



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

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

**713 NORTH 13<sup>th</sup> STREET  
Allentown, Lehigh County, PA**



- BUILDING SIZE:** 19,200 SF free-standing building
- LAND AREA:** 3/4 acre lot
- CONSTRUCTION:** 2 story brick, wood, and steel frame construction with insulated rubber membrane sloped roof.
- FEATURES:** Many allowed uses, large paved off-street parking, 3-Phase electric, drive-in door and equipment loading pad, Employee wash area, concrete floor, QC lab, centrally heated and cooled office areas, multi-occupant potential.
- LOCATION:** Within minutes of Route 22 / Route 15<sup>th</sup> St. Exit
- PURCHASE:** \$650,000.00 ***"Price Reduced"***

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

THIS DOCUMENT SHALL NOT BE DEEMED TO BE AN OFFER TO SELL OR LEASE, NOR IS IT INTENDED TO EMPLOY ANY OUTSIDE BROKER WITHOUT SUCH BROKER ENTERING INTO A WRITTEN BROKERAGE COMMISSION AGREEMENT ACCEPTABLE TO THE OWNER OR LESSOR AND ITS COUNSEL. ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, SUCH INFORMATION HAS NOT BEEN VERIFIED AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE IN PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL, WITHOUT NOTICE.