

LEASE

997 Postal Rd

997 POSTAL RD

Allentown, PA 18109

PRESENTED BY:

STEVEN A. WILSON, CCA

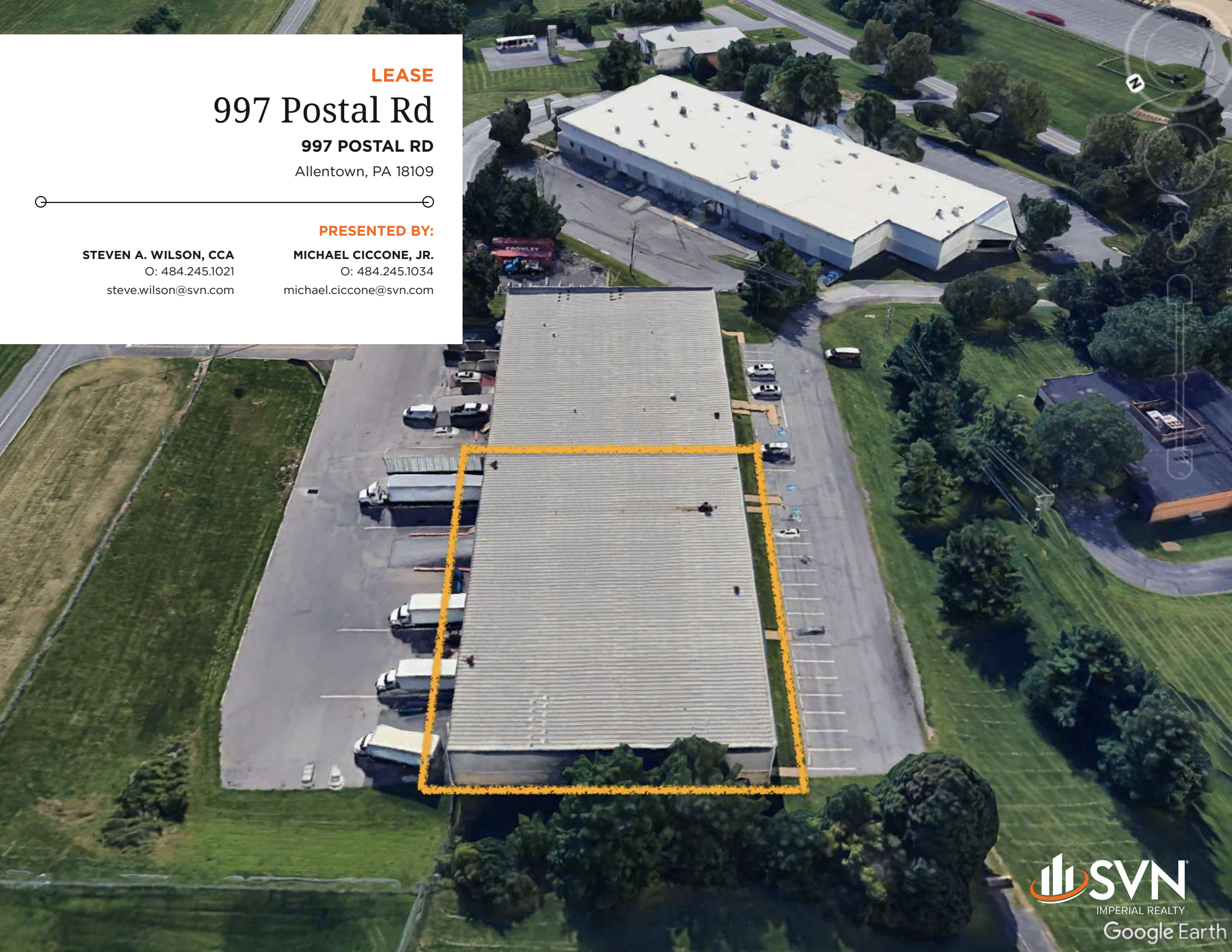
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact for Details
NUMBER OF UNITS:	1
AVAILABLE SF:	24,020 SF
LOT SIZE:	169,987 SF
BUILDING SIZE:	38,400 SF

PROPERTY DESCRIPTION

Well-maintained, highly visible, commercial property on Postal Road. 24,020 SF available space with 22,000 SF warehouse and 2,020 SF core office. The current office buildout has 2 exterior offices, 1 interior office, a large lobby/reception area, a kitchenette with storage, air conditioning, and 2 bathrooms. The warehouse has a small shop/office, 1 bathroom, 21' clear ceilings, 5 docks / 2 drive-ins, and suspended gas heat. 300amp 208/240v 3ph power. Onsite parking. Extended lease term at competitive NNN rate.

