

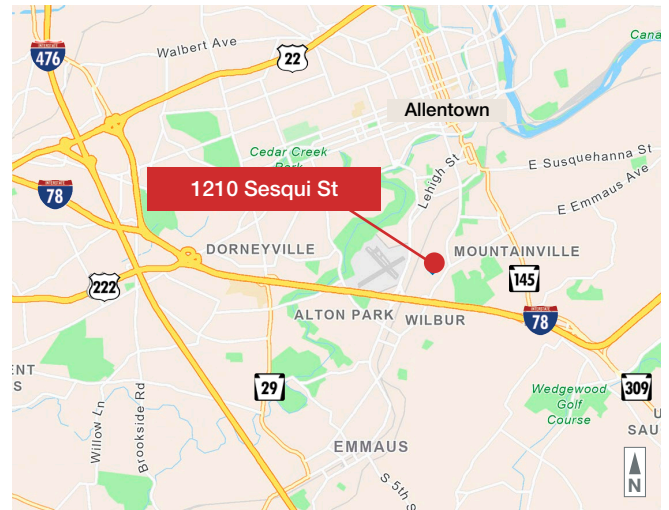


1210 Sesqui St

Allentown, Lehigh County, PA

Property Features

- Offering includes 80,000SF industrial building on 3.88 acres
- Building features 2,400 AMPS 480v 3-phase heavy power, LED lighting, 100% standard wet sprinklers
- Front warehouse is 38,000SF, clear height 12', twelve docks with levelers, rubber roof
- Rear warehouse is 42,000SF, clear height 20', single dock height door, modified asphalt roof
- Zoned General Industrial (I-3)
- Permitted by right uses include: auto body shop, distribution center, industrial equipment sales & rental, packaging or assembly, self-storage, manufacturing, warehousing, trucking terminal, and more
- Public water and sewer, gas heating
- Convenient to I-78, Route 309, and I-476
- **Sale Price & Lease Rate: Call for details**



For more information:

