

LEASE

3678 Crescent Court East

MACARTHUR INDUSTRIAL PARK

Whitehall, PA 18052

PRESENTED BY:

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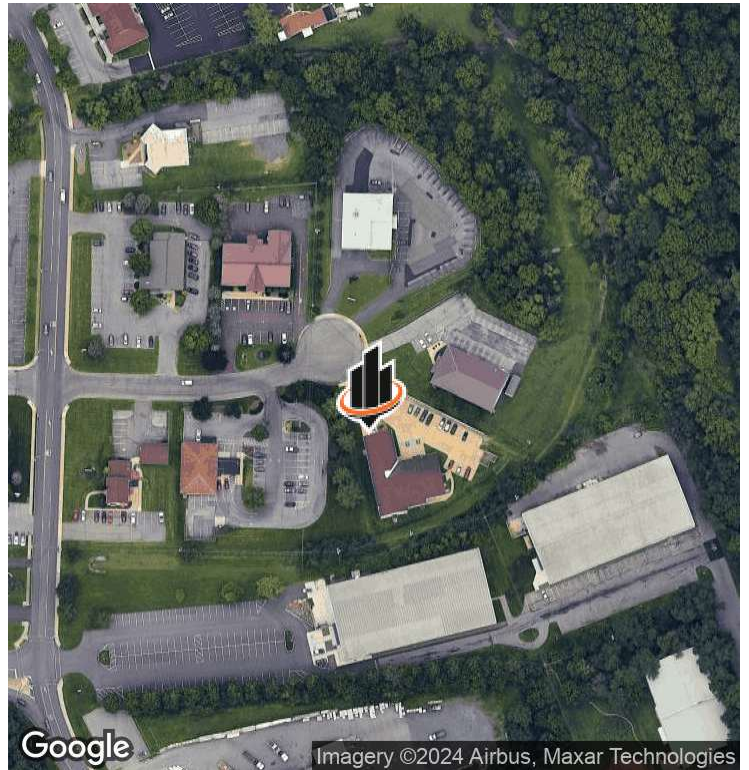
PA #RS359711

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	up to 8,400 SF
BUILDING SIZE:	11,965 SF
WAREHOUSE:	4,800 SF
OFFICE:	3,600 SF

NOTABLE BY-RIGHT USES

- Warehouse
- Wholesale stores and distributors
- Trade Shops
- Transportation Services
- Indoor Recreation / Gym
- Small Product Assembly
- Repair Shop

