For Sale

Allentown Redevelopment Opportunity

737 N. 13th Street & 1231 W. Green Street, Allentown, PA 18102



OFFERING SUMMARY

Sale Price: \$2,350,000

Lot Size: 1,495 Acres

Year Built: 1930

Building Size: 39,145 SF

Renovated: 2004

Zoning: Business-Light

Industrial

Market: Lehigh Valley

Submarket: Allentown

Price / SF: \$76.78

Amy Hawley, SIOR

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Michael Ciccone, Jr.

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PROPERTY OVERVIEW

Property has frontage along 13th Street and Washington Street. Building is one block off of Tilghman Street, a very busy east-west commercial street. Public water, sewer, and gas.

Vaulted ceiling in lobby area. Most walls and floors have Belgian tile covering. Upgraded electric and plumbing service. Floor drains throughout ground floor production area. Built-in vault.

LOCATION OVERVIEW

Urban area with commercial, industrial, and residential properties surrounding the subject property. Within 2 miles of the 15th St. exit of Route 22. Within 6 miles of the ABE Regional Airport. Within 20 miles of the NJ State Line.

PROPERTY HIGHLIGHTS

- Food Grade Production Facility
- · Along Public Bus Route with Stop at Corner
- Liquid Storage Tanks and other fixtures available.
- Refrigeration Room can be reactivated.

Tom Skeans, CCIM

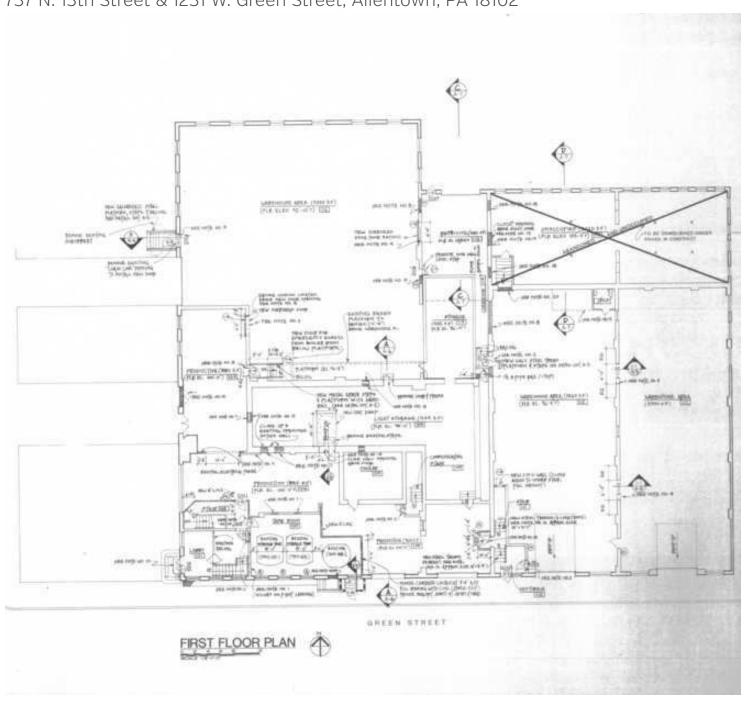
Managing Director 484.245.1003 tom.skeans@svn.com



First Floor Plan

Allentown Redevelopment Opportunity

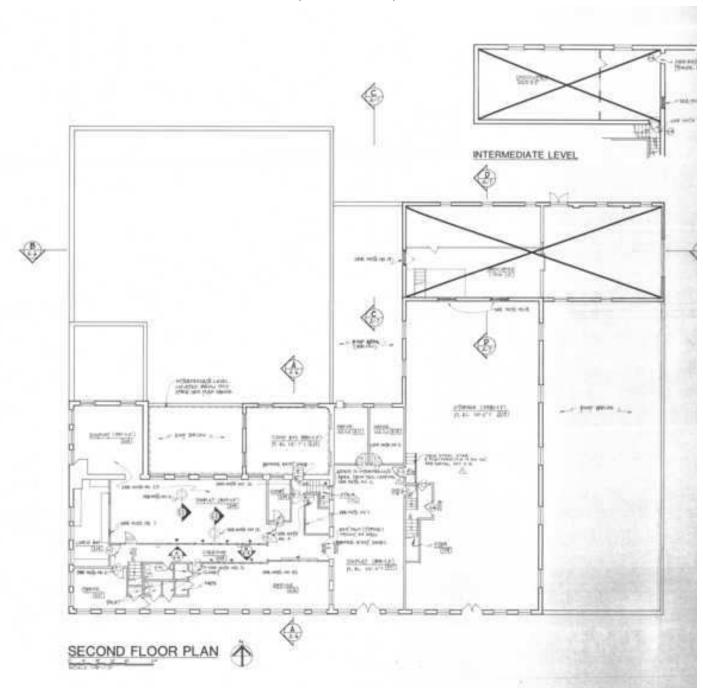
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Second Floor Plan

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Additional Photos







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