



QUEEN CITY BUSINESS CENTER
1801 South 12th Street
Allentown, Lehigh County, PA



Total Complex Size: 260,000 square feet

Lot Size: 12 +/- level acres

Available Rental Units: 4,600 square foot showroom/office area with display window and open floor plan.

Asking: **\$5.55 per square foot Net (3)**

24,725 square foot unit, with 16' ceiling height, truck dock loading, small office area.

Asking: **\$2.77 per square foot Net (3), "as is" condition.**

13,594 sq. ft. area includes 2 truck doors, 19' ceilings.

Asking: **\$3.40 per sq. ft. Net (3)**

Up to 66,000 square feet of contiguous space, 25' ceiling height, numerous truck dock doors, some small office areas, can subdivide as needed.

Asking: **\$3.40 per sq. ft. Net (3)**

Property Description: Wet sprinkler system, gas heat, reinforced concrete floors, separate utility meters in each rental unit, masonry construction/steel frame, public utilities, operable windows in office area, private restrooms in each unit, large private parking area across street, 240/480 volt electric service, well insulated, energy efficient lighting, and on-site building management.

Location: **Designated Enterprise Zone**, within 1 mile of Lehigh Street Exit of I-78/Route 309, within 1 block of public bus service.

Note: Grounds maintenance, sewer, water, insurance, and real estate taxes are only 50 cents per square foot!

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED