

Industrial Property
Fleet Maintenance
Garage Facility

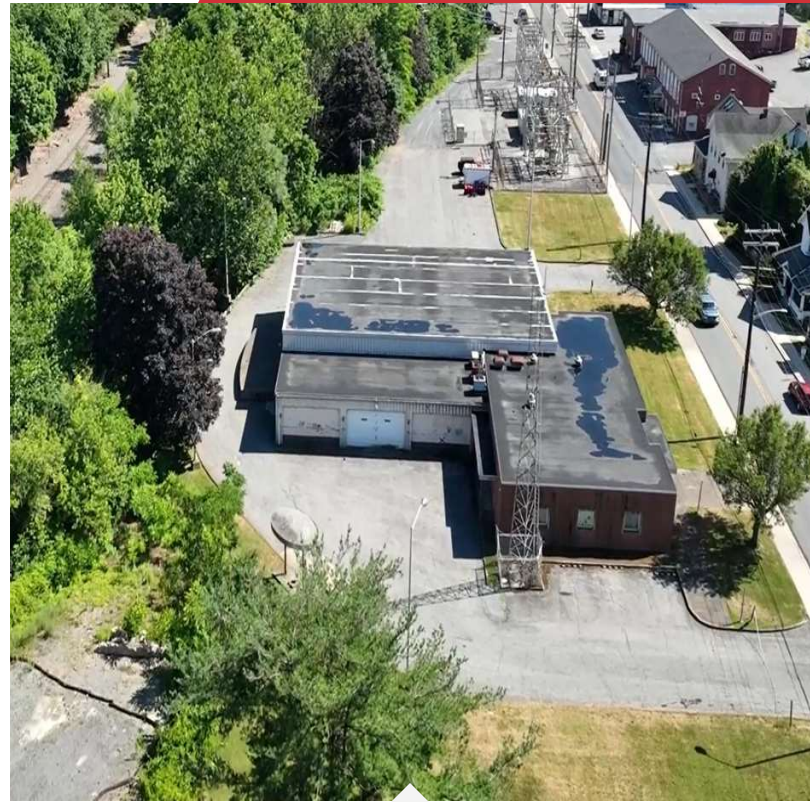


333 S. 1st Street

Bangor, PA 18013

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Property Type	Industrial
Property Subtype	Flex Space
Building Size	±10,682 SF
Lot Size	1.74 Acres
Year Built	1969

This building is ideal for contractors, construction, and service vendors maintaining a fleet of trucks, as it was originally constructed for this purpose. It has a total of ±10,682 SF, including approximately ±3,000 SF of dedicated office space. It's a former Met-Ed service terminal that offers the necessary amenities to maintain a fleet of trucks: 3-phase power, internal loading dock platform, 7 garage doors, floor drains at each garage door, compressors to individual bays, dedicated bay for washing down trucks, and ample off-street parking.

- Fleet Maintenance Garage Facility
- Direct underground power from substation
- Indoor Loading Dock
- Ideal for businesses which include truck fleets that need to be loaded and safely, securely parked overnight
- Indoor parking for 13 vehicles
- Gateway Commercial Zoning

