

Flex Unit Available In South Allentown

2820 Mitchell Avenue Allentown, PA 18103



OFFERING SUMMARY

Lease Rate:	\$10.95 SF/yr (NNN)
Building Size:	15,760 SF
Available SF:	7,840 SF
Lot Size:	1.059 Acres
Year Built:	1979
Renovated:	2014
Zoning:	I-2 Industrial Classification
Market:	Lehigh Valley

PROPERTY OVERVIEW

7,840 SF Front Unit Available, currently divided into two sections providing a flexible floor plan. Owner can finish suite to requirements. Owner cannot subdivide this unit. Modest work letter included in base rent. Property not offered for sale.

LOCATION OVERVIEW

This is an inside location along the block. Neighbors include: Bearing & Drive Solutions, Acme Cryogenics, and Jack Lehr HVAC. A neighborhood shopping center is very close by. One block off of Emmaus Avenue. Zoned I-2

PROPERTY HIGHLIGHTS

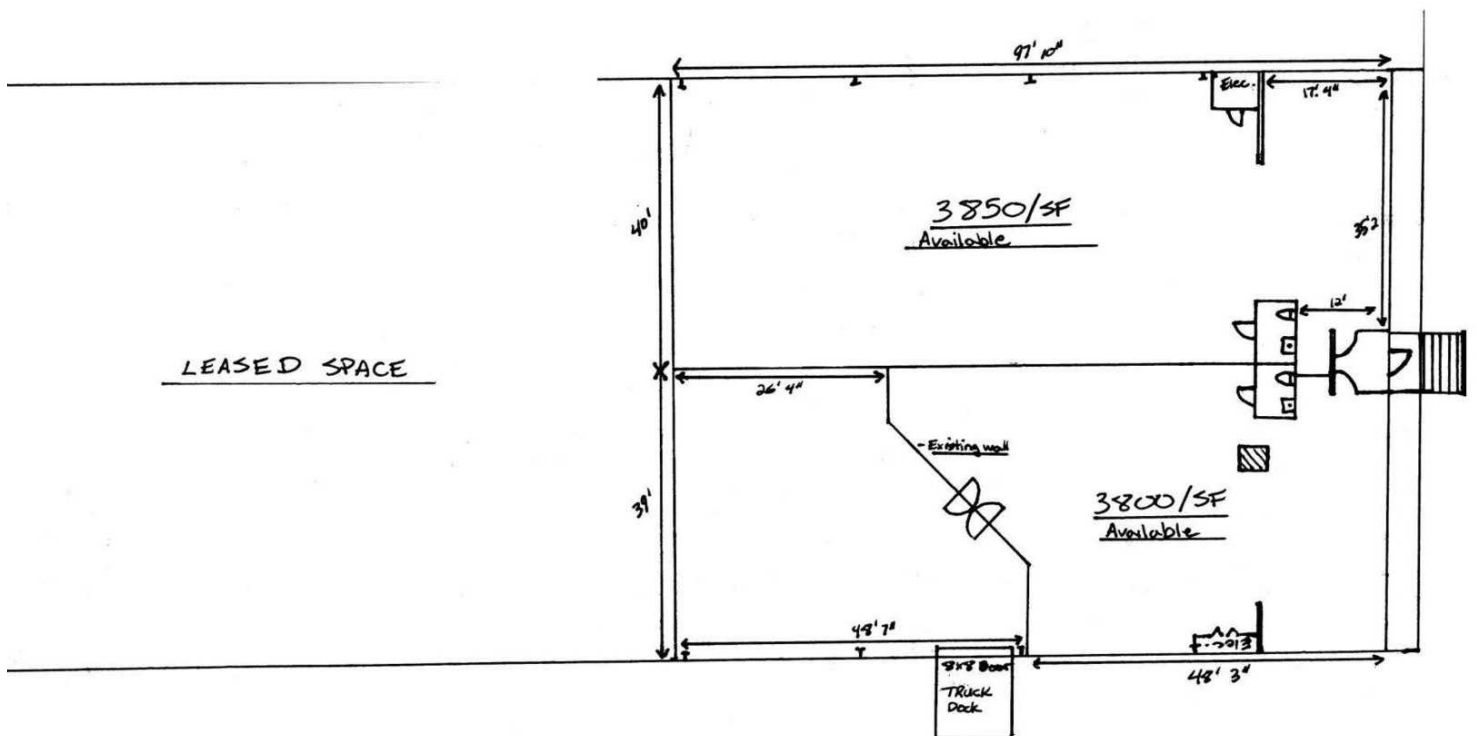
- Notable By-Right Commercial Uses: Business Services, Catering, Custom Crafts, Exercise Club, Newspaper Publishing and Printing, Personal Services (Barber Shop/Beauty Shop, etc.) Veterinarian Clinic
- Notable By-Right Industrial Uses: Distribution, Industrial Equipment Sales/Service, Moving and Storage Business, Packaging and Bottling, Package Delivery Services Distribution Center, Photo Processing, Record Storage, R&D, Engineering or Testing Laboratory, Wholesale
- Notable By-Right Manufacturing Uses: Manufacturing of Apparel, Textiles, Accessories, Ceramic Clay Pottery Products, Glass and Glass Products, Jewelry and Optical Goods

