



# For Sale or Lease - 26,988 SF Standalone Manufacturing, Fabrication & Office Property

1902 Vultee Street, Allentown, PA 18103

## Executive Summary



<b>SALE PRICE:</b>	Subject To Offer
<b>LEASE RATE:</b>	\$12/SF NNN
<b>NNN:</b>	\$5.93/SF
<b>LOT SIZE:</b>	3.13 Acres
<b>BUILDING SIZE:</b>	26,988 SF
<b>DRIVE-IN DOORS</b>	(2) 12-Foot Doors
<b>CEILING HEIGHT:</b>	18 FT
<b>YEAR BUILT:</b>	1992
<b>ZONING:</b>	I-G Industrial General
<b>COUNTY:</b>	Lehigh
<b>TOWNSHIP:</b>	City Of Allentown

### PROPERTY OVERVIEW

Elevate your operations in this meticulously maintained, fully climate-controlled standalone facility. Zoned I-G, built in 1992, expanded in 2002 and updated in 2021 this property offers a rare combination of high-end office infrastructure and functional industrial space, making it the ideal headquarters for R&D, engineering, light manufacturing, or specialized laboratory use. 3 minutes from I-78 and easy access to US-22 and US-33 .

### PROPERTY FEATURES

- 26,988 SF Standalone Manufacturing, Fabrication, Warehouse, Office, Flex Facility
- Currently configured with ±12,000 SF of professional office and ±15,000 SF of warehouse. The versatile floor plan allows for easy conversion to expand the warehouse footprint as needed with the ability to add ±5,000 SF on to the rear.
- 100% heated and air-conditioned building—essential for tech, pharma, or climate-sensitive inventory.
- Equipped with 3-phase 220V power and two drive-in doors to support diverse operational demands.

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## Property Details

<b>STREET ADDRESS:</b>	1902 Vultee Street
<b>CITY, STATE, ZIP:</b>	Allentown, PA 18103
<b>PROPERTY TYPE:</b>	Manufacturing, Fabrication & Office
<b>APN:</b>	549589090110 1
<b>LOT SIZE:</b>	3.13 AC
<b>ZONING:</b>	I-G
<b>PARKING SPACES:</b>	95 with Fenced in Rear Lot
<b>SECURITY:</b>	Key Fobs, Cameras, Alarmed
<b>ROOF:</b>	Flat Rubber Roof with Warranty Replaced in 2021 & 2022
<b>LIGHTING:</b>	Updated Interior to LED in 2022
<b>CONSTRUCTION TYPE:</b>	Masonry
<b>NUMBER OF STORIES:</b>	1
<b>FOUNDATION:</b>	Concrete Slab
<b>CEILINGS:</b>	18 FT
<b>POWER:</b>	3-Phase - 220 V
<b>PAVEMENT:</b>	Resealed and Lined in 2021
<b>HVAC:</b>	Gas-fired Heating Central Air
<b>TAXES:</b>	\$63,439
<b>WATER/SEWER:</b>	Public
<b>UTILITIES:</b>	Electric and Gas