Sale Price **\$699,900**

Building Specs

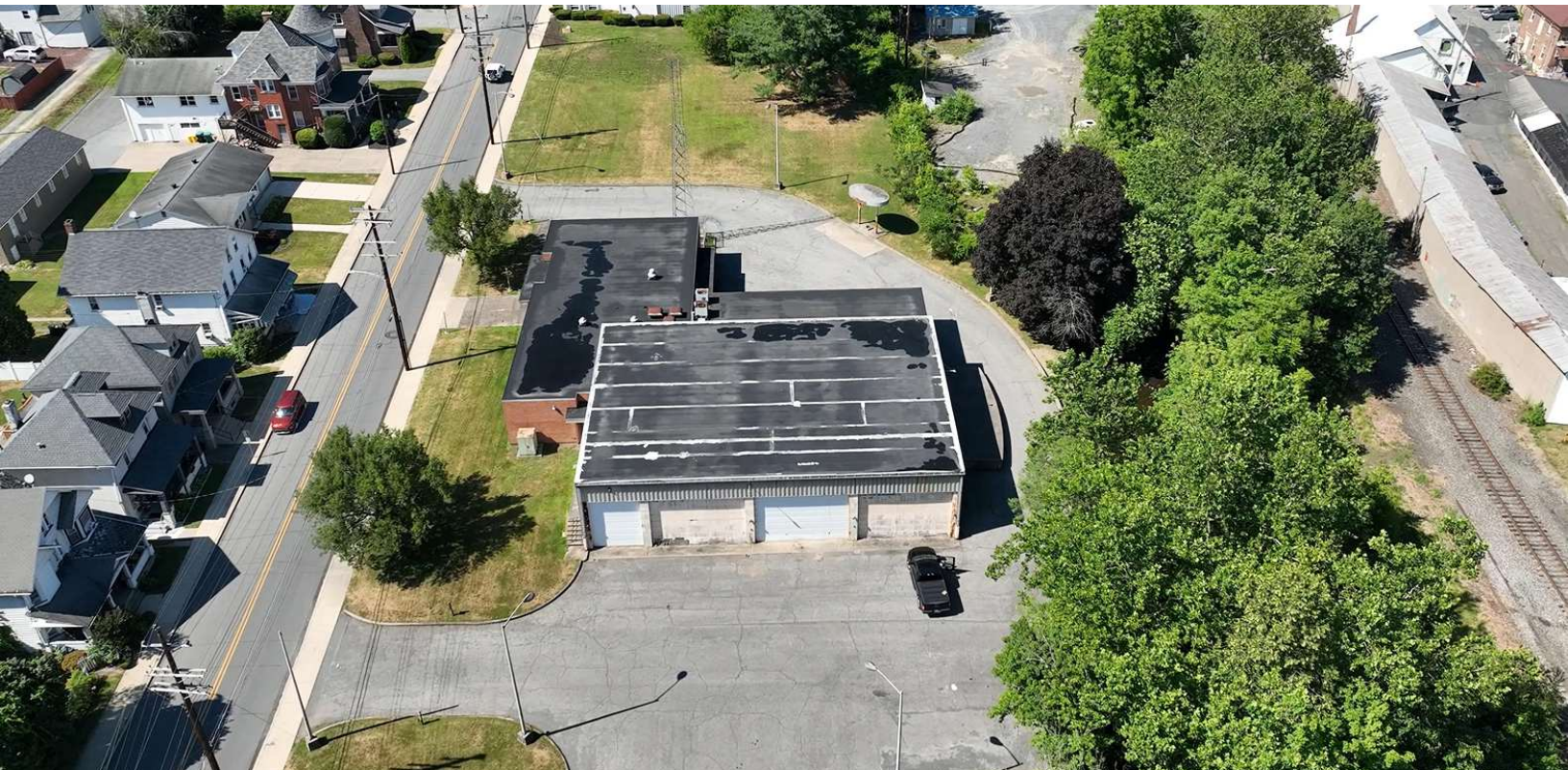
Power	3-phase, 1600 amps, 120/208v
Power Supply	Direct underground feed from electrical substation
Water/Sewer	Public
Office Area	±3,000 SF
Restrooms	3 (One includes shower)
HVAC	3 Zones in Office Area
Parking	Off-street, Surface, Asphalt
Indoor Parking	13 Vehicles
Other	Dedicated bay for truck washing

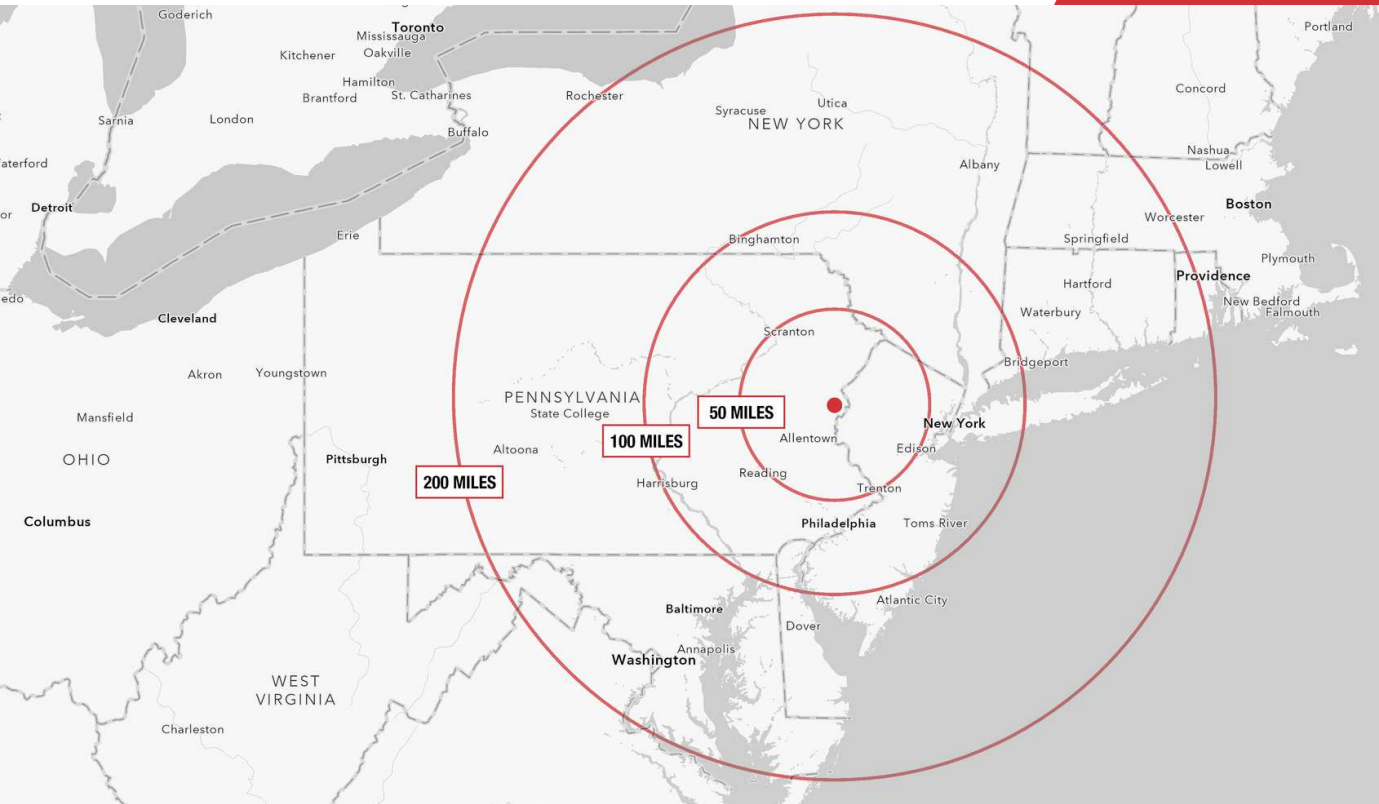
Garage Area 1 Features

Size	±6,500 SF
Ceiling Height	20'
Garage Doors	4 Total: 3 doors 22.5'x14.5' and 1 door 11.8'x10'
Features	Indoor loading dock, Compressor and piping to each bay, floor drains at each door, accessible from office area

Garage Area 2 Features

Central HVAC	Yes
Size	±1,300 SF
Ceiling Height	13'
Garage Doors	3 Total doors 18'x10'
Features	1 man door, floor drains





	Time	Miles
Lehigh Valley International Airport	30 min	23 miles
Newark International Airport	73 min	70 miles
Newark Freight Terminal	75 min	72 miles
Port of Philadelphia	90 min	92 miles

Location Advantages

- Approximately 1.0+/- miles to Route 512 which provides access to Route 33 in Wind Gap to the west and Route 611 to the east.
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 90 minutes from Philadelphia, 75 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, locally owned, full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, property management, building services, and project management.

For More Information

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