



LEASE

2010 SUNSET DRIVE

Fogelsville, PA 18051

PRESENTED BY:

MICHAEL CICCONE, JR.

O: 484.245.1034

michael.cicccone@svn.com

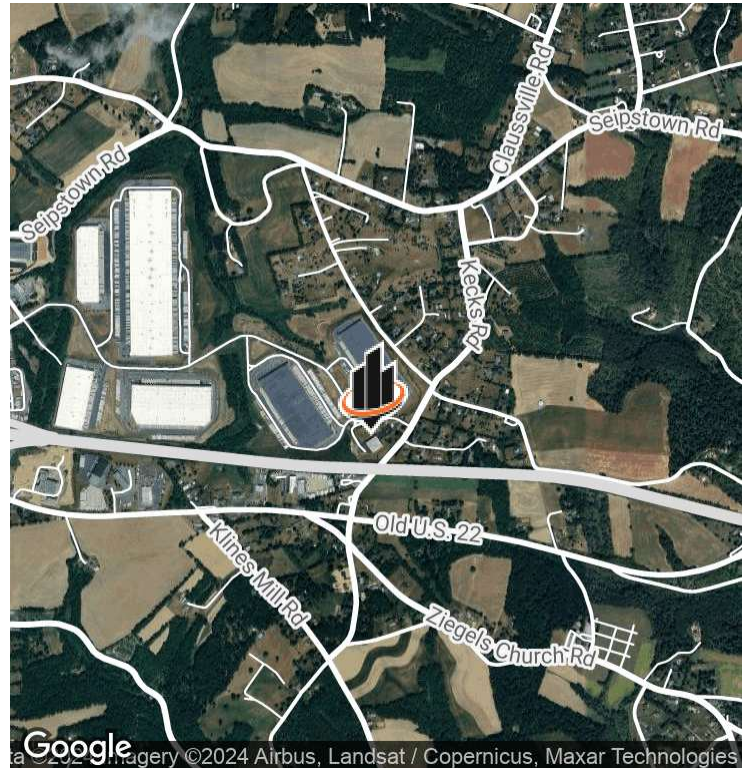
PA #RS359711

AMY HAWLEY, SIOR

O: 484.245.1014

amy.hawley@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
NUMBER OF UNITS:	1
AVAILABLE SF:	up to 22,500 SF
LOT SIZE:	5.7 Acres
BUILDING SIZE:	39,845 SF

PROPERTY HIGHLIGHTS

- Three (3) dock doors
- One (1) 16' oversized drive-in door
- 30' ceiling at eaves
- 10 Ton traveling bridge crane
- 3-phase 1,200amp electrical service
- Private truck court and outdoor storage

MICHAEL CICCONE, JR. **AMY HAWLEY, SIOR**
O: 484.245.1034 O: 484.245.1014
michael.cicccone@svn.com amy.hawley@svn.com
PA #RS359711

LOCATION DESCRIPTION

Located within a 1 mile of the New Smithville exit (Exit 45) off I-78, this high cube warehouse sits within an industrial pocket with a private driveway leading to the suites dedicated truck court and outdoor storage area. This space is found near the Lehigh-Berks County Line.

