

INDUSTRIAL WAREHOUSE

1210 Sesqui Street

Allentown, PA 18103

For Sale



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EXECUTIVE SUMMARY

This exceptional warehouse facility is ideally suited for manufacturers, distributors, or self-storage operations. The building is meticulously maintained and fully conditioned throughout, making it perfect for cold storage or refrigeration needs.

Key Features:

- Fully conditioned warehouse
- 13 total dock doors and one drive-in door
- Potential for expansion

Buyer can take advantage of the range of financial incentives offered by the Allentown Qualified Opportunity Zone designation and economic development corporations seeking to promote growth of manufacturing in the Lehigh Valley.

Located in South Allentown, the facility is surrounded by a diverse range of businesses, including manufacturers, mechanical contractors, construction specialists, automotive retailers, self-storage, and cold storage facilities.

Conveniently situated near Route 309, I-78, and I-476, the property offers easy access to highways that provide a single-day commute to all major metropolitan areas in the Northeast from Boston to Washington D.C.



Property Details

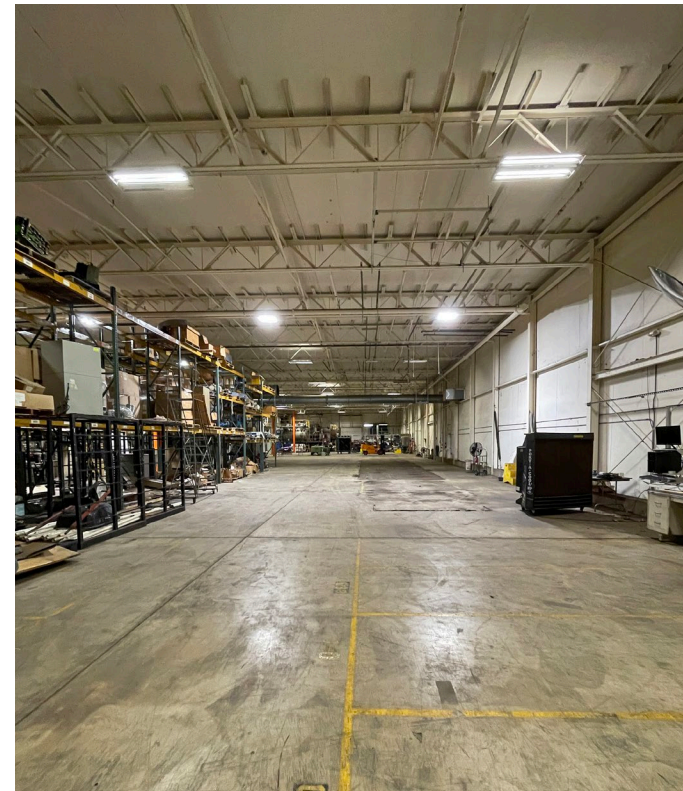
Industrial Warehouse Building

- One story building comprised of two warehouse spaces
- Rear Warehouse: 42,000 SF, clear height 20', one (1) dock door, modified asphalt roof
- Front Warehouse: 38,000 SF, clear height 12', twelve (12) docks with levelers, one (1) drive-in door, rubber roof
- Power: 2,400 Amps, 480 Volt, 3-Phase Heavy
- LED Lighting
- Wet Sprinklers
- Main office, three (3) private offices, lunch room and restrooms
- Print shop room and lab rooms
- Ample parking
- Located on cul-de-sac
- Public water and sewer
- 3.88 acres

ASKING PRICE

\$7,900,000

BUILDING SIZE	±80,000 SF
BUILT	1970
ZONING	General Industrial



Opportunity Zones

Lehigh Valley Development Incentive Opportunities

Allentown Qualified Opportunity Zone (QOZ)

Downtown Allentown has three census tracts that have been designated for a Qualified Opportunity Zone, and 1210 Sesqui Street falls within the Allentown Opportunity Zone.

Qualified Opportunity Zones (QOZ) are a community-development program established to encourage long-term investments in low-income urban and rural communities nationwide. The QOZ program provides a tax incentive for investors to reinvest their unrealized capital gains into Qualified Opportunity Funds that are dedicated to investing into QOZs designated by each state's governor.