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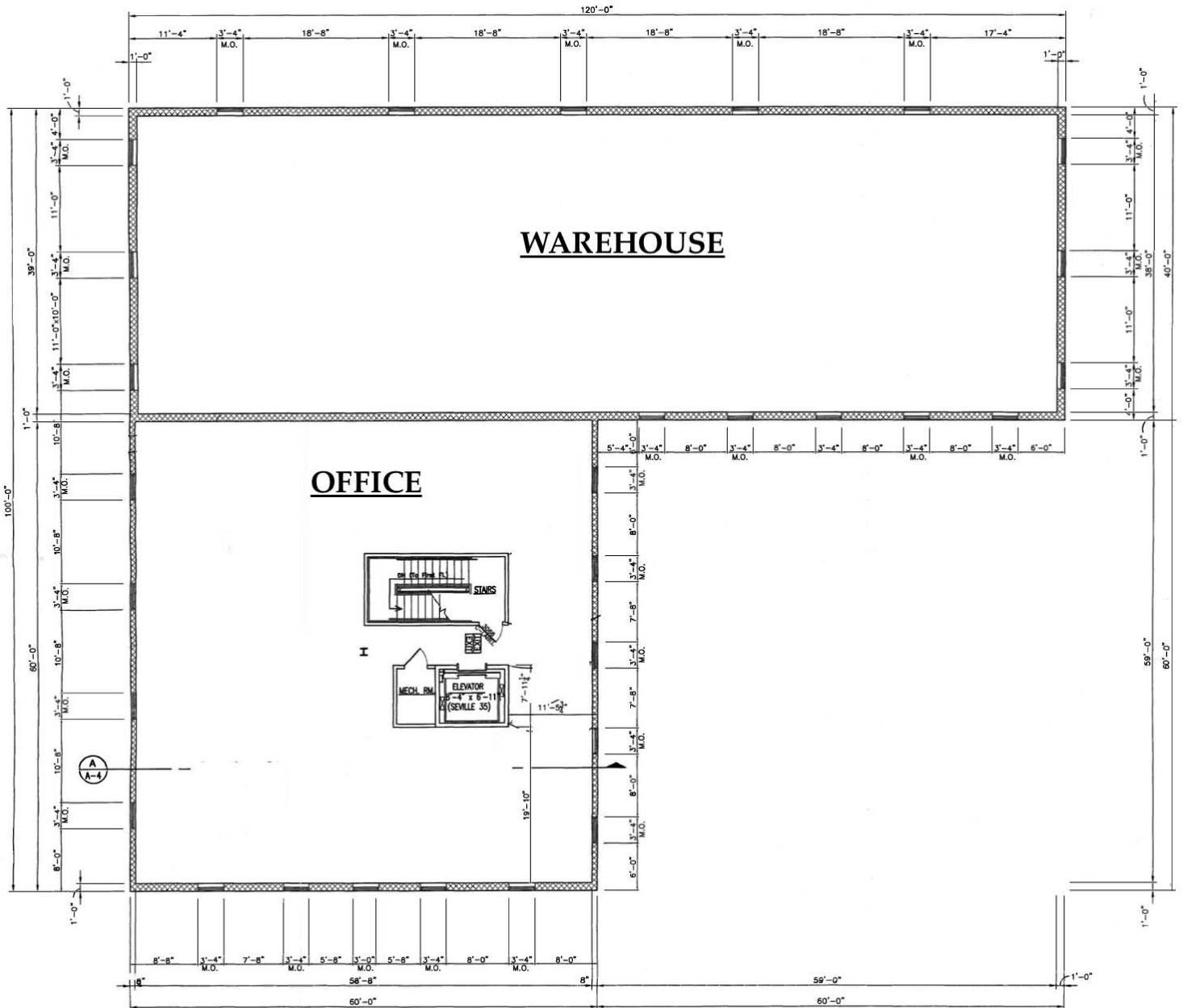
PROPERTY DESCRIPTION

Introducing 3678 Crescent Court East, a prime commercial property available for lease in Whitehall, PA. This impressive space offers approximately 8,400 square feet consisting of high ceiling clear-span warehouse plus office, perfect for businesses of all sizes. Additional features include dedicated parking, high ceilings, and heavily insulated block construction. The property's versatile layout allows for seamless adaptation to suit a variety of business needs.

PROPERTY HIGHLIGHTS

- 4,800 SF clear span warehouse
- 20' clear ceiling height
- 1 Oversized drive-in door (potential for a 2nd)
- 3-phase power
- Heated warehouse, Central Air in office
- LED Lighting
- Separately metered utilities including natural gas
- 2.2 miles to Rt-22, 6.5 miles to LV Airport, 7 miles to PA Turnpike NE Extension

