

Executive Summary



SALE PRICE:	\$4,850,000
LEASE RATE:	\$12/SF NNN
NNN:	\$5.93/SF
LOT SIZE:	3.13 Acres
BUILDING SIZE:	26,988 SF
DRIVE-IN DOORS	(2) 12-Foot Doors
CEILING HEIGHT:	18 FT
YEAR BUILT:	1992
ZONING:	I-G Industrial General
COUNTY:	Lehigh
TOWNSHIP:	City Of Allentown

PROPERTY OVERVIEW

Elevate your operations in this meticulously maintained, fully climate-controlled standalone facility. Zoned I-G, built in 1992, expanded in 2002 and updated in 2021 this property offers a rare combination of high-end office infrastructure and functional industrial space, making it the ideal headquarters for R&D, engineering, light manufacturing, or specialized laboratory use. 3 minutes from I-78 and easy access to US-22 and US-33 .

PROPERTY FEATURES

- 26,988 SF Standalone Manufacturing, Fabrication, Warehouse, Office, Flex Facility
- Currently configured with ±12,000 SF of professional office and ±15,000 SF of warehouse. The versatile floor plan allows for easy conversion to expand the warehouse footprint as needed with the ability to add ±5,000 SF on to the rear.
- 100% heated and air-conditioned building—essential for tech, pharma, or climate-sensitive inventory.
- Equipped with 3-phase 220V power and two drive-in doors to support diverse operational demands.

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Property Details

STREET ADDRESS:	1902 Vultee Street
CITY, STATE, ZIP:	Allentown, PA 18103
PROPERTY TYPE:	Manufacturing, Fabrication & Office
APN:	549589090110 1
LOT SIZE:	3.13 AC
ZONING:	I-G
PARKING SPACES:	95 with Fenced in Rear Lot
SECURITY:	Key Fobs, Cameras, Alarmed
ROOF:	Flat Rubber Roof with Warranty Replaced in 2021 & 2022
LIGHTING:	Updated Interior to LED in 2022
CONSTRUCTION TYPE:	Masonry
NUMBER OF STORIES:	1
FOUNDATION:	Concrete Slab
CEILINGS:	18 FT
POWER:	3-Phase - 220 V
PAVEMENT:	Resealed and Lined in 2021
HVAC:	Gas-fired Heating Central Air
TAXES:	\$63,439
WATER/SEWER:	Public
UTILITIES:	Electric and Gas