The Qualified Opportunity Zones (QOZ) program offers three tax incentives for investing in low-income communities through a Qualified Opportunity Fund: a Temporary Deferral; a Step-Up in Basis; or a Permanent Exclusion.

A Qualified Opportunity Fund is an investment vehicle that is set up as either a partnership or corporation for investing in eligible property located in an Qualified Opportunity Zone, and that utilizes the investor's gains from a prior investment for funding the Qualified Opportunity Fund.

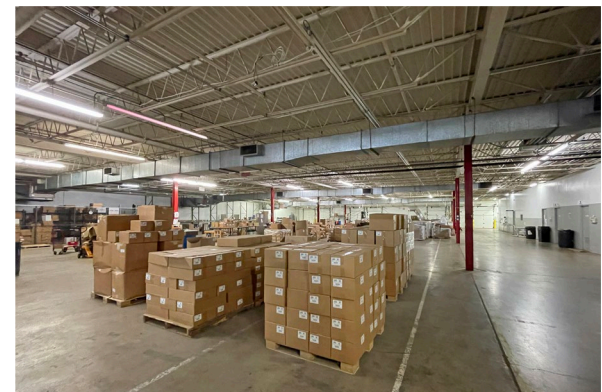
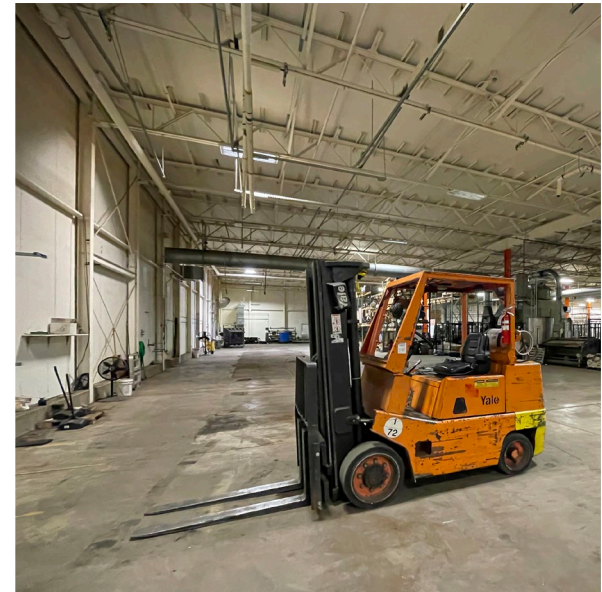
For complete details visit: www.allentownopportunityzone.com

Allentown Economic Development Corporation (AEDC)

Nonprofit specializing in property rehabilitation, business incubation, and strengthening urban manufacturing in the City of Allentown. AEDC promotes the growth of manufacturing by offering loan programs, business mentoring, and property rehabilitation. www.allentownedc.com

