

FOR SALE | OWNER-USER / REDEVELOPMENT

602-620 TACOMA STREET

Allentown, Pennsylvania 18109



22,000± SF

BUILDING

1.32± ACRES

TWO PARCELS

GX-C

ZONING

3

LOADING POSITIONS

VERSATILE EXISTING FACILITY. MULTIPLE PATHS FORWARD.

An approximately 22,000± SF office/warehouse facility on two parcels totaling approximately 1.32± acres. Zoned GX-C — Residential-Office Mix Corridor, the property offers owner-users, investors and developers an opportunity to evaluate commercial, professional and adaptive-reuse strategies.

PROPERTY HIGHLIGHTS

- 12'± ceiling height
- Reported 277/480V electrical service
- Existing office / warehouse configuration
- Three loading positions
- Offered AS-IS, WHERE-IS

POTENTIAL USER PROFILES

- Medical & professional
- Flex / owner-user
- Artisan / low-impact production*
- Distribution / indoor warehousing*
- Childcare / education*
- Adaptive-reuse concepts*

NORTHEAST ALLENTOWN | Route 22 • Airport Road • LVIA • I-78 / Route 309

*Potential concepts subject to independent verification of zoning, permitted use, parking, licensing, permits and governmental approvals.

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CONCEPTUAL REPOSITIONING

602–620 Tacoma Street | Allentown, PA



ONE PROPERTY. MULTIPLE PATHS FORWARD.

Illustrative concepts demonstrate how the existing property could be repositioned for a variety of owner-user, professional and adaptive-reuse strategies.



ENHANCED EXTERIOR / ARRIVAL

Modernized façade, landscaping and customer-facing arrival.



EDUCATION / CHILDCARE

Flexible interior and outdoor areas envisioned for education or childcare concepts.



MEDICAL / PROFESSIONAL

Reimagined interior for medical, professional or administrative occupancy.



ENHANCED SITE / PARKING & LOADING

Conceptual site improvements illustrating expanded parking, enhanced exterior presentation