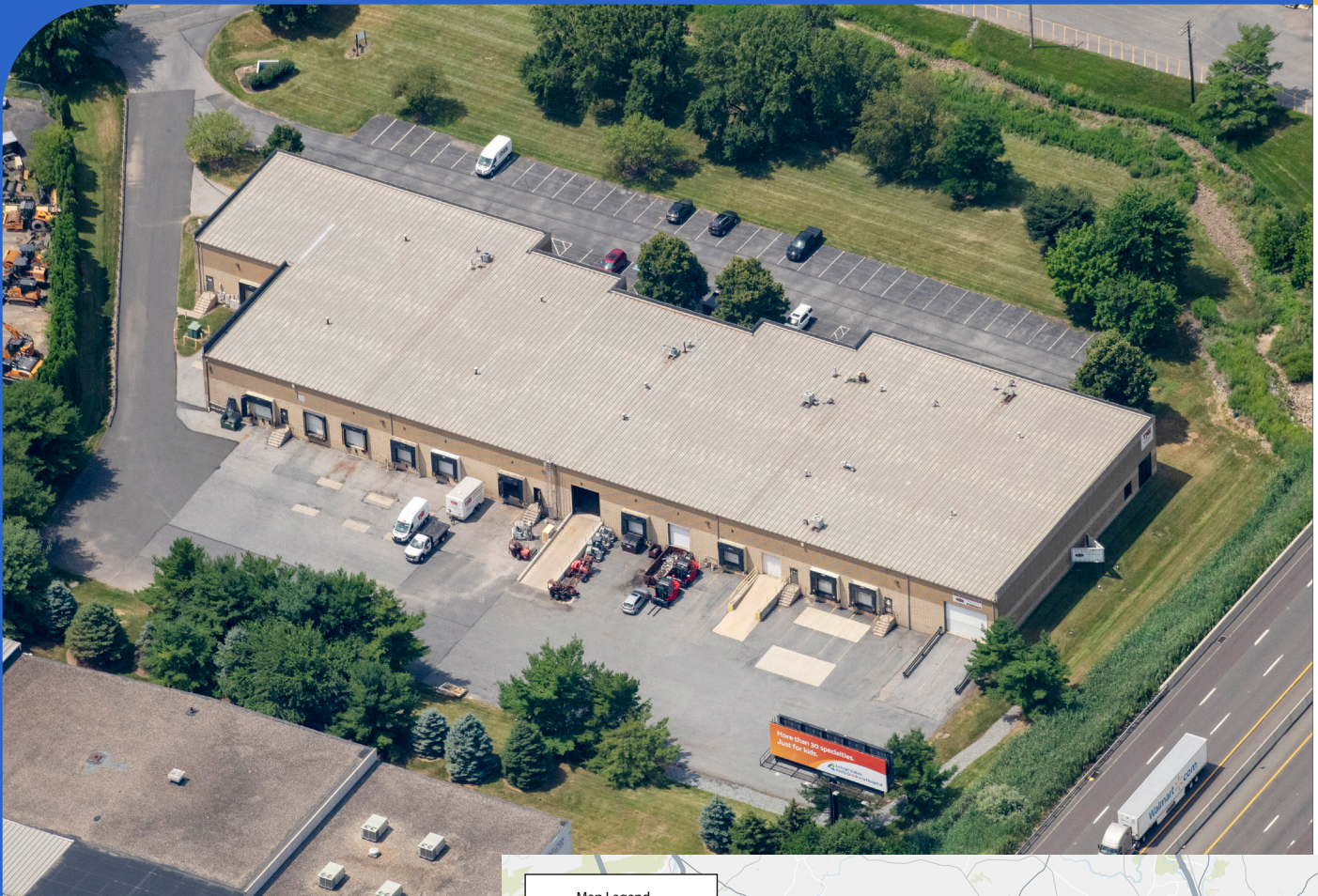




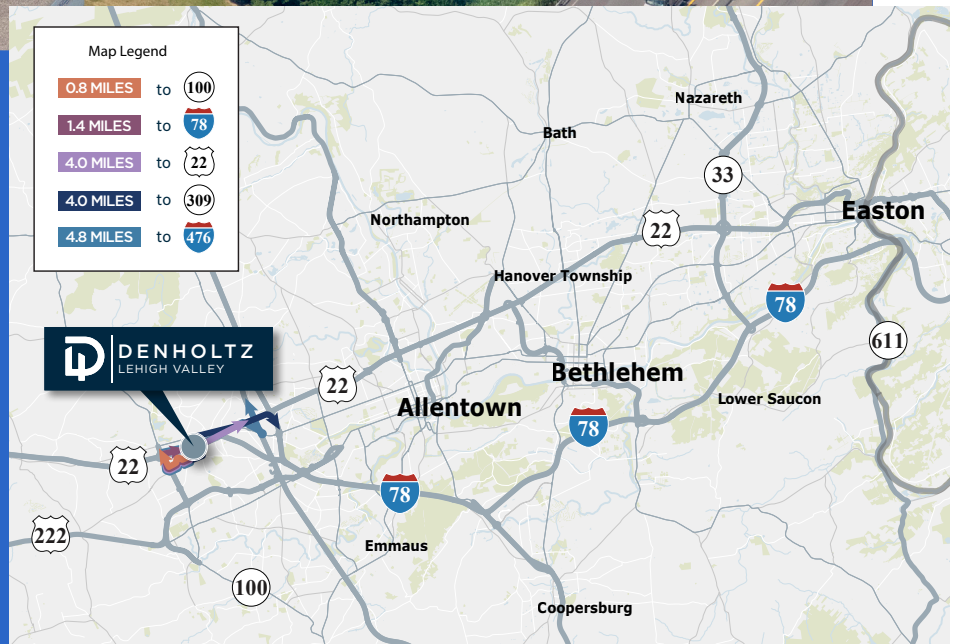
DENHOLTZ
LEHIGH VALLEY

14,760 SF
FLEX SPACE

Available for Lease

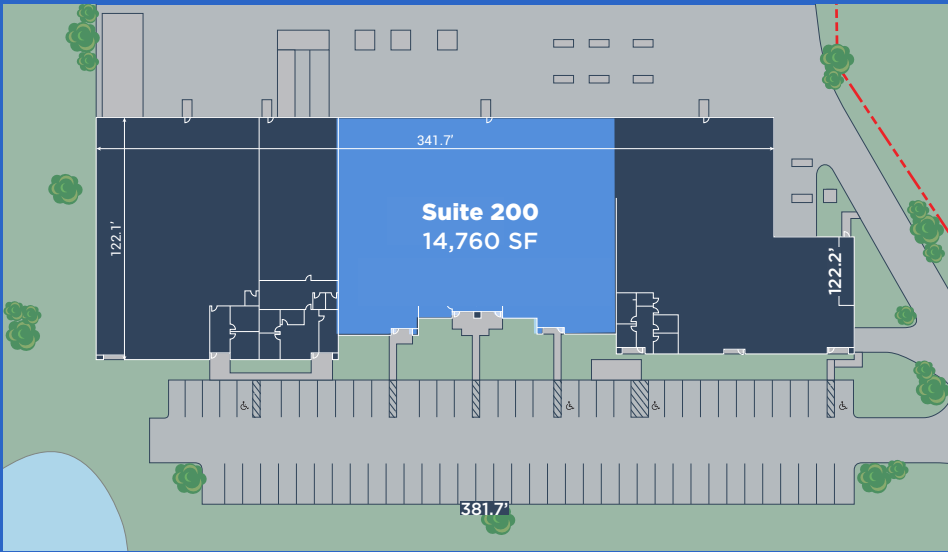


Part of the Denholtz Lehigh Valley light industrial portfolio, 7277 William Avenue is located off Route 100 and I-78 and offers easy access to the Pennsylvania Turnpike (I-476) and Route 22. Its strategic location is within a day's drive to nearly 40% of the U.S. population. Suite 200 of this one-story, multi-tenant masonry building offers a total of 14,760 SF, the office space includes 2 restrooms, break room and conference room. It also features a warehouse area with five dock doors, high loading doors and one drive-in door.



7277 WILLIAM AVE, SUITE 200,
ALLENTOWN, PA

CBRE



SUITE 200 FEATURES

TOTAL AVAILABLE SF	14,760
DOCK DOORS	5
DRIVE-IN DOORS	1
OFFICE SPACE SF	±1,000
OFFICE SPACE NOTES	Office space has 2 restrooms, break room and conference room

BUILDING FEATURES

TOTAL BUILDING SF	41,040
ZONING	LI - Light Industrial
SITE AREA	5.05 Acres
CONSTRUCTION YEAR	1989
CLEAR HEIGHT	22'
LOADING CONFIGURATION	Rear-Loading
DOCK EQUIPMENT	Dock bumpers, dock seals, and mechanical levelers
DOCK DOORS	14
DRIVE-IN DOORS	2
LOADING RATIO	2,565 RSF/Door
BUILDING DIMENSIONS	Depth: 122' Width: 342'-382'
CAR PARKING	77
CONSTRUCTION	Split-block, reinforced, concrete masonry walls with steel beams
ROOF TYPE	Low-slope, standing seam galvanized metal with adhered EPDM membrane
FIRE PROTECTION	Full-coverage, wet-pipe, sprinkler system
HVAC	Gas-fired furnace units with split system condensers, electric heat pumps, and suspended heaters
POWER	800 Amp, 3-Phase, 120/240 Volt



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