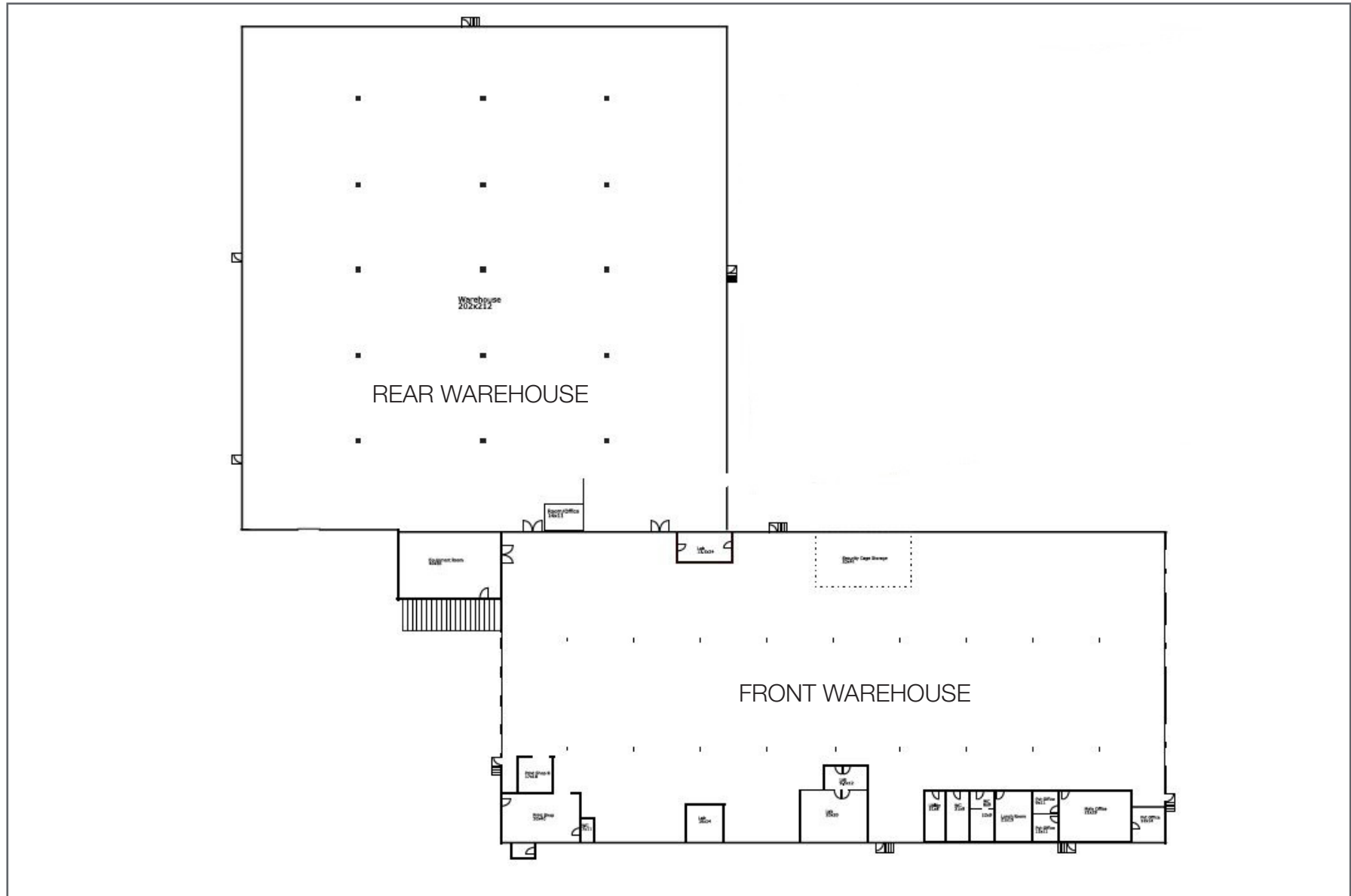
Lehigh Valley Economic Development Corporation (LVEDC)

LVEDC invests in regional development and assists business owners apply for grants, loans, tax credits, and other special business financing programs. For a full list of available programs visit: www.lehighvalley.org/dev-incentives-and-financing/



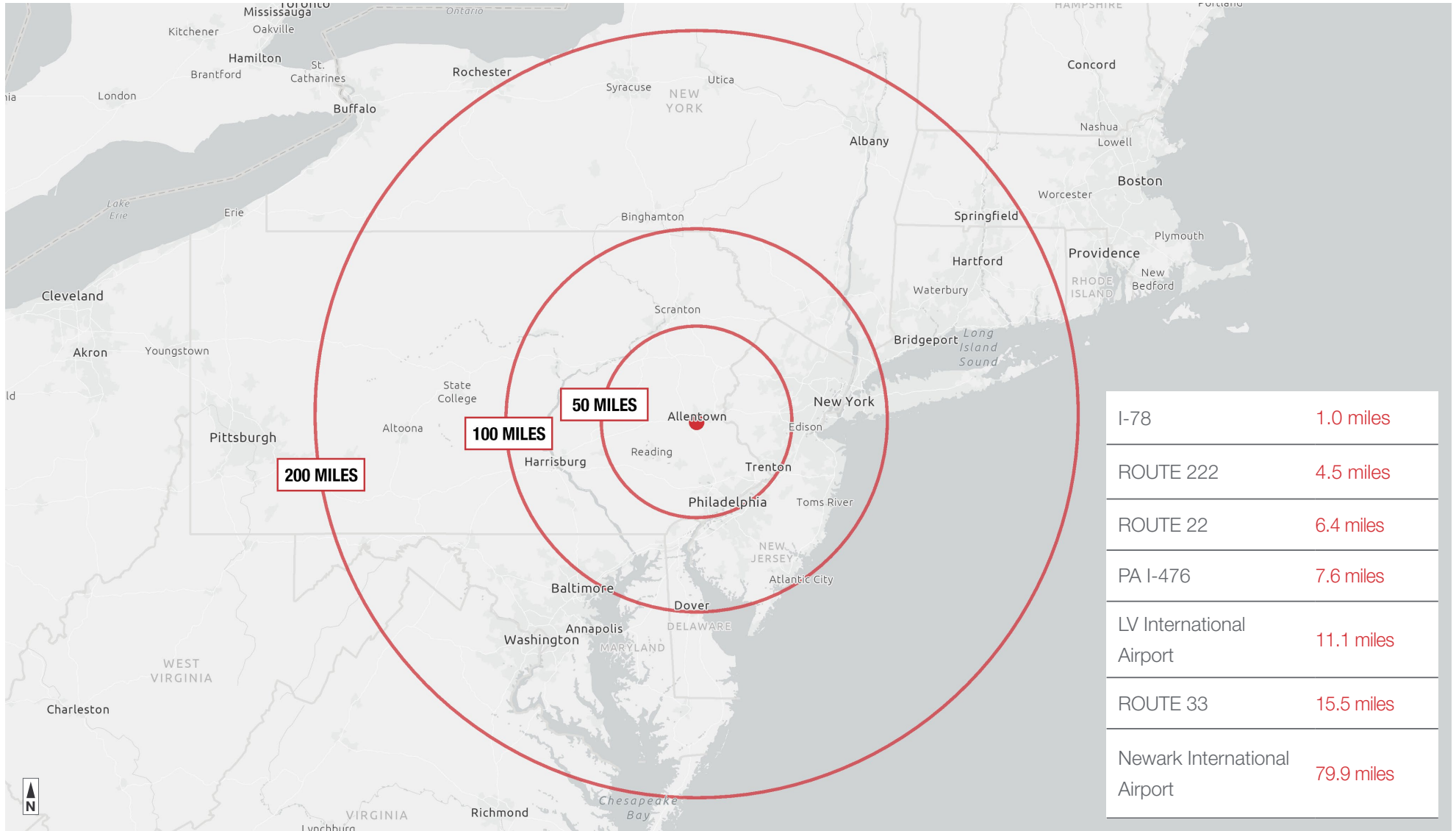
Building Floor Plan

80,000 SF



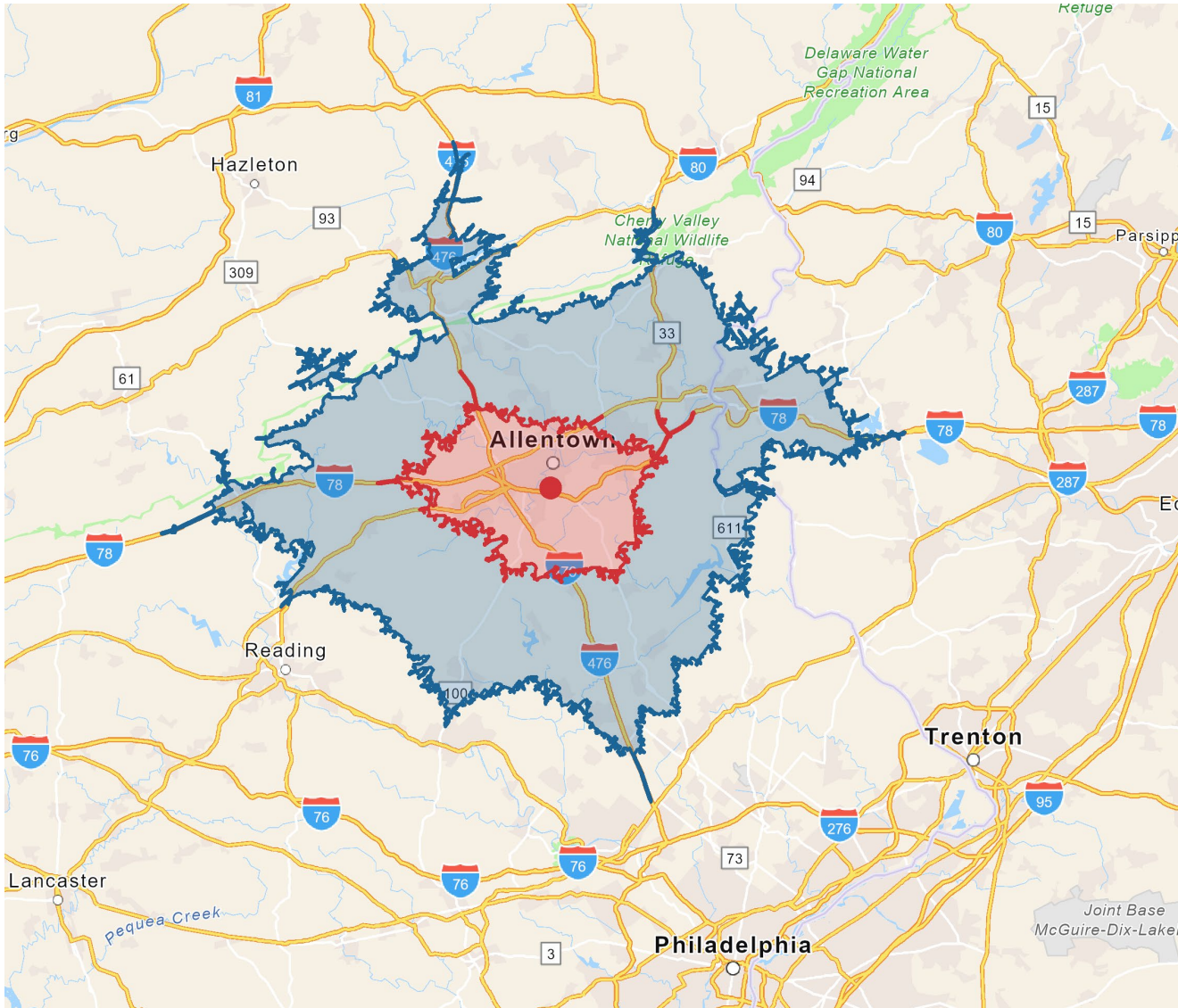
Regional Map

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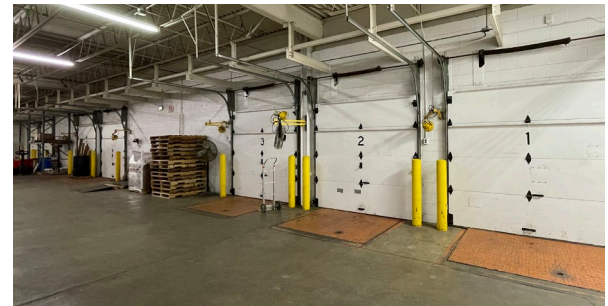
Area Demographics

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KEY FACTS	1-20 MIN DRIVE	20-40 MIN DRIVE
Total Pop.	380,757	640,810
Working Age	230,846	378,086
Blue Collar	25.4%	23.5%
Total Businesses	14,682	21,221