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NAI Summit

1620 Pond Rd, Suite 150

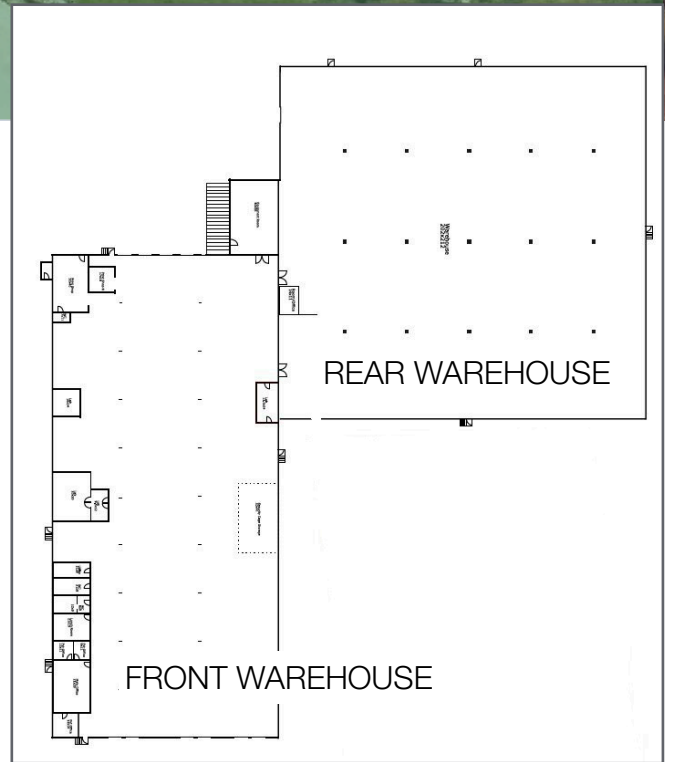
Allentown PA 18104

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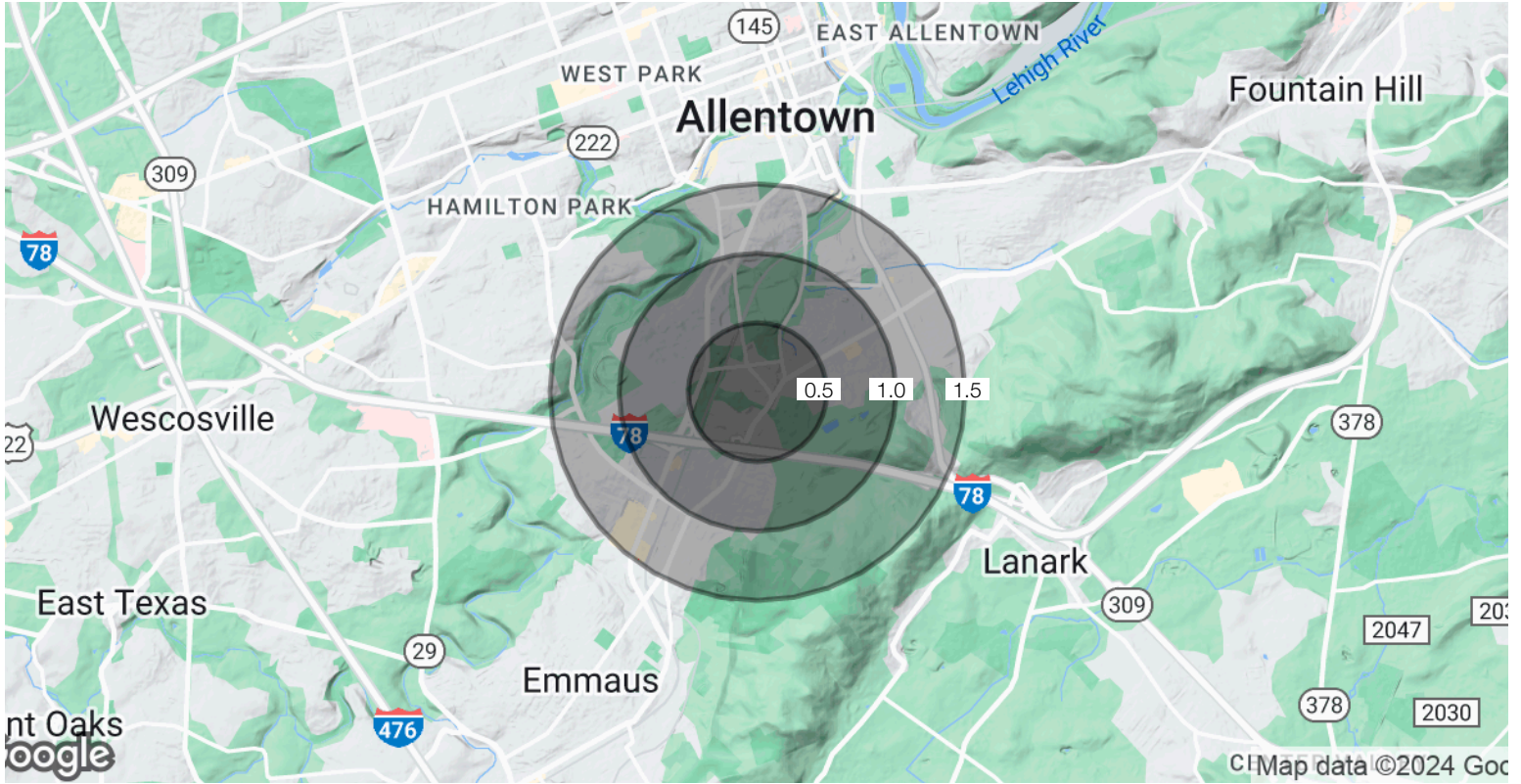
POTENTIAL FOR EXPANSION



	FRONT WAREHOUSE	REAR WAREHOUSE
SQUARE FOOT	38,000 SF	42,000 SF
CLEAR HEIGHT	12'	20'
DOCK DOORS	12 with levelers	1
ROOF	Rubber	Asphalt