PROPERTY HIGHLIGHTS

- Prime location with high visibility on 997 Postal Rd
- Modern and well-maintained commercial property
- Ample parking spaces available for tenants and visitors
- Flexible leasing options to accommodate diverse business needs
- High-quality and customizable office and retail spaces
- Professional property management to ensure tenant satisfaction

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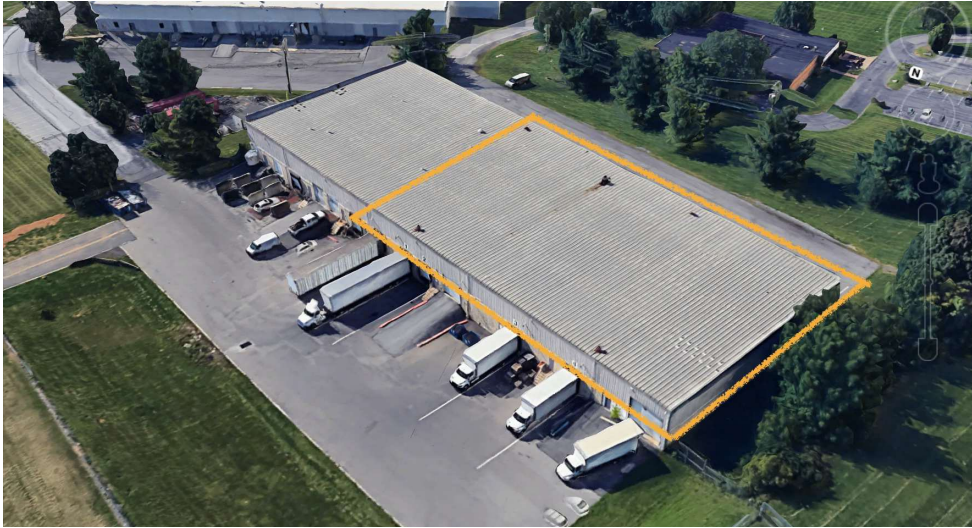
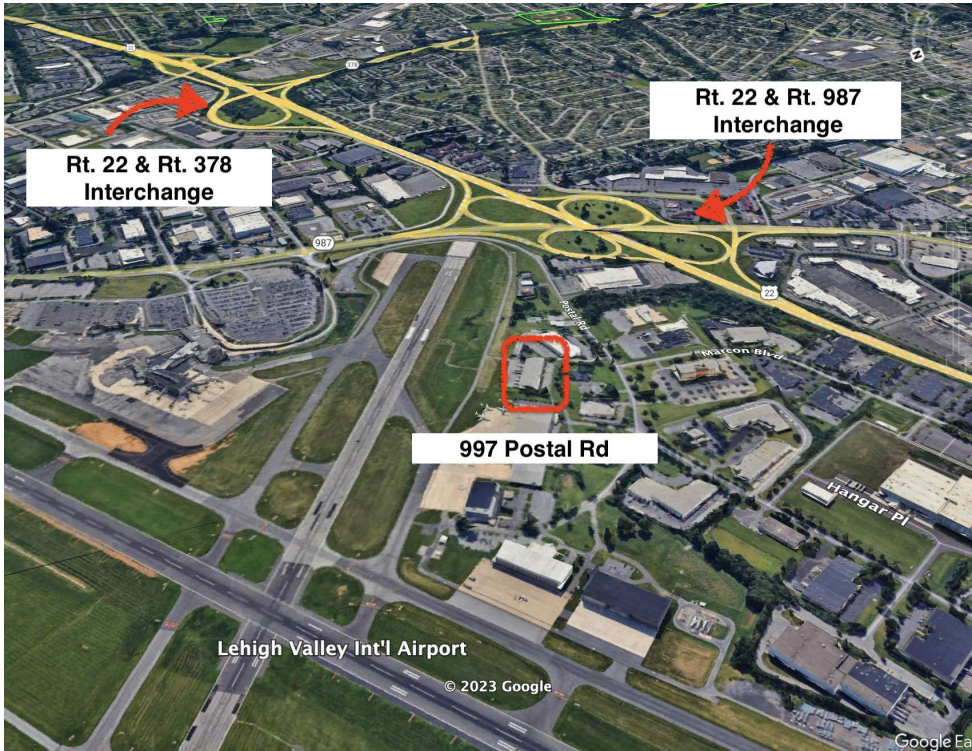
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ADDITIONAL PHOTOS