700+
Manufacturers with Lehigh Valley Facilities



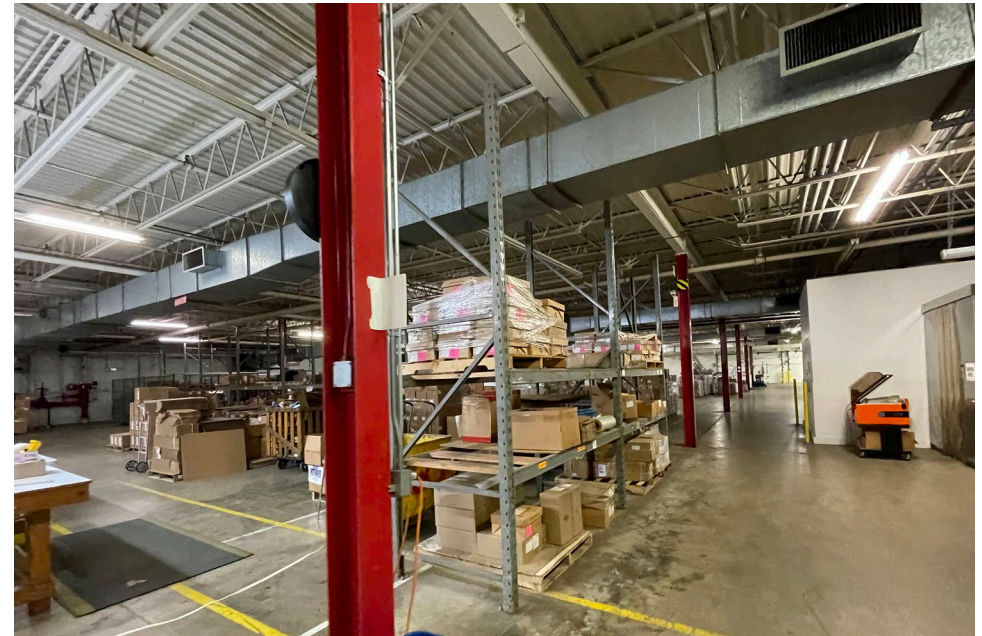