PROPERTY DESCRIPTION

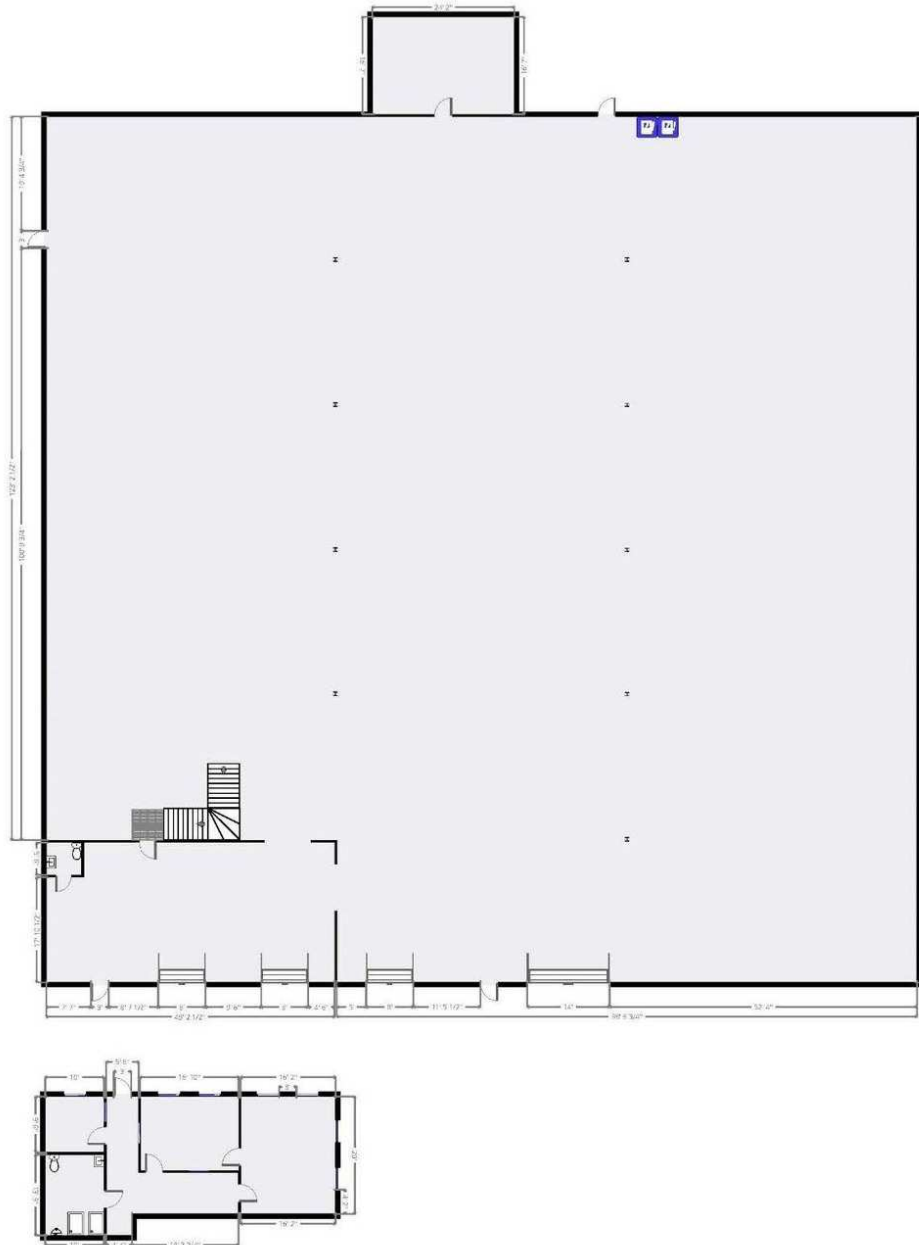
- Zoned General Commercial
- Includes 1,250+/- SF office
- Heated Warehouse, Heat/Cooled Office
- Separately Metered Utilities
- Partial Visibility Along I-78
- On-Site Property Management
- 7 miles to PA Turnpike NE Extension
- 16 mile to LV International Airport
- 30 mile to PA NJ Border

ADDITIONAL PHOTOS

Fabrication Space

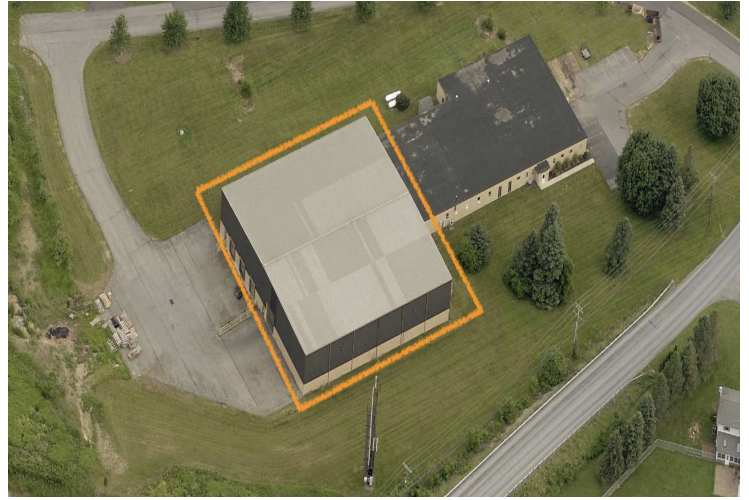
2010 Sunset Drive, Fogelsville, PA, USA 18051

