

4110 Independence Drive



LEASE OVERVIEW

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|-----------------|------------------|
| Lease Rate: | Negotiable |
| Available SF: | 3,167 - 7,267 SF |
| Lot Size: | 2.14 Acres |
| Building Size: | 15,076 SF |
| Building Class: | B |
| Ceiling Height: | 9.0 FT |
| Year Built: | 2001 |
| Renovated: | 2008 |
| Zoning: | LI-B |
| Market: | Lehigh Valley |

PROPERTY DESCRIPTION

Quality 15,000 sf multi tenant office building. Available suites are Ideal for general office and medical users. Join Family Dermatology, Dr Drabick, Optometrist and Good Shepard Rehabilitation. Easy access to Rt. 309 and Rt. 22.

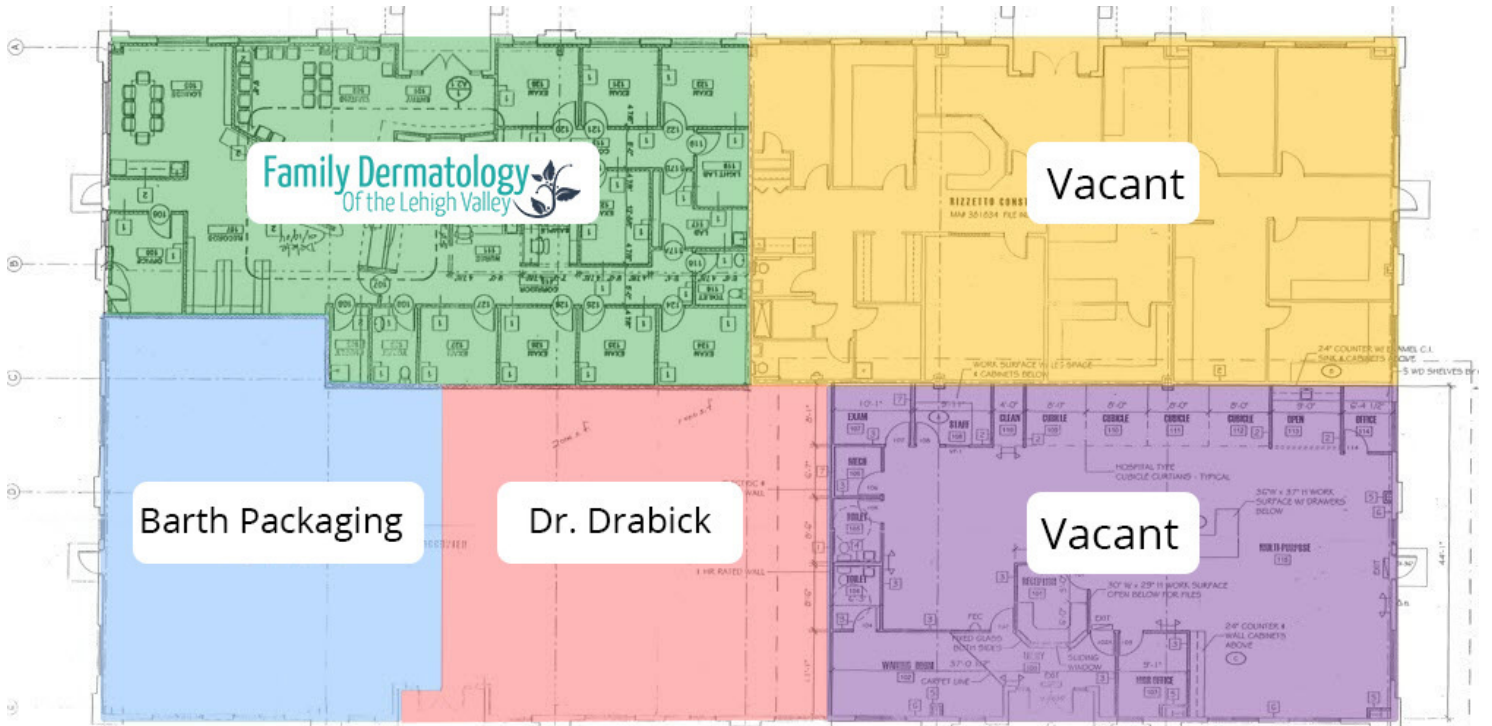
LOCATION DESCRIPTION

Located in the Independence Business Park in Schnecksville off of PA Route 309. Make a right at signaled intersection Presidential Drive. Left on Independence Drive. Approximately 5 miles to PA Route 22, I-78 and I-476 PA Turnpike.

PROPERTY HIGHLIGHTS

- Exterior entrance [No common areas]
- In-suite restrooms
- Separate utilities
- Low taxes and opex
- Mix of medical and professional tenants

Available Spaces



LEASE TYPE NNN | TOTAL SPACE 3,167 - 7,267 SF | LEASE TERM 36 TO 60 MONTHS | LEASE RATE NEGOTIABLE

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---------|-----------|------------------|------------|------------|--|
| Suite 1 | Available | 4,100 - 7,267 SF | NNN | Negotiable | 4100 sf in well maintained office building in North Whitehall. Low operating expenses. Open layout, kitchenette, In suite bathroom, conv |
| Suite 2 | Available | 3,167 - 7,267 SF | NNN | Negotiable | 3167 sf in well maintained office building in North Whitehall. Low operating expenses. Open layout, kitchenette, In suite bathroom, conv |

Additional Photos



Additional Photos



Location Maps