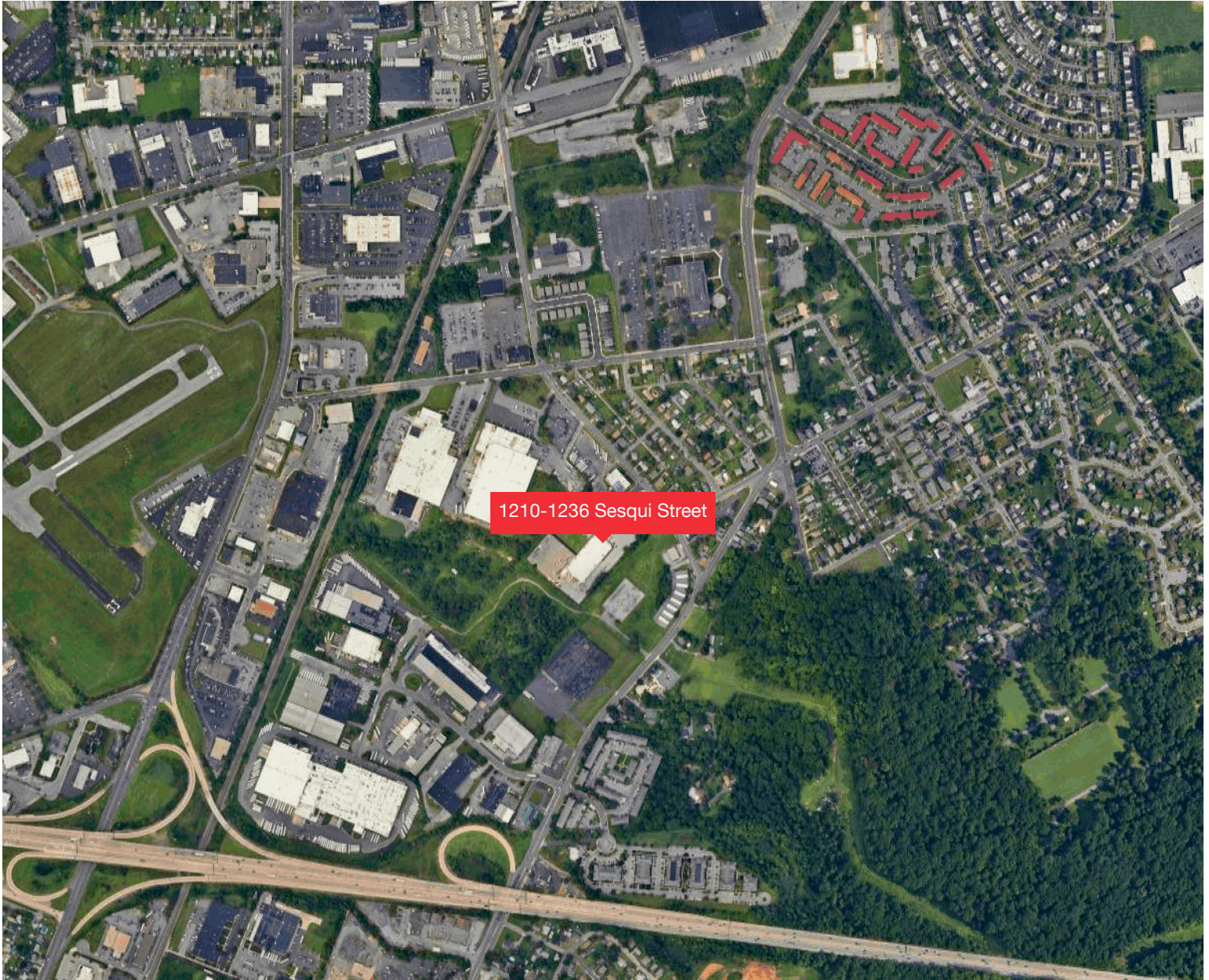
1210 SESQUI STREET ALLENTOWN, PA



AREA DEMOGRAPHICS

Key Facts	0.5 Miles	1 Mile	1.5 Miles
Population	1,980	11,061	23,241
Households	812	4,249	9,054
Owner Occupied Housing Units	286	1,775	4,630
Tenant Occupied Housing Units	526	2,474	4,424
Median Age	35.8	35.5	37.9
Average HH Income	\$81,408	\$79,914	\$90,831

1210 SESQUI STREET ALLENTOWN, PA



TRAFFIC COUNTS

Street	Cross-Street	Year	Count
Lehigh Street	W Devonshire Rd	2021	23,000
I-78	W Emmaus Ave	2021	101,000
W Emmaus Ave	Mack Boulevard	2021	15,000



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