Ground Floor



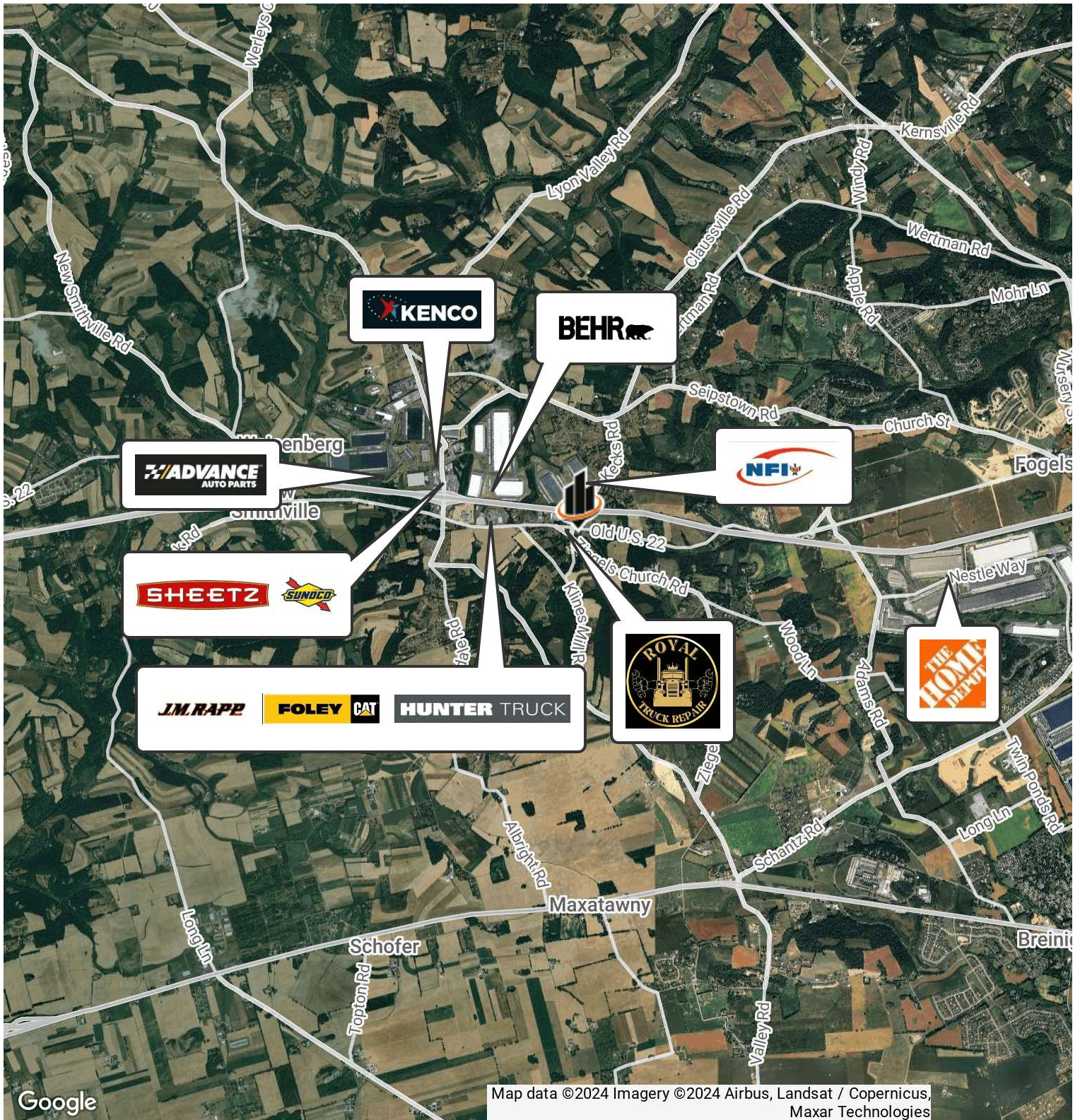
MICHAEL CICCONE, JR. **AMY HAWLEY, SIOR**
O: 484.245.1034 O: 484.245.1014
michael.cicccone@svn.com amy.hawley@svn.com
PA #RS359711

ADDITIONAL PHOTOS



MICHAEL CICCONE, JR. **AMY HAWLEY, SIOR**
O: 484.245.1034 O: 484.245.1014
michael.cicccone@svn.com amy.hawley@svn.com
PA #RS359711