Amy Hawley, SIOR
484.245.1014
amy.hawley@svn.com

Michael Ciccone, Jr.
484.245.1034
michael.ciccone@svn.com

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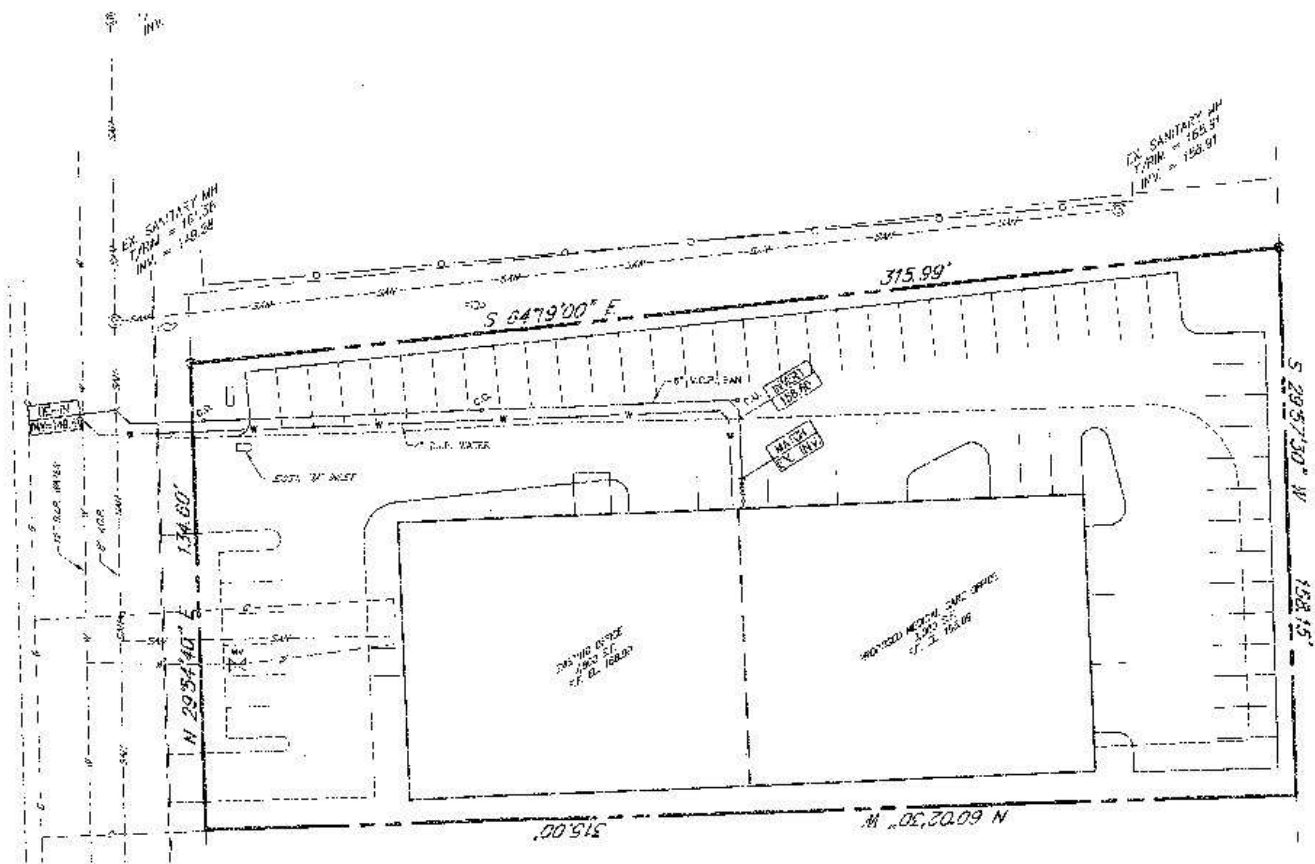


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