity signage, choice of interior finishes, well insulated building, and energy efficient lighting.

Location: Within 1/8 mile of I-78, within 4 miles of Rt. 33, within 2 miles of the NJ State Line.

Terms: Lease rate: \$5.99 per square foot Net (3) with basic finish package
Unit sale prices will be considered.

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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