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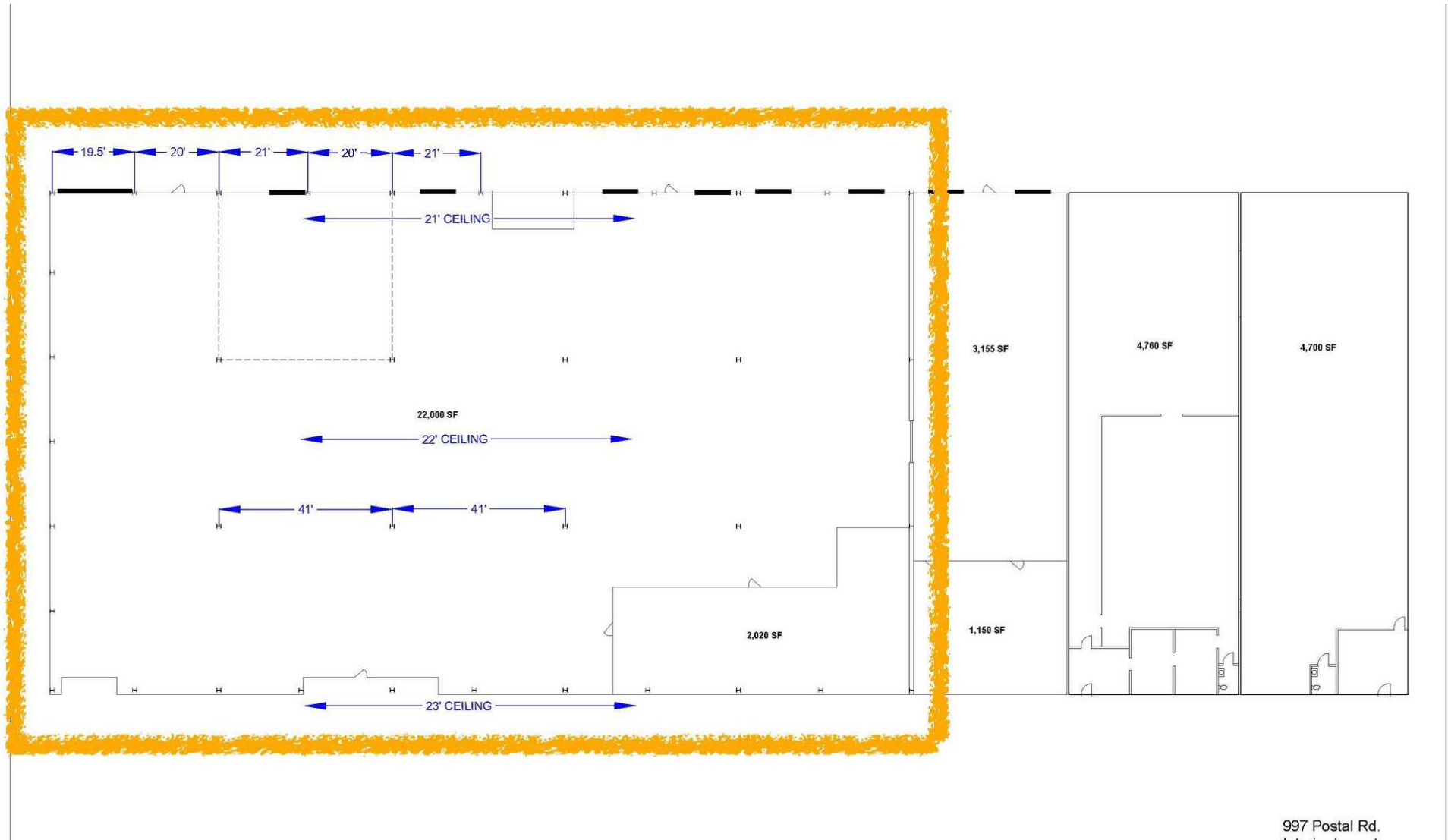
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PLANS



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NEIGHBORING BUSINESSES



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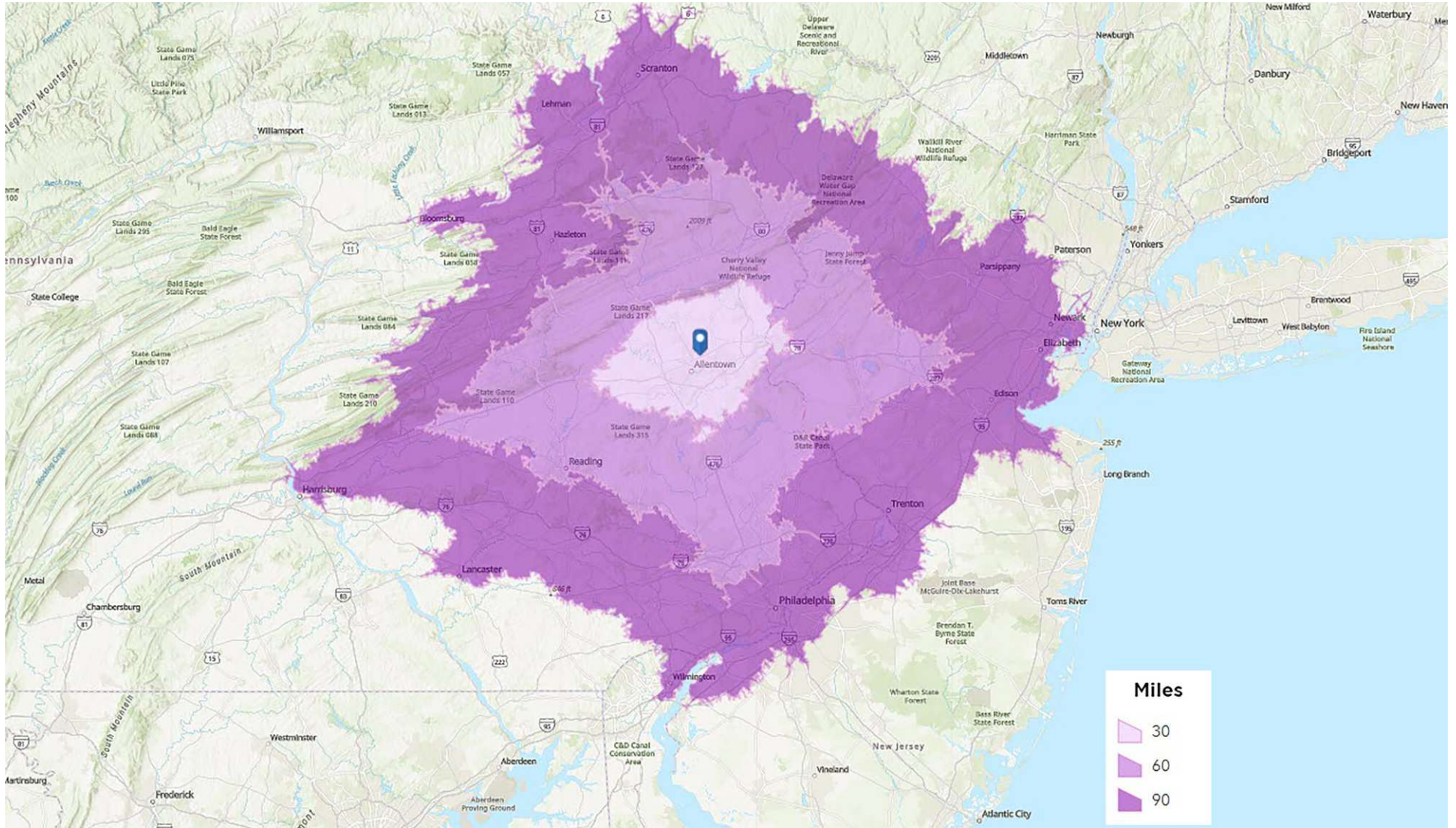
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DISTANCE FROM PROPERTY



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DEMOGRAPHICS MAP & REPORT

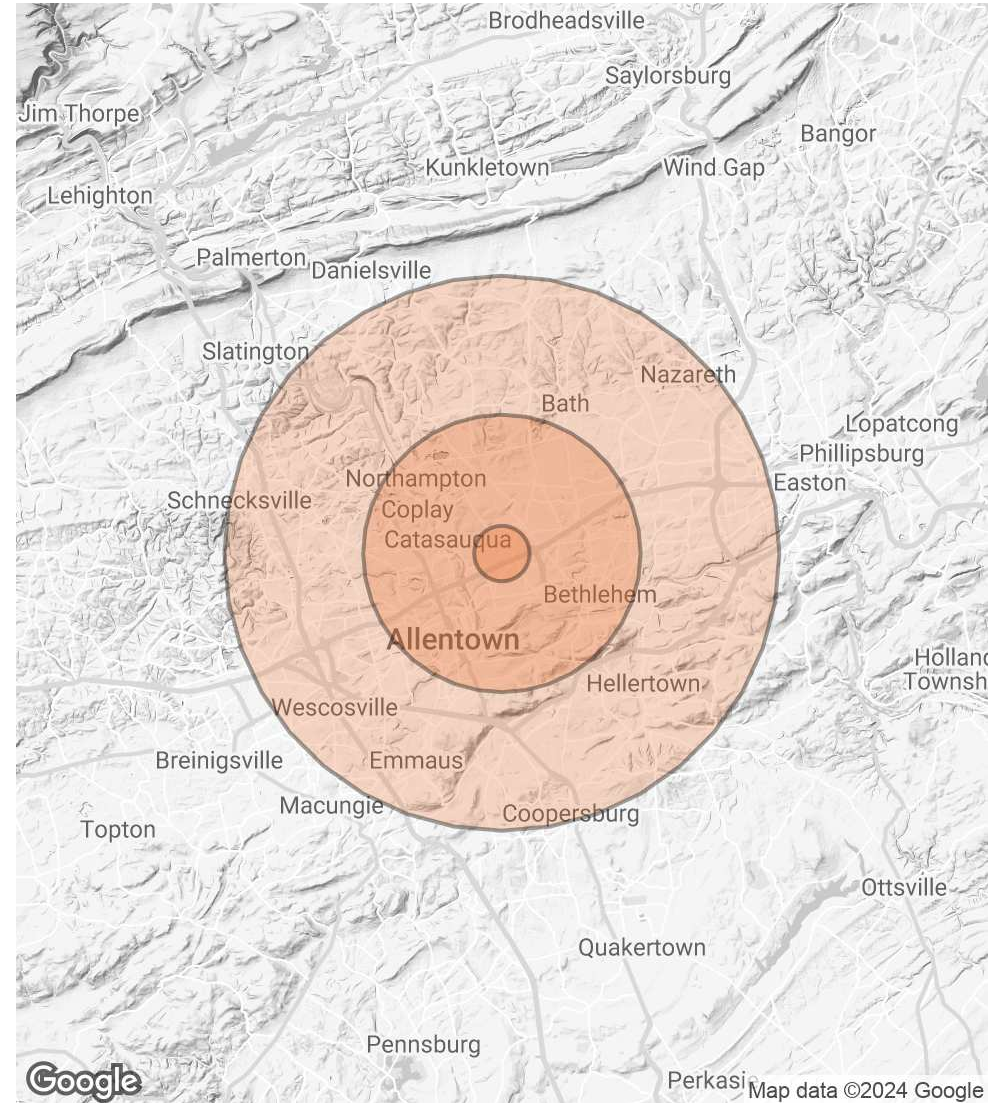
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,495	263,820	499,151
AVERAGE AGE	46	40	42
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,598	101,040	190,791
# OF PERSONS PER HH	2.2	2.6	2.6
AVERAGE HH INCOME	\$80,165	\$82,368	\$104,238
AVERAGE HOUSE VALUE	\$250,202	\$251,484	\$316,723

Demographics data derived from AlphaMap



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