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Additional Photos



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Additional Photos

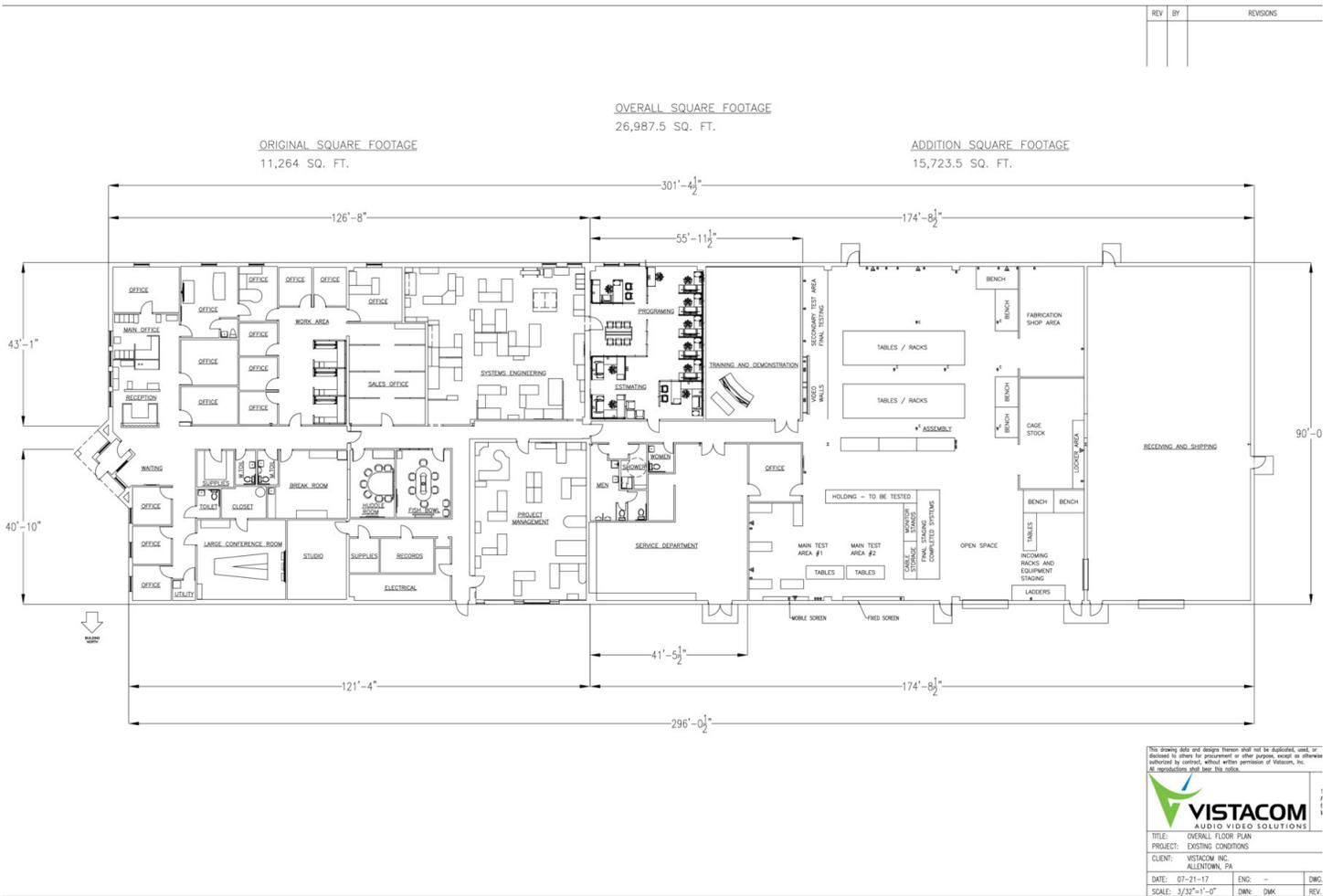


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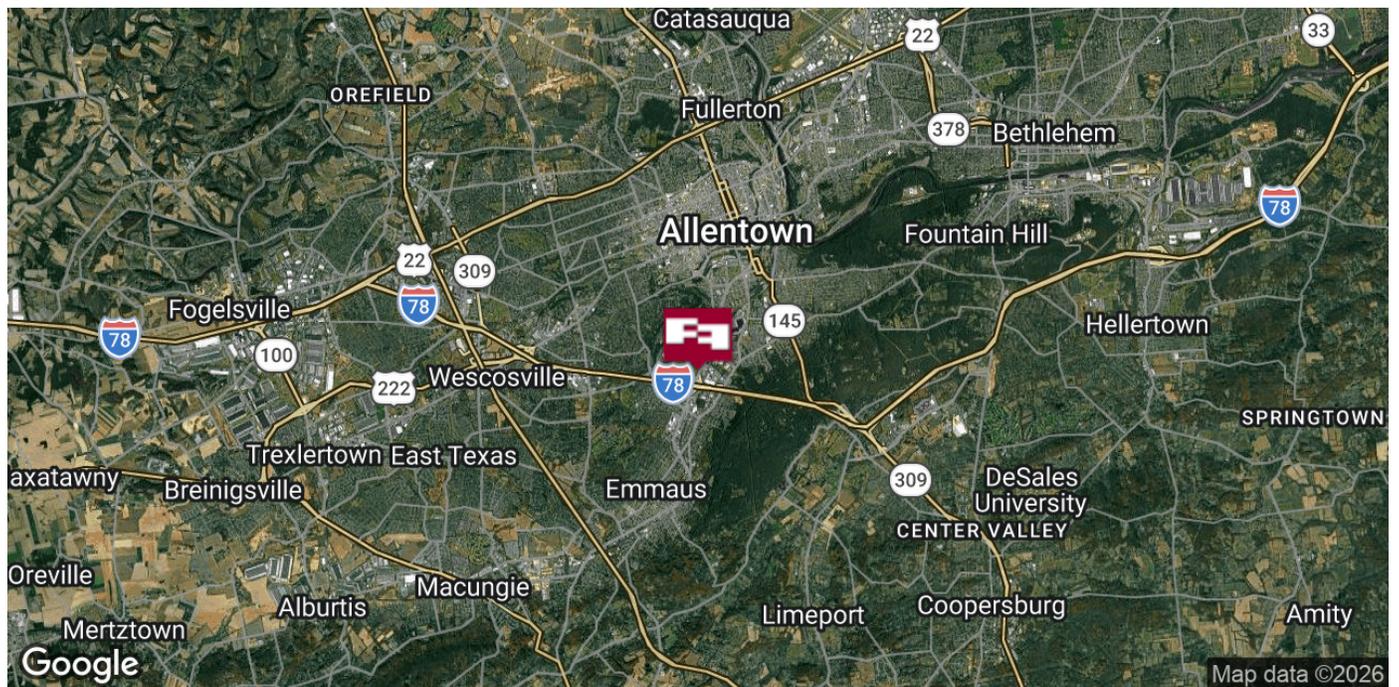
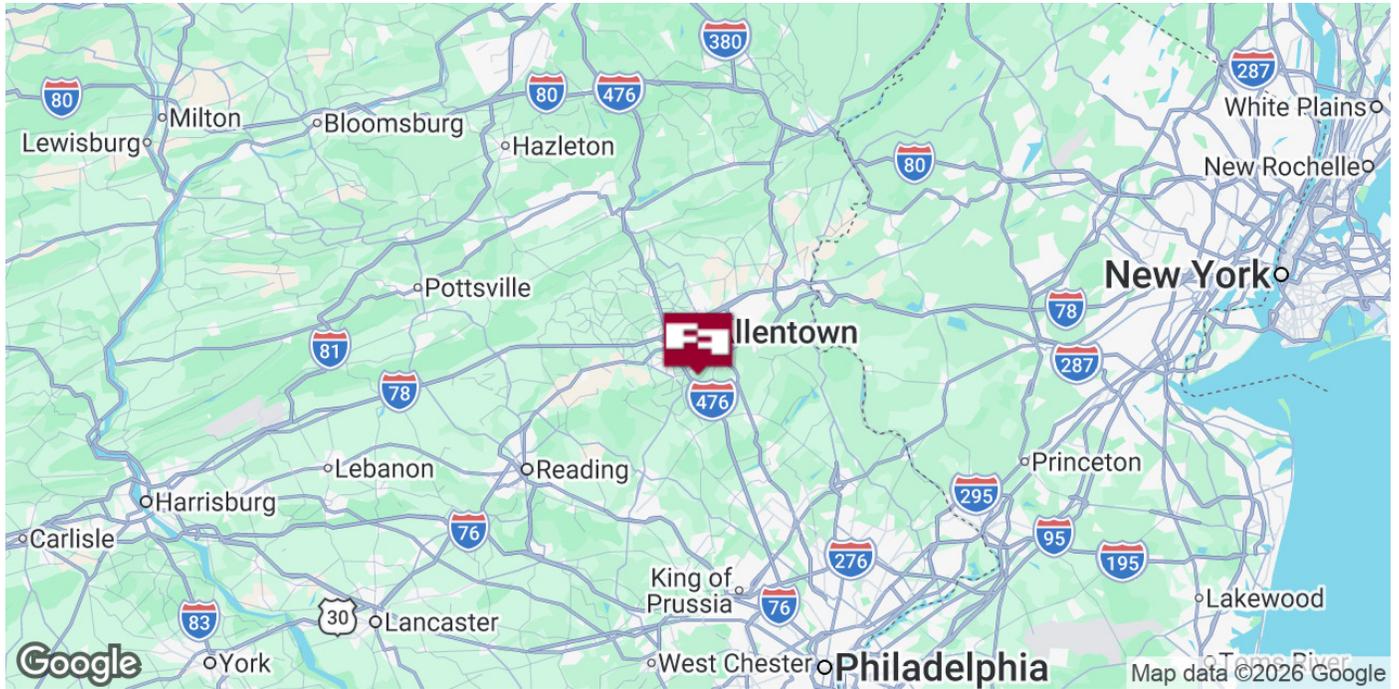
Floor Plans