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## Additional Photos



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## Additional Photos

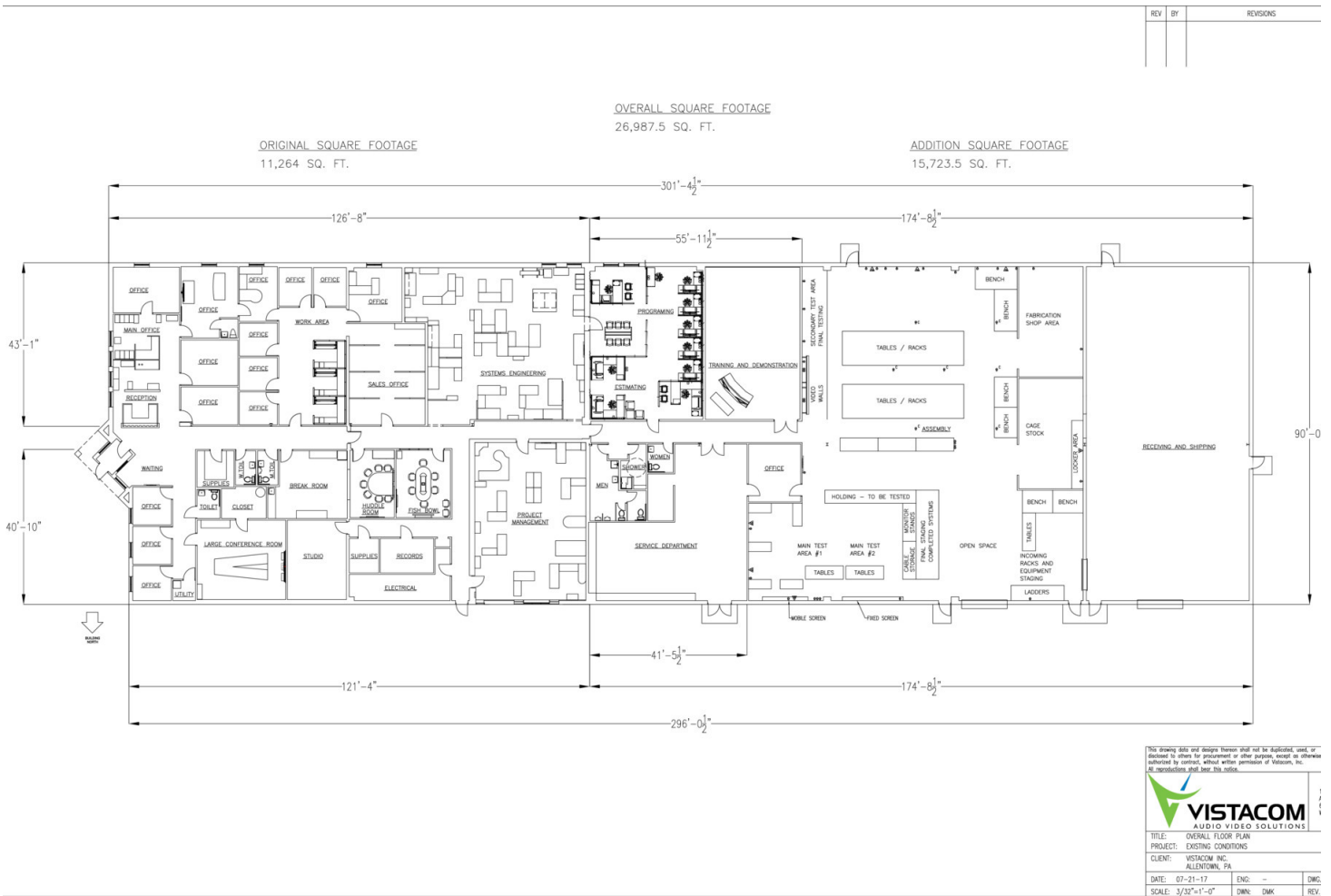


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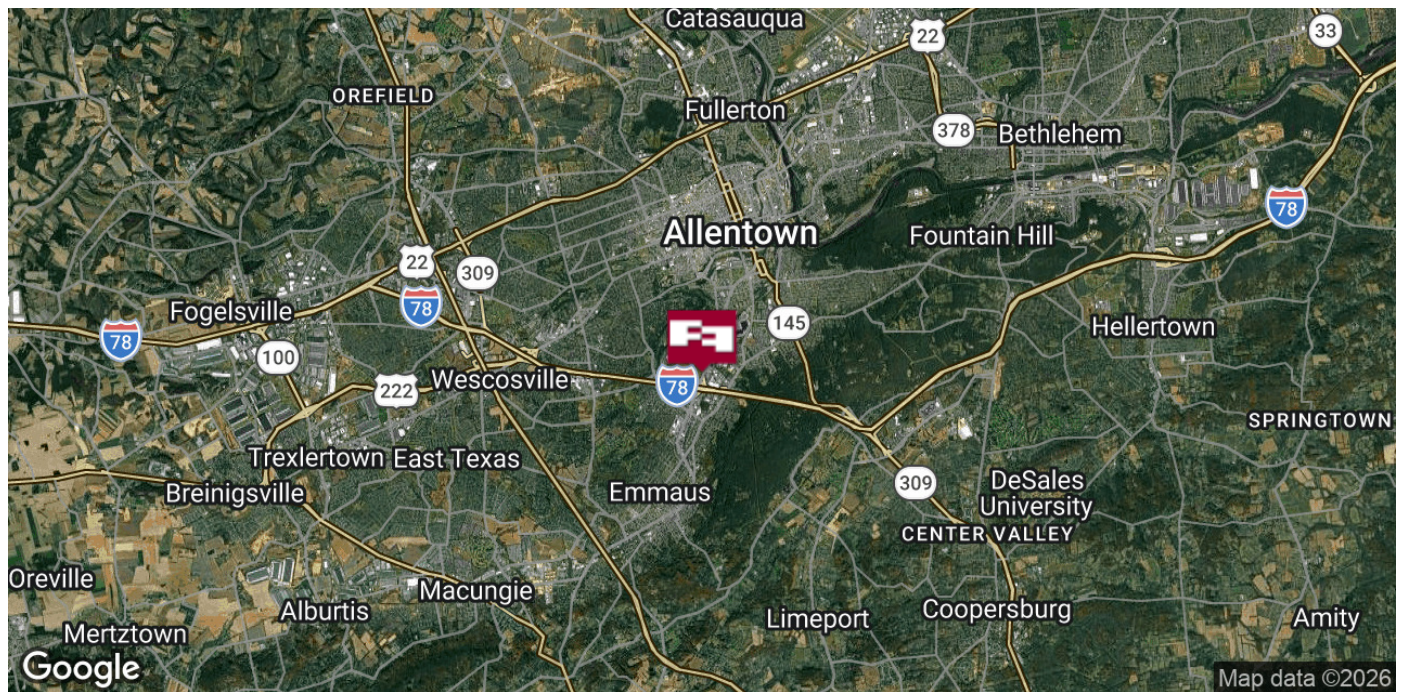
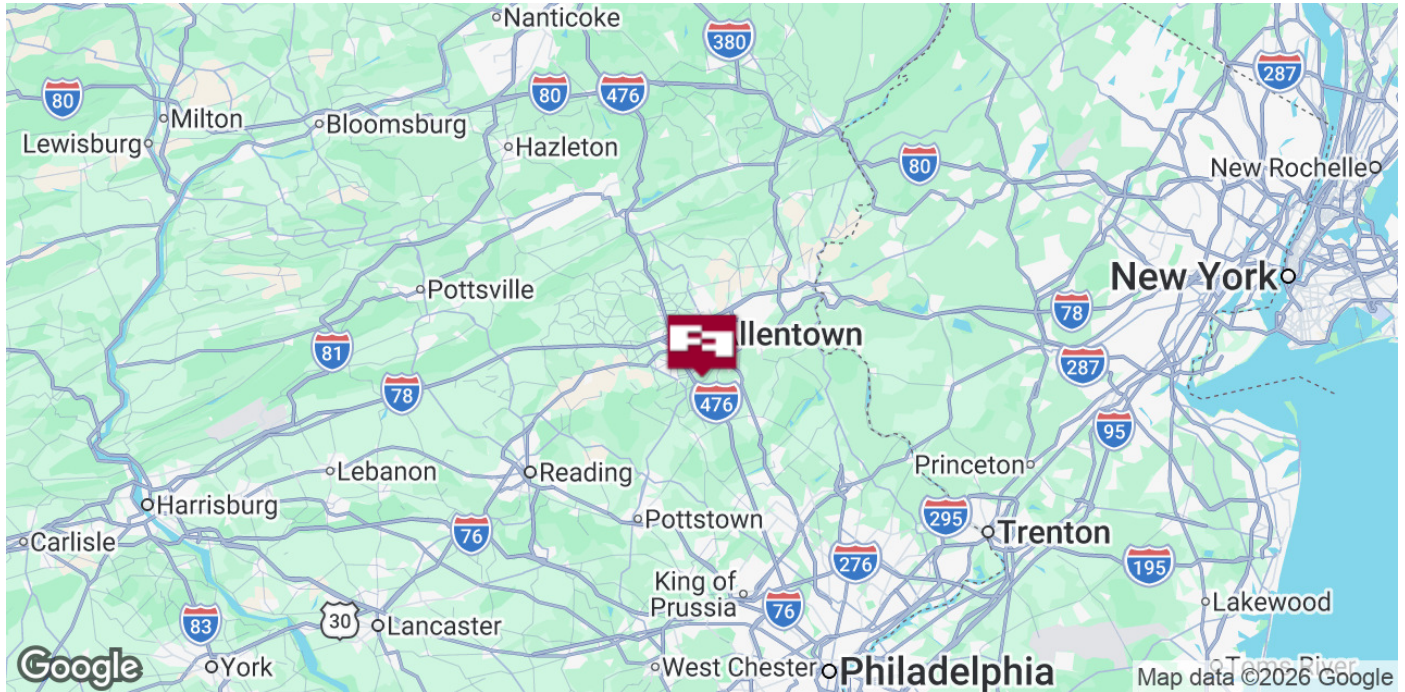
## Floor Plans



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## Location Maps



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## Additional Photos

### DEMOGRAPHIC SUMMARY

1902 Vultee St, Allentown, Pennsylvania, 18103

Ring of 5 miles



#### KEY FACTS

228,074

Population



87,151

Households

39.1

Median Age

\$56,851

Median Disposable Income

#### EDUCATION

11.4%

No High School Diploma



33.8%

High School Graduate



23.8%

Some College/ Associate's Degree



31.0%

Bachelor's/Grad/ Prof Degree

#### INCOME



\$69,948

Median Household Income



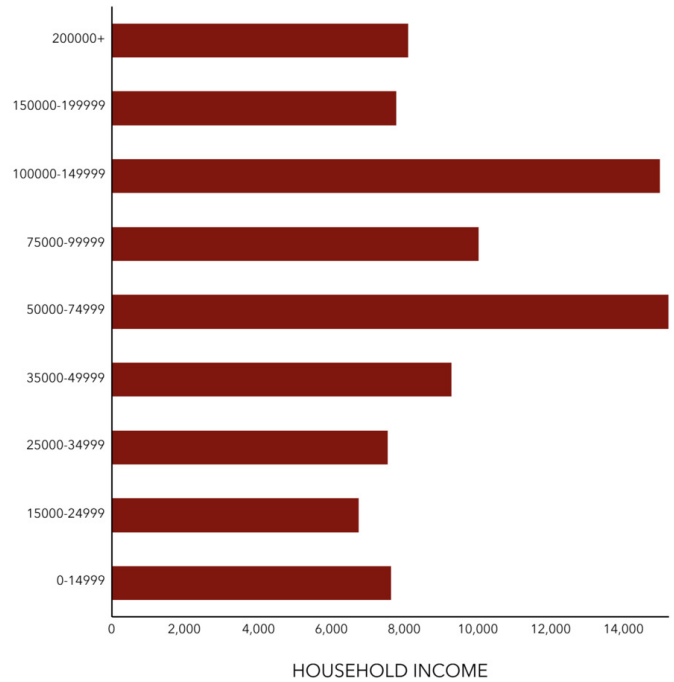
\$37,230

Per Capita Income



\$145,920

Median Net Worth



Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

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