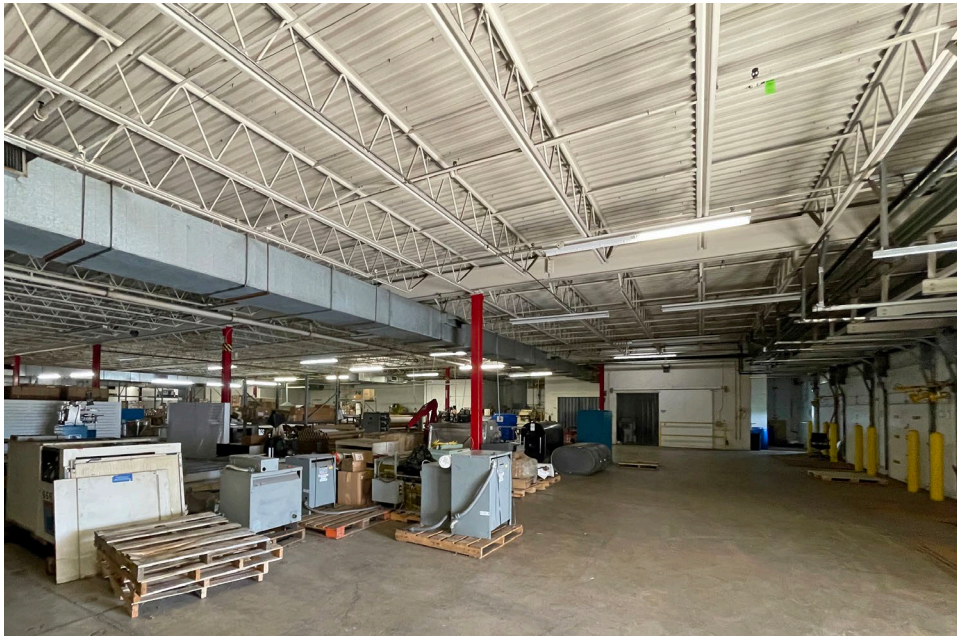
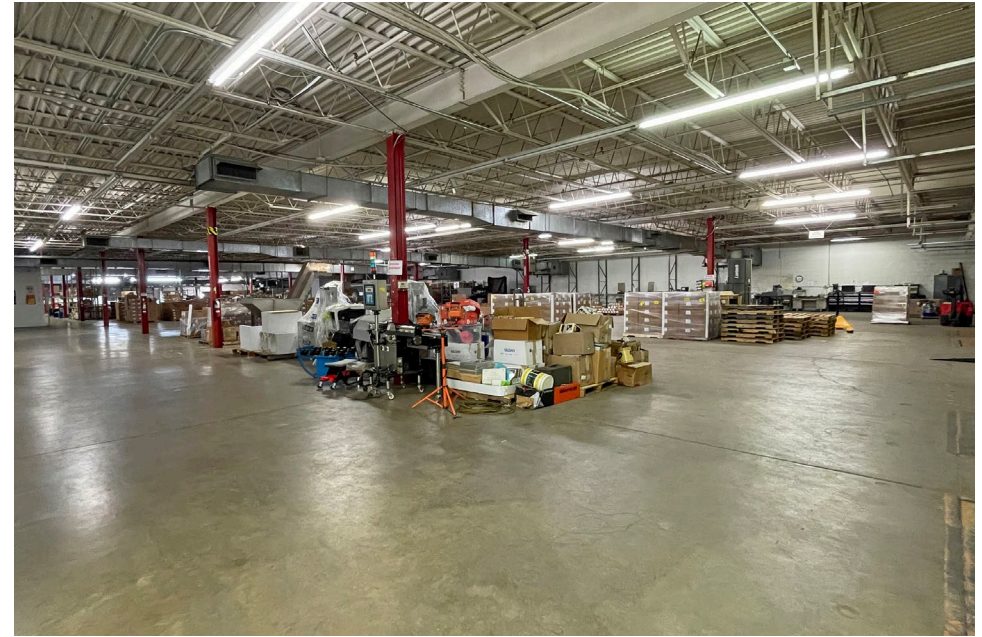
Highway Access

