



INDUSTRIAL PROPERTY FOR SALE

11,750 SF on 1 Acre

1810 East Race Street
Allentown, PA 18109



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- 11,750 SF on 1 Acre
- 9,500 SF of Light Manufacturing & Service Shop
- Six (6) Drive-In's
- 400 Amp's 240/480V 3 Phase Power
- Zoned PIO (Planned Industrial Office)
- Public Water
- Public Sewer
- Natural Gas
- EST 2025 Taxes \$10,998.88
- This property is strategically located, offering close proximity to the Lehigh Valley International Airport and convenient access to major local arteries such as I-476, I-78, Route 22, Route 33, and Route 309.



INDUSTRIAL BUILDING BREAKDOWN

BUILDING A

- Approximate 7,000 SF
- Pitched Roof, 23' clear at the center
- Five (5) Drive-Ins:
 - One (14' x 12')
 - Two (10' x 10')
 - One (10' x 15')
 - One (10' x 12')
- Modine Unit Heaters

BUILDING B

- Approximately 2,500 SF
- 10' Clear height
- One (1) drive-in (8' x 8')



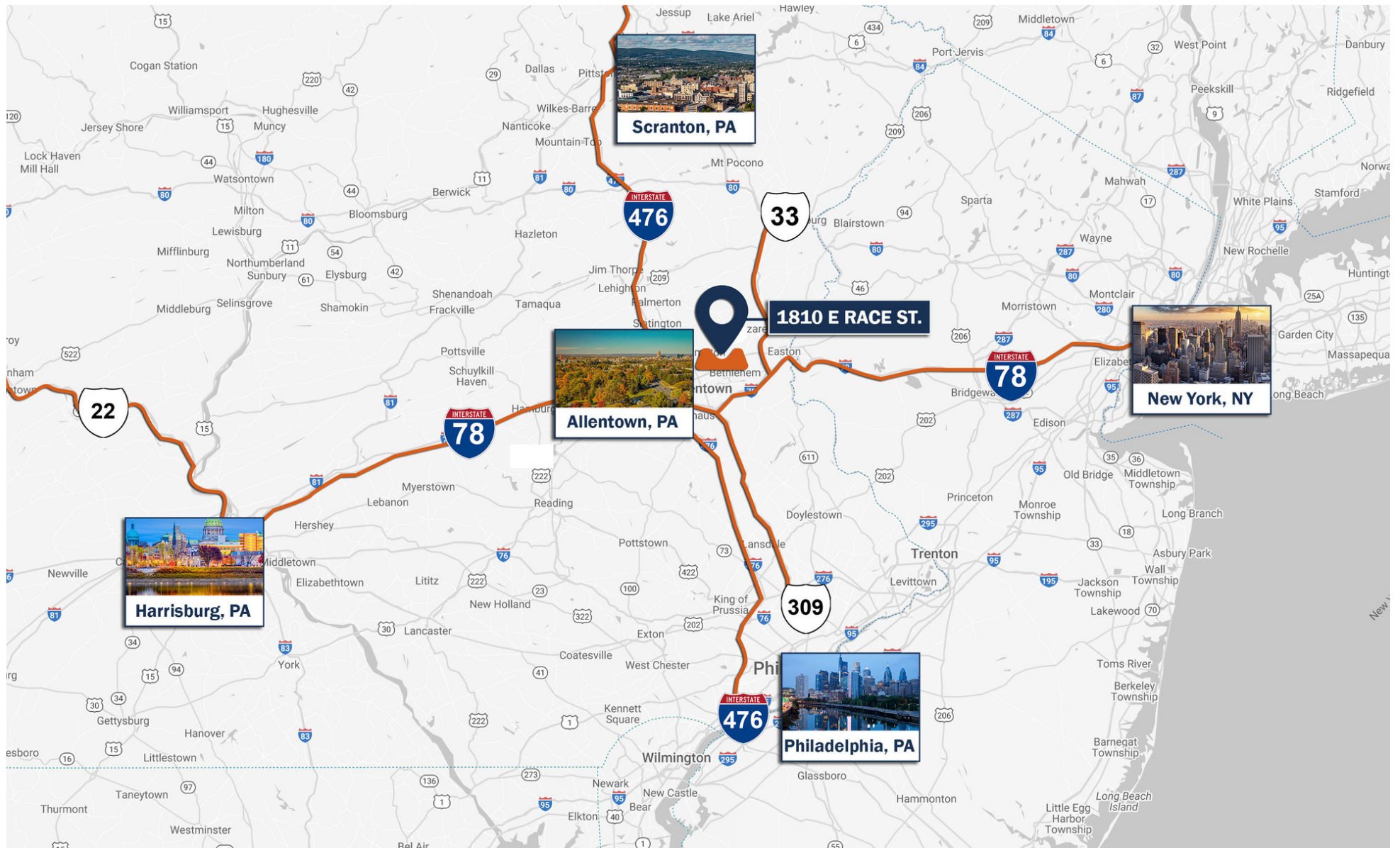
OFFICE BUILDING BREAKDOWN

BUILDING C

- Approximately 2,250 SF with additional 2nd story and basement
- Private offices
- Conference Rooms
- Cubicle rooms
- Restrooms
- Kitchenette
- Central Air