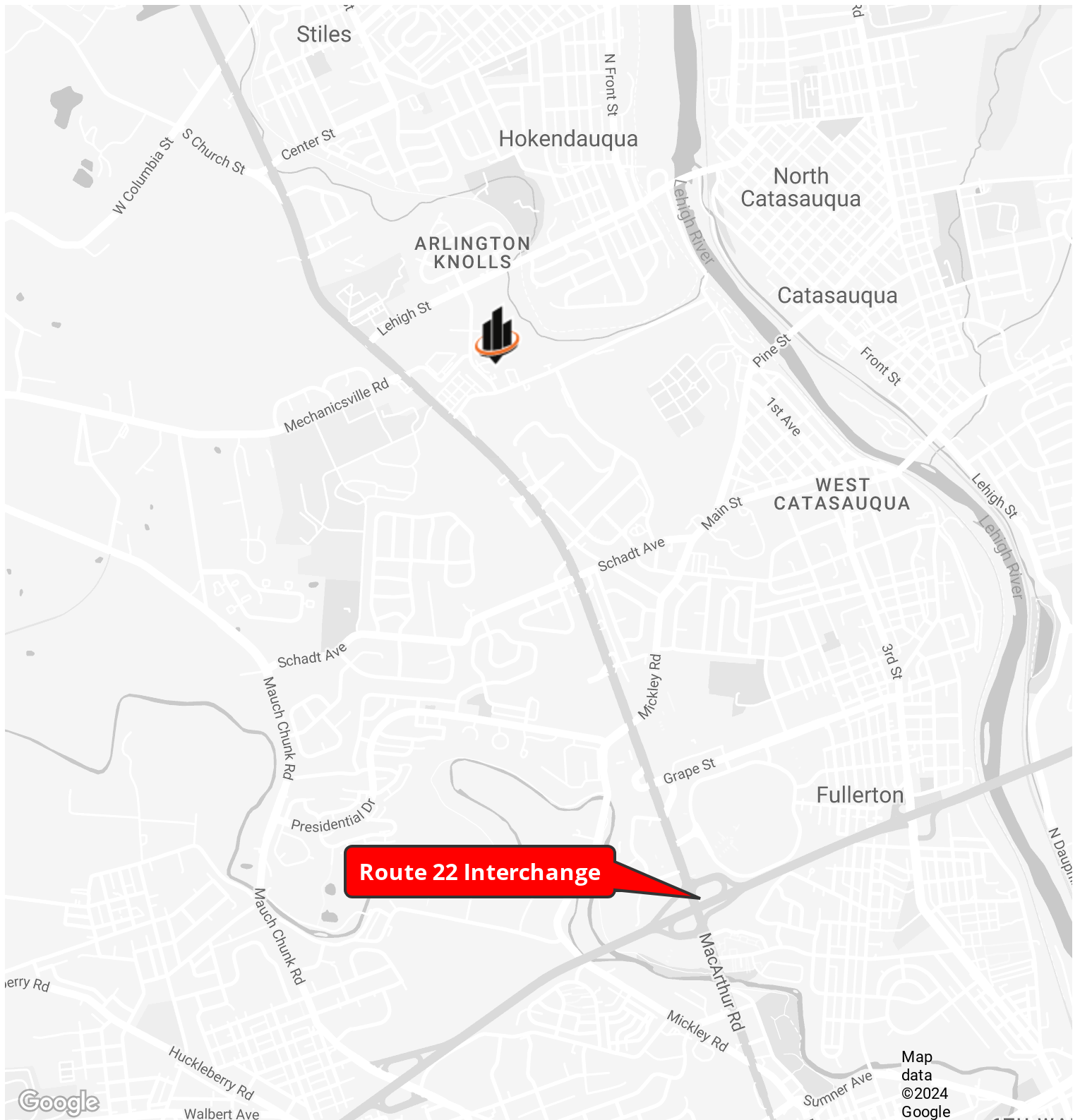
ADDITIONAL PHOTOS



SECOND FLOOR PLAN
SCALE 1/8" = 1'

