



HAWLEY REALTY, INC.
COMMERCIAL AND INDUSTRIAL REAL ESTATE

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

**874 MARCON BOULEVARD
Hanover Township
Allentown, Lehigh County, PA**



Building Size: 9,600 square foot free-standing building

Lot Size: 3.816 acres

Description: Concrete split-faced block, steel frame, slab on-grade foundation, built 1987, 400 amp/240 volt/3-phase electric service, PPL Electric Utilities service provider, BX and conduit wiring, 12' – 14' clear to bar joist ceiling height, showroom area has dropped ceilings with 12' height, One 8' X 10' step van height new delivery door, one on-grade drive-in door, and one truck dock door with an exterior loading platform. Gas forced-air suspended heating units. Small kitchen area, built-in sales/reception counter, floor drains, public utilities, sealed concrete floor, 1,000 square foot refrigerated area with insulated access doors, insulated windows, fully air-conditioned building, large display window, parking for 30 cars, automated entrance doors, small office area in rear of showroom area, separate manager's office by entrance area, two restrooms, ADA compliant, alarm system, skylights, display lighting fixtures in showroom area, fluorescent lighting fixtures in showroom and storage areas, insulated windows, roof is well maintained..

Location: Within 1 mile of Route 22-Airport Road Exits, visible from Route 22, within 15 miles of the NJ State Line, 12 miles from PA Turnpike/I-476- Northeast Extension, within 3 miles of Route 378, and within 6 miles of Rt. 33.

Lease Rate: \$5.99 per square foot net (3)

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