



HAWLEY REALTY, INC.
COMMERCIAL AND INDUSTRIAL REAL ESTATE

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**8155 SCHANTZ ROAD
Upper Macungie Township
Allentown, Lehigh County, PA**



BUILDING SIZE: 101,125 sq. ft.

LOT SIZE: 6.9 acres

DESCRIPTION: Single story building built 1975, 3,000 sq. ft. of office space, 40 x 50' column spacing, 32' clear height ceiling, reinforced concrete floor, 100% wet sprinkler system, 6 tailgate dock doors with levelers and seals, 4 drive in doors, 3 phase 12,740 volt 3600 amp electric, public utilities, metal halide and high pressure sodium lighting, 24 hour monitored security system, 3 tiered storage racks.

ZONING: LI / Light Industrial

LOCATION: Within 1.5 miles of I78/PA Route 22 via Route 100 North, within 3 miles of NE Extension of PA Turnpike.

LEASE RATE: \$4.25 per sq. ft. Net (3)

SALE PRICE: \$4,100,000.00

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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