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Location Maps



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DEMOGRAPHIC SUMMARY

1902 Vultee St, Allentown, Pennsylvania, 18103
Ring of 5 miles



KEY FACTS

228,074

Population



87,151

Households

39.1

Median Age

\$56,851

Median Disposable Income

EDUCATION

11.4%

No High School Diploma



33.8%

High School Graduate



23.8%

Some College/
Associate's Degree



31.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$69,948

Median Household Income



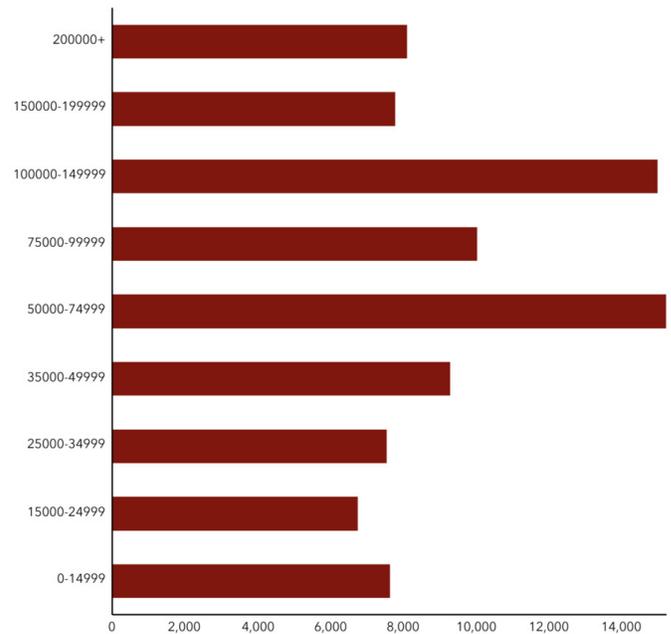
\$37,230

Per Capita Income



\$145,920

Median Net Worth



HOUSEHOLD INCOME

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

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