



**951 MARCON BLVD., LVIP III
Hanover Township
Allentown, Lehigh County, PA**



RENTAL UNIT SIZES: 1,100 sq. ft.; 3,440 sq. ft.; and 4,500 sq. ft. (9,040 sq. ft. contiguous)

DESCRIPTION: Multi-tenant, single story, brick and glass office building, individual entrance to each suite facing Marcon Boulevard, gas heat, fully air conditioned, public water and sewer, fully sprinklered, high speed internet access available. Building is situated back from Marcon Boulevard and traffic noise, all glass frontage at each suite for a bright and open atmosphere. Tenant access and parking available from the rear of the building. Two entrances for building, U shaped parking for convenient and easy access to suites.

SURROUNDINGS: Commercial office, warehouse, manufacturing, and distribution facilities, and satellite firms. Retail shopping and restaurants within five (5) minutes

LOCATION: Access to Route 22 East and West within 3 minutes, Allentown and I-78 is 10 miles from site. Newark International Airport, NJ is 90 minutes and only two hours from New York City.

LEASE RATE: \$7.00 per sq. ft. Net (3) – First year of lease.
*Suite leased in “as is” condition.

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED