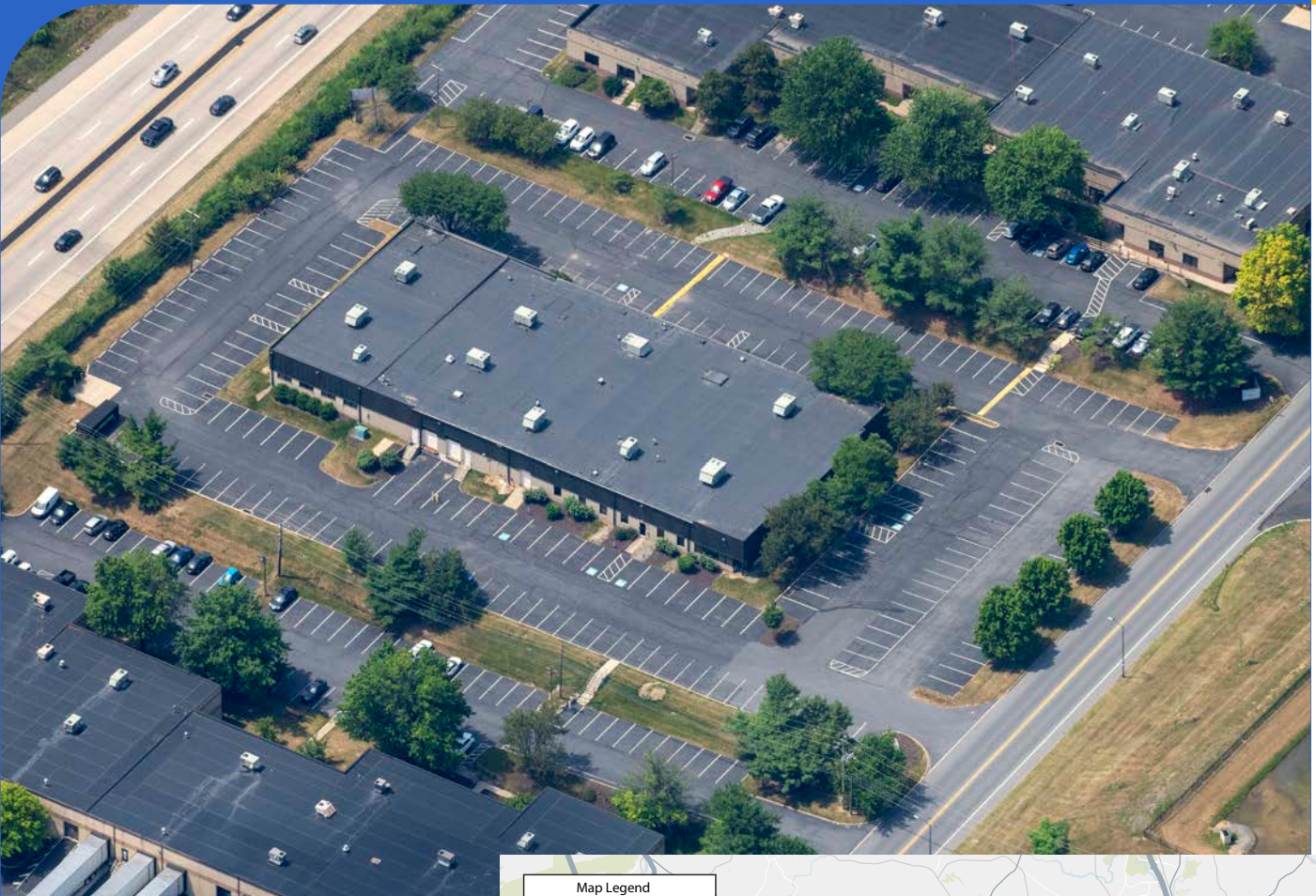
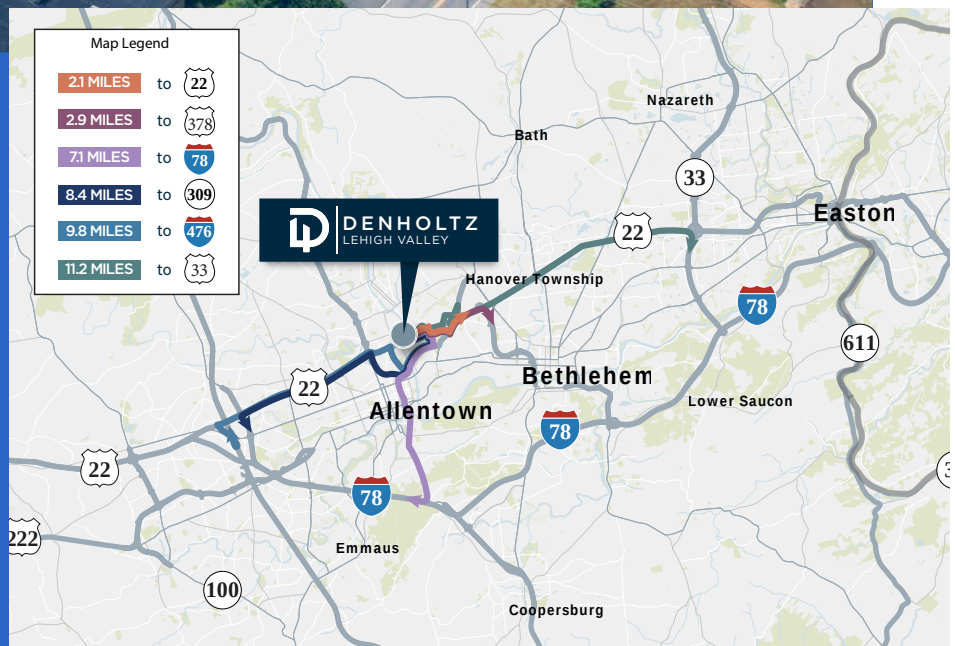
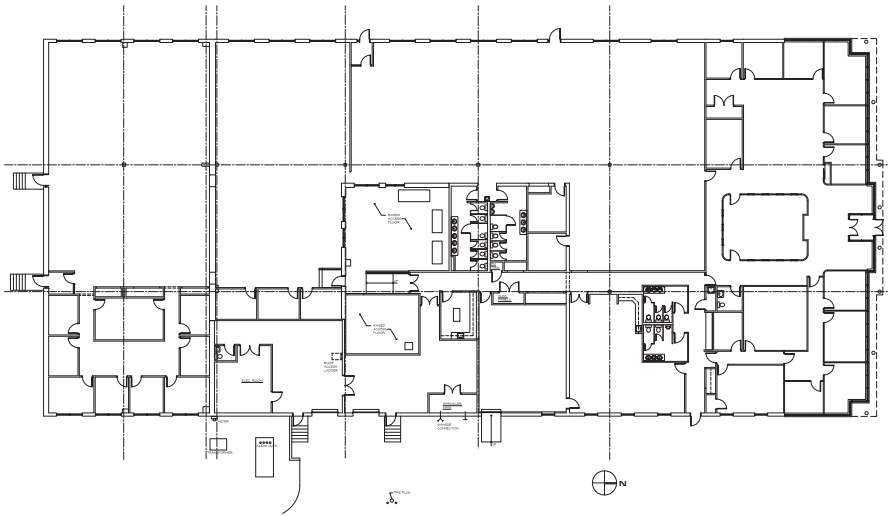