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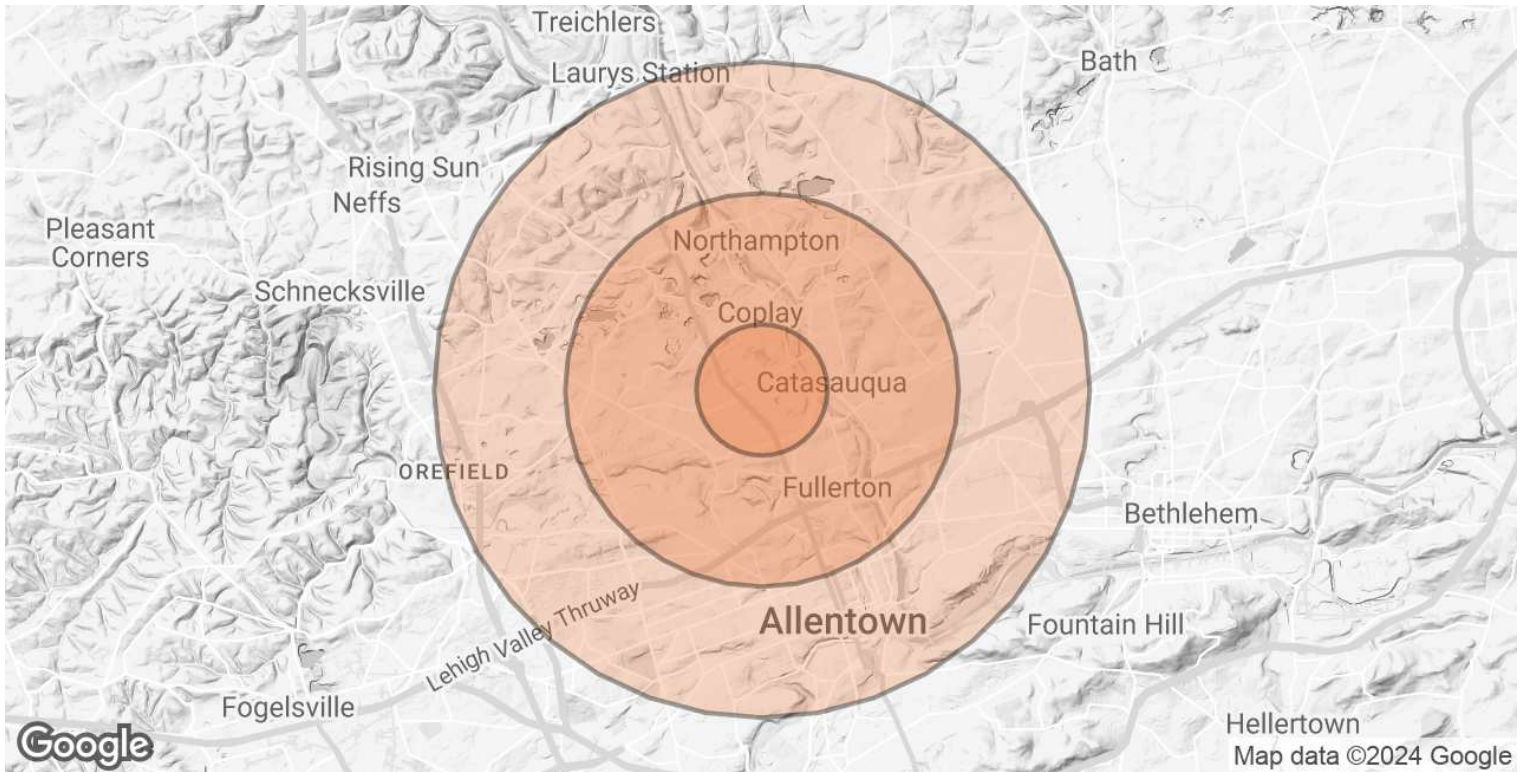
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,646	70,462	202,348
AVERAGE AGE	47	41	40
AVERAGE AGE (MALE)	45	40	39
AVERAGE AGE (FEMALE)	48	43	42

TRAFFIC COUNTS	DISTANCE	VOLUME	YEAR
LEHIGH ST & S 5TH ST NE	0.25mi	9,489	2022
LEHIGH ST & S 5TH ST SW	0.30mi	9,658	2022
EBERHART RD & MACARTHUR RD	0.30mi	30,382	2022

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