



## 2211 Mack Boulevard

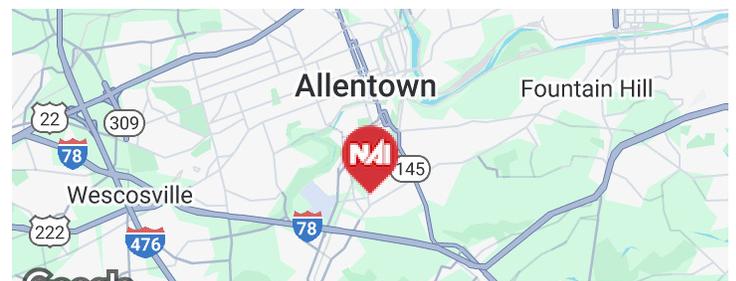
Allentown, Pennsylvania 18103

### Property Highlights

- Back on the market
- Fully leased with long-term tenancy
- Professionally managed facility

### Property Overview

Fully leased and offered for sale as a stabilized investment, this ±9,474-square-foot freestanding office building is situated on a prominent corner lot with ample on-site parking. The property is handicapped accessible, served by public utilities, and benefits from a well-established tenant. Located near Lehigh Street and I-78, the building is positioned within a high-demand commercial corridor with excellent surrounding amenities, supporting long-term occupancy and value retention.



### Offering Summary

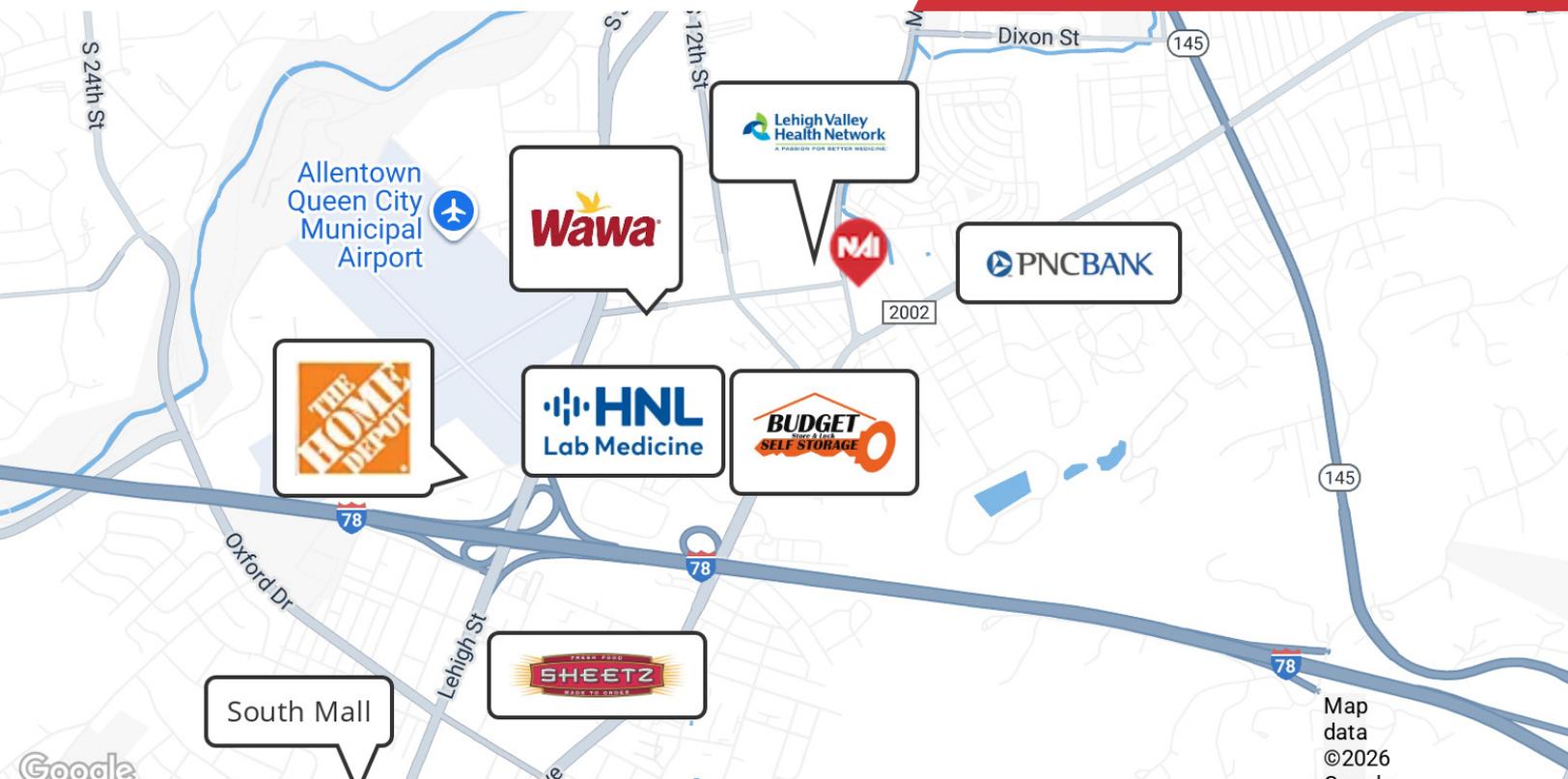
<b>Sale Price:</b>	\$1,375,000
<b>Building Size:</b>	9,474 SF
<b>Lot Size:</b>	1.36 Acres

### For More Information

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	Time	Miles
I-78/Route 309	5 min	1.5 miles
Route 22	10 min	6.8 miles
I-476	12 min	8 miles
Route 33	18 min	15.5 miles

## Location Advantages

- Convenient to I-78/Route 309 and I-476 in Allentown.
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

## About NAI Summit

NAI Summit is the greater Lehigh Valley's largest, full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

Jennifer Kennedy

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