



HAWLEY REALTY, INC.
COMMERCIAL AND INDUSTRIAL REAL ESTATE

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**7525 W. TILGHMAN STREET
Allentown, Lehigh County, PA**



Building Size: 13,920 sq. ft. total

Available Space: 1,800 sq. ft. office or retail use

Lot Size: 1.77 acre site

Description: High visibility, ADA compliant, turn key condition, new interior finishes, ample on site parking, private entrance, great tenant mix includes beer distributor, flower shop, dry cleaner and pizza shop.

Traffic Count: 19,000 cars per day.

Location: Located near Iron Run Corporate Park, within one half mile of I-78/Route 22 via Route 100 South, within 3 miles of PA Northeast Extension of Turnpike.

Lease Rate: \$18.00 per sq. ft. Net (3) – ***“PRICE REDUCED”***

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