



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

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**4096 W. TILGHMAN ST.  
South Whitehall Township  
Allentown, Lehigh County, PA**



- Building Size:** 13,000 sq. ft.
- Available Space:** 3,900 sq. ft.
- Lot Size:** 0.96 acre
- Description:** Two story office building, brick and concrete block construction built 1954, on site parking, vanilla box condition, electric heat, fully air conditioned, energy star heat pump on roof, new triple pane vinyl windows and door, separately metered electric, ready for tenant improvement
- Zoning:** HC / Highway Commercial
- Location:** Within ½ mile of Route 309/I-78, 1.5 miles to Route 22 and PA Turnpike NE Extension.
- Lease Rate:** \$12.00 per sq. ft. Net (3) – O.E. = \$1.31 per sq. ft.

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

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