

BUILDING / OFFICE—WAREHOUSE... For Sale

Commercial Site

622 Union Blvd. Allentown PA 18109



OFFERING SUMMARY

SALE PRICE: \$2,900,000

TOTAL SPACE: 18,219 SF

OFFICE, 2nd Floor: 5 offices, Break room, Conference room, 2 rest rooms, Storage room

PARKING: 45 lined spaces

WAREHOUSE: 1,950 SF. with office & basement

ELECTRIC: 400 Amp. **HEAT:** Gas

CAR VOLUMN PER DAY: 18,000

RETAIL OFFICE: 834 SF (Leased)

* **MEDICAL SUITE:** Leasing In Progress!

PROPERTY OVERVIEW

Ideal for either investors or owner-operators, this flex space building offers multiple configuration options to meet your needs. Own this updated, two story building, where the front half of the building consists of office space on the upper floor, and a retail space and a medical suite on the ground floor. The back half of the building is a 2-story, 5,500 SQFT, clear span warehouse with two drive-in doors, one loading dock, small office, and access to storage space in the basement under the front half of the building. There are common bathrooms and a room plumbed for a kitchenette. The 2nd floor office space, has a conference room, kitchenette, and bathrooms, could be divided into 2 separate units with shared kitchen and bathrooms. The medical suite has its own entrances and is self-contained for security reasons. This 1 acre property is zoned B-3 Highway Business, has 45 lined parking spots, and is situated at a signalized corner.

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OFFICE SUITE: (2nd Floor) 5 offices, 3 bathrooms.



Reception and cubical space: above

Work room, office and bathroom: below

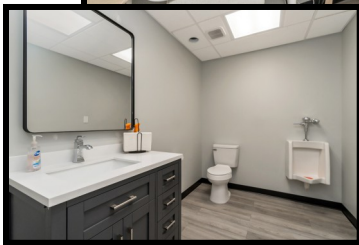


Above: CEO Office suite:
With en suite bathroom



Break room: above

Conference room: below

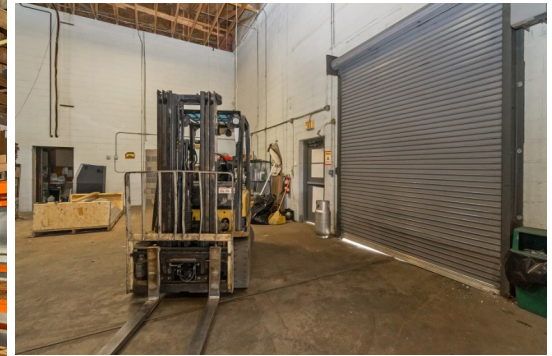


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WAREHOUSE: 5,500 Sf, 2 rollup doors, 23 ft ceiling height, basement



Warehouse: 2 Roll Up doors 1 dock,
1 drive in. (11 ft height)

Basement, 1,950 SF. W roll up door.



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MEDICAL / DENTAL: 6 Exam rooms, 5 Bathrooms, 2 Triage rooms w/bathrooms, Procedure room, Storage.



Nurses station with work area, Exam rooms, Procedure room, X-Ray room.



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DEMOGRAPHICS

POPULATION	2 MILE	5 MILES	10 MILES
Total Population	62,786	257,083	460,005
Median Age	34.9	37.9	40.0
Annual Growth 2023-2028	+0.4	+0.3	+0.4
HOUSE HOLDS & INCOME	2 MILE	5 MILES	10 MILES
Total Households	57,418	104,016	188,637
Average HH income	\$43,548	\$55,851	\$69,125
Population By Race	2 MILE	5 MILES	10 MILES
White	47,986	210,554	403,298
Black	14,542	39,262	50,095
Hispanic Origin	41,966	106,928	131,776