Part of the Denholtz Lehigh Valley light industrial portfolio, 954 Marcon Boulevard is located off Route 22 and offers easy access to the Pennsylvania Turnpike (I-476) and Route 78. Its strategic location is within a day's drive to nearly 40% of the U.S. population. This one-story, multi-tenant masonry building offers a total of 30,140 SF in a high-profile setting. 954 Marcon Boulevard is available for sale or lease.





BUILDING FEATURES

TOTAL BUILDING SF	30,140
TOTAL AVAILABLE SF	30,140
ZONING	PIO - Planned Industrial Office
SITE AREA	3.44 Acres
CONSTRUCTION YEAR	1982
CLEAR HEIGHT	16'-17'
LOADING CONFIGURATION	Rear-Loading
DOCK EQUIPMENT	Dock bumpers and dock seals
DOCK DOORS	2
LOADING RATIO	10,047 RSF/Door
BUILDING DIMENSIONS	Depth: 120' Width: 260'
CAR PARKING	244
CONSTRUCTION	Split-block, reinforced, concrete masonry walls
FIRE PROTECTION	Multiple-zone, fire alarm control panel, auto-dialer reportedly tying the system to a 24-hour, monitoring service, hardwired with battery-backup, smoke and heat detectors, pull stations, illuminated exit lights with battery-backup, emergency battery lighting units, horn/light annunciators, fire extinguishers, and a full-coverage, wetpipe, sprinkler system with check valves and tamper and flow switches
HVAC	Offices: 8-9 roof-top gas/electric package units Warehouse: Gas-fired suspended heater
POWER	1,600-Amp, three-phase, four-wire, 120/208-Volt main



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954 MARCON BLVD.
ALLENTOWN, PA

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