

Executive Summary



AVAILABLE SF:	14,000 SF
LEASE RATE:	\$9.50 SF/Yr (NNN)
LOT SIZE:	1.63 Acres
BUILDING SIZE:	20,000 SF
DRIVE-IN DOOR	1
LOADING DOCK	1 - Can Be Added
ZONING:	LI - Light Industrial
CEILING HEIGHT:	Perimeter - 19 Feet Center - 21 Feet
YEAR BUILT:	2013
HEATING:	Propane
ZONING:	LI

PROPERTY OVERVIEW

Excellent opportunity to lease industrial space that is currently operating as a machine shop. The production area is 13,000 SF and has an office, break room and restrooms. The office area is approximately 1,000 SF and includes two offices, IT room and restroom. The production area has 1 drive-in door. Permitted uses include light manufacturing of beverages, food products, packaging, packing, furniture, hardware, tools and other products assembled or fabricated from prepared metallic and non-metallic materials. Availability to purchase or lease machine shop equipment.

PROPERTY FEATURES

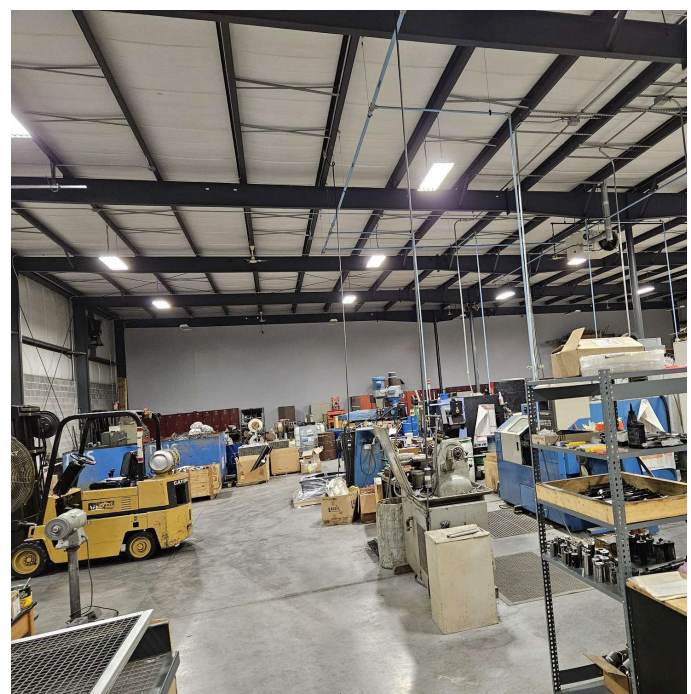
- Pristine condition, open production & warehouse space
- Heat in warehouse; heat and cooling in offices
- Ceiling mounted fans in production area
- 3 phase power
- Close proximity to route 222 in Kutztown and Lehigh Valley