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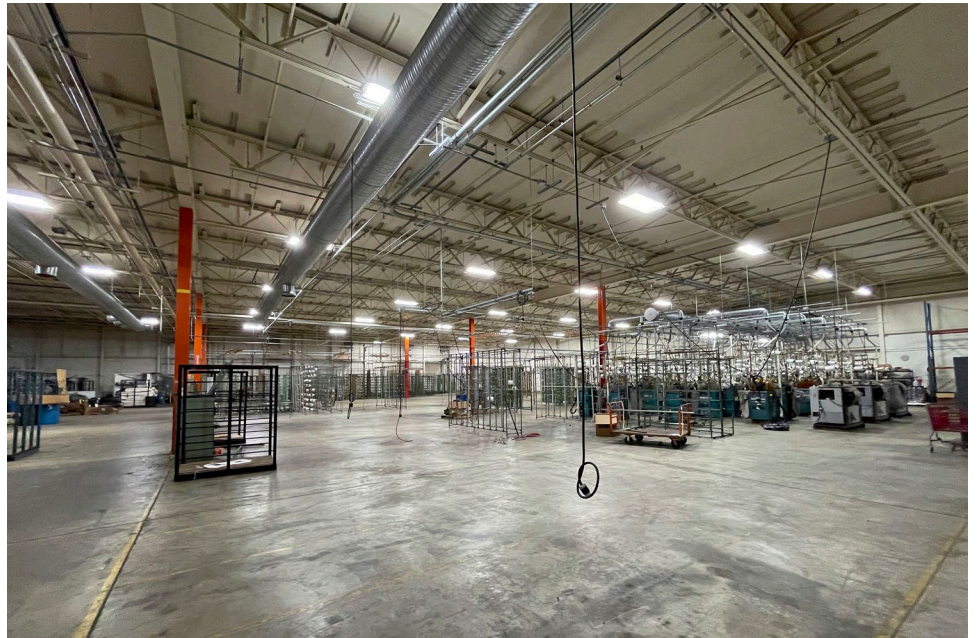
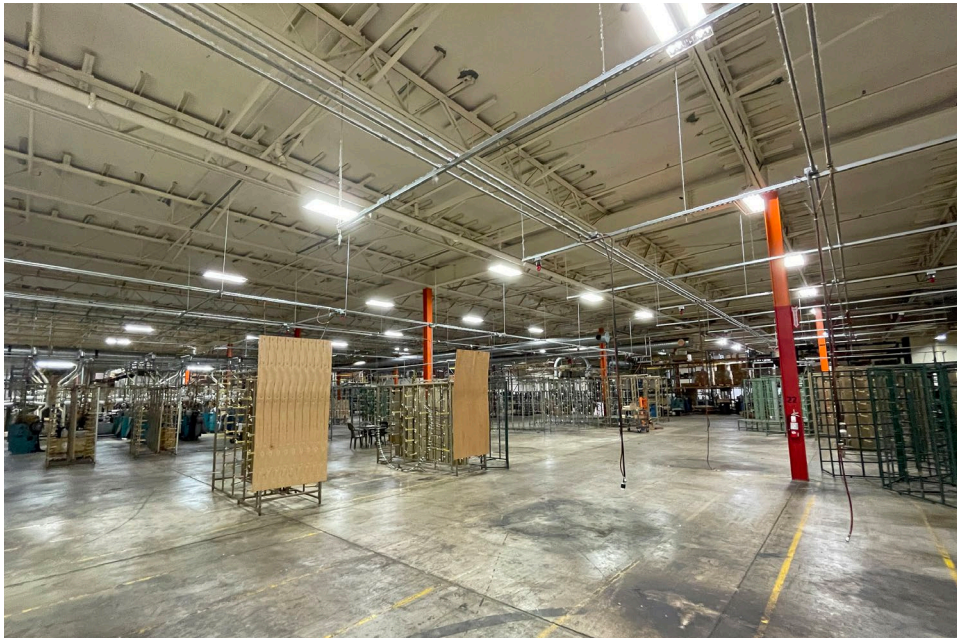
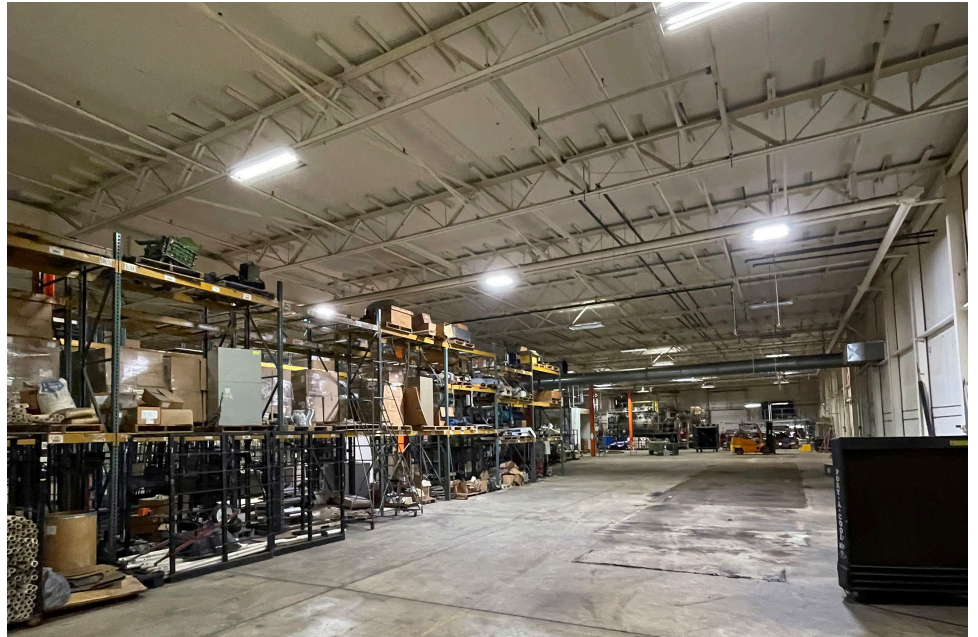
Interior Photos

FRONT WAREHOUSE



Interior Photos

REAR WAREHOUSE



FOR SALE - WAREHOUSE

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