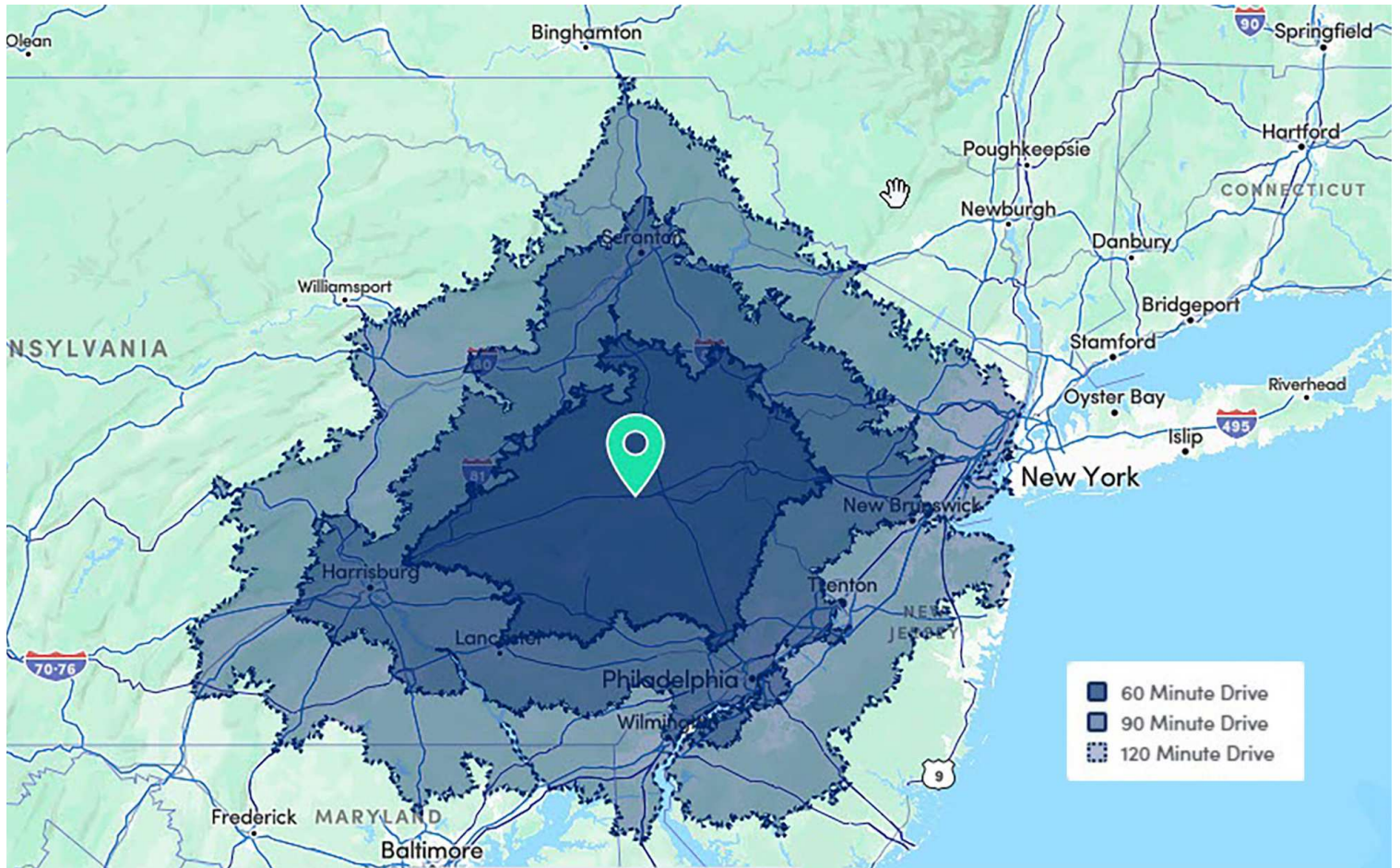
LOCATION MAP



MICHAEL CICCONE, JR.
O: 484.245.1034
michael.ciccone@svn.com
PA #RS359711

AMY HAWLEY, SIOR
O: 484.245.1014
amy.hawley@svn.com

DRIVE TIME



MICHAEL CICCONE, JR.

O: 484.245.1034

michael.cicccone@svn.com

PA #RS359711

AMY HAWLEY, SIOR

O: 484.245.1014

amy.hawley@svn.com