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Additional Photos

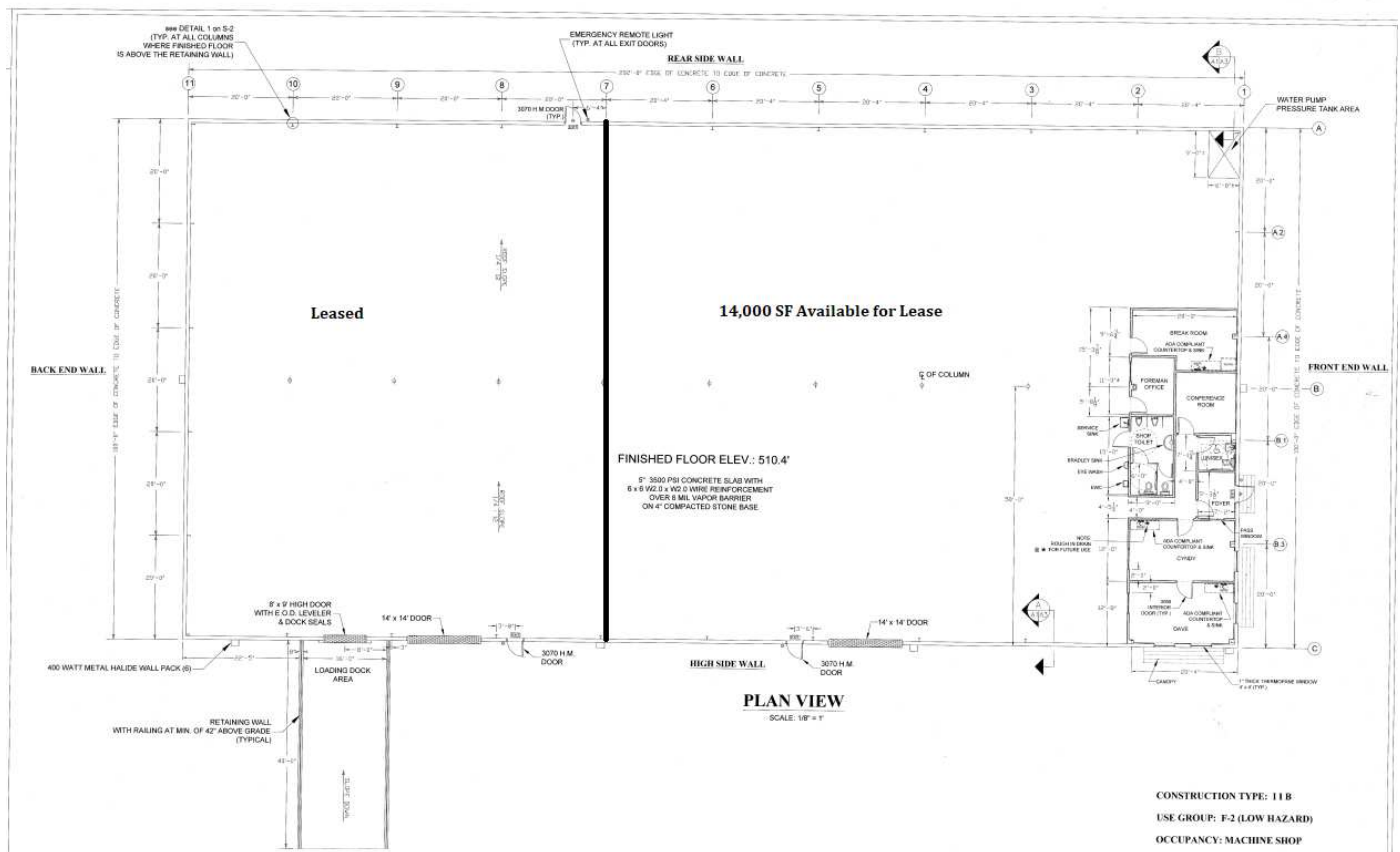


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Floor Plan

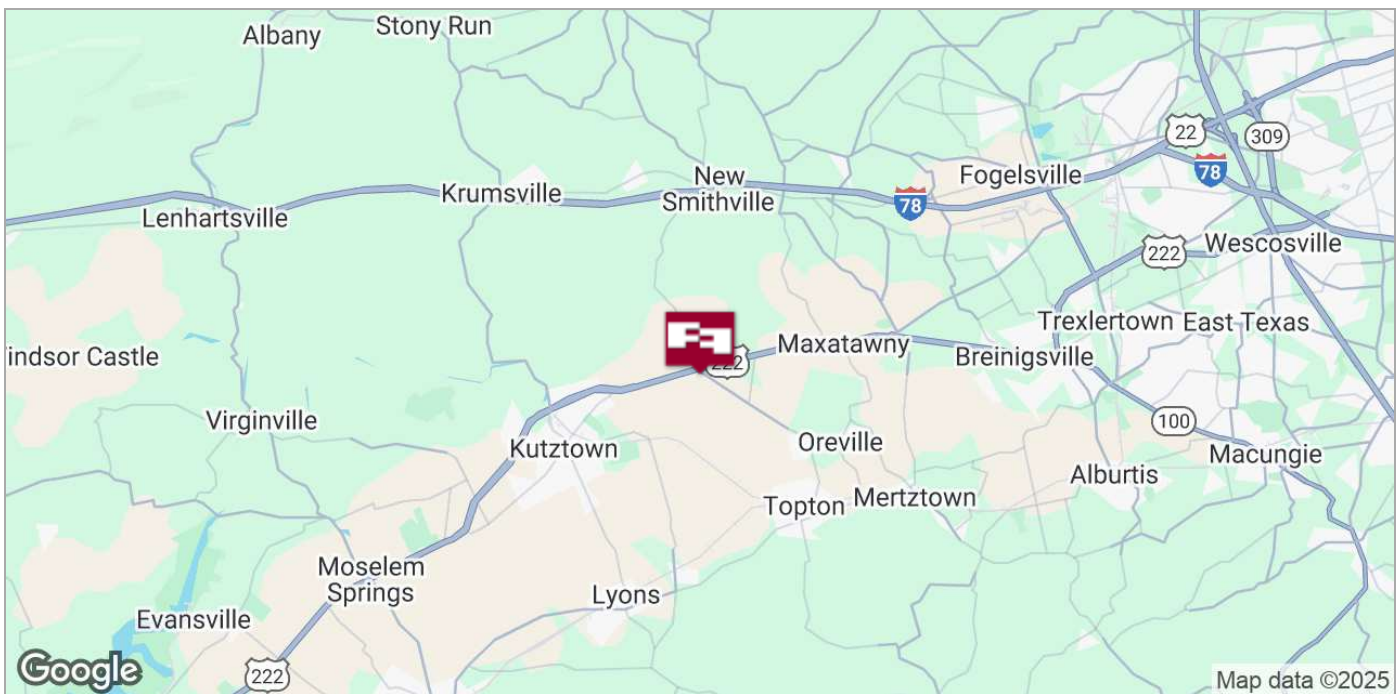


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Location Maps

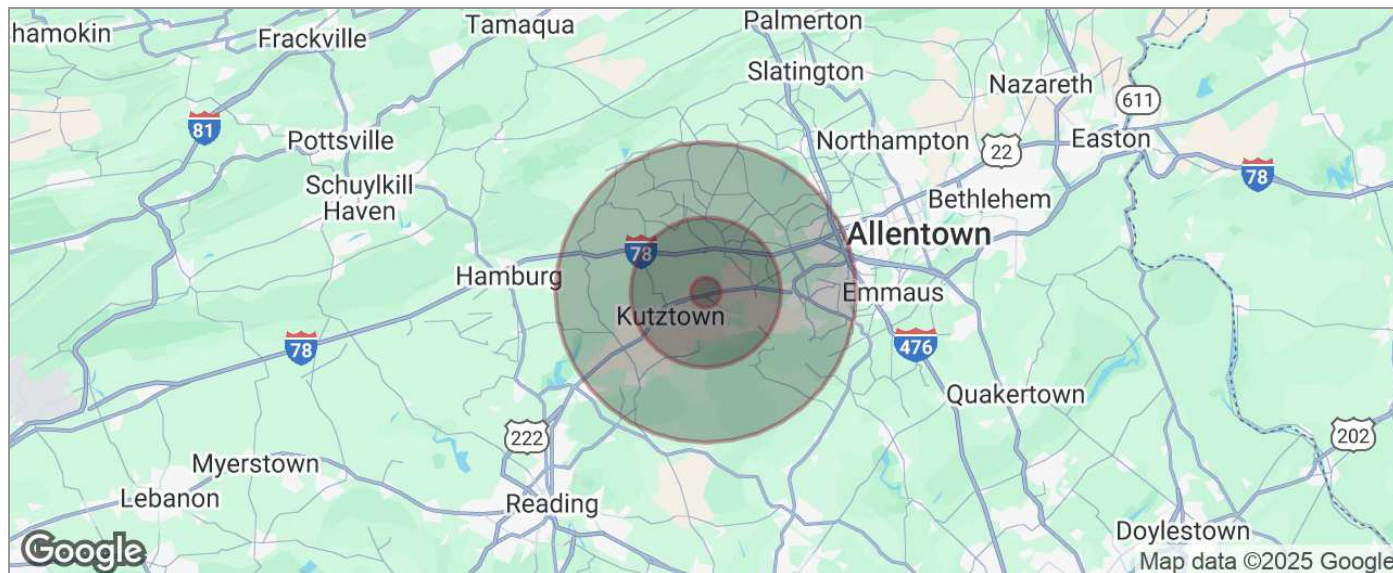


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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	306	27,328	119,761
MEDIAN AGE	49.8	39.2	43.1
MEDIAN AGE (MALE)	49.4	38.2	41.8
MEDIAN AGE (FEMALE)	50.8	41.6	44.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	136	10,207	47,386
# OF PERSONS PER HH	2.3	2.7	2.5
AVERAGE HH INCOME	\$86,726	\$86,642	\$101,503
AVERAGE HOUSE VALUE	\$216,879	\$223,288	\$254,033
RACE	1 MILE	5 MILES	10 MILES
% WHITE	97.7%	90.7%	87.1%
% BLACK	0.0%	3.2%	3.9%
% ASIAN	0.0%	1.9%	4.1%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.0%	0.8%	0.9%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	2.3%	5.0%	6.5%

* Demographic data derived from 2020 ACS - US Census

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