AREA MAP

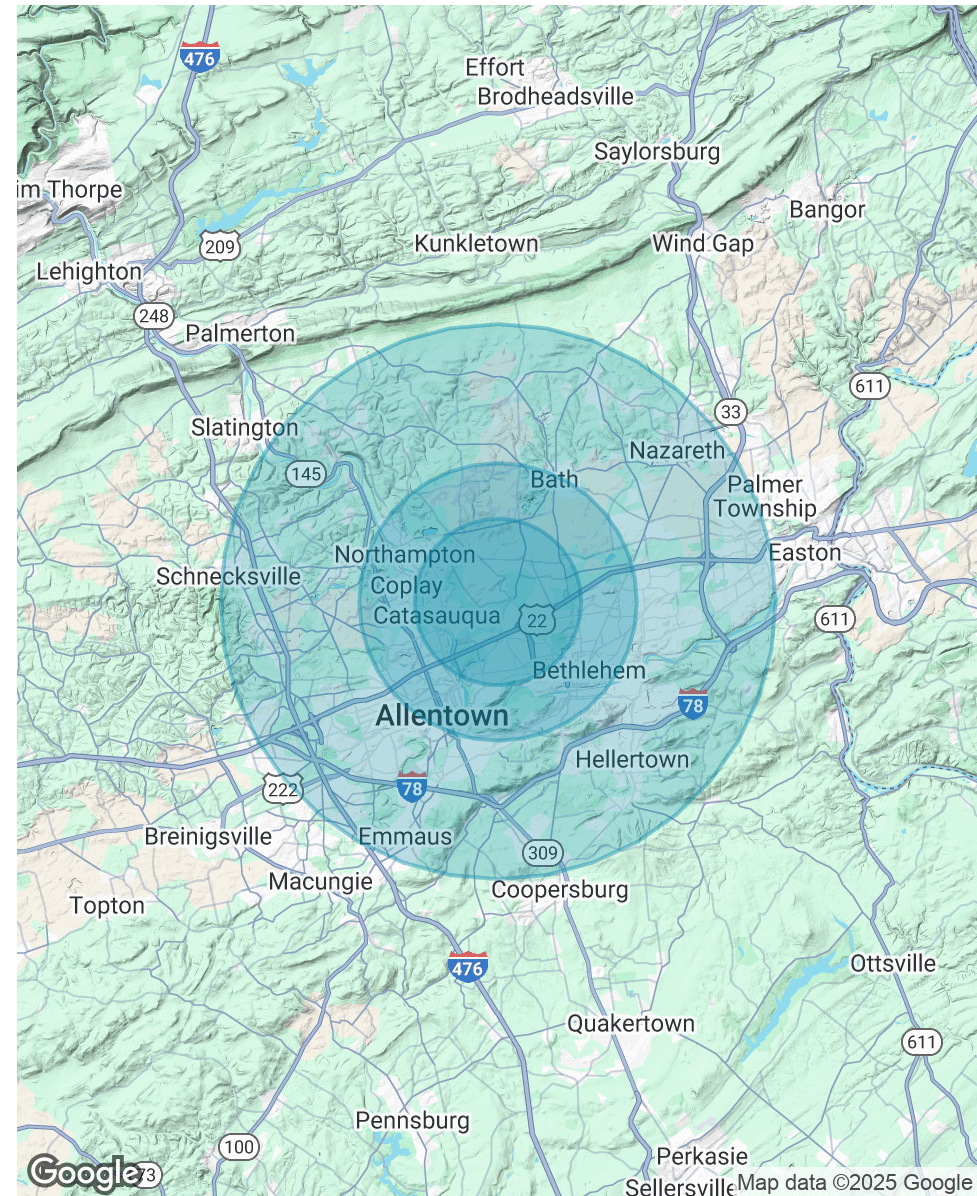


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	56,422	215,054	481,690
Average Age	44	41	42
Average Age (Male)	42	40	41
Average Age (Female)	45	42	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	23,326	84,405	184,361
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$96,415	\$87,081	\$102,664
Average House Value	\$299,114	\$264,002	\$311,455

Demographics data derived from AlphaMap



PRIMARY CONTACTS



Timothy Pennington
Partner & Senior Vice President
215.448.6266
tpennington@binswanger.com



Sean Stitz
Vice President
215.448.6016
sstitz@binswanger.com



Matt Corrigan
Senior Vice President
215.448.6018
mcorrigan@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
<https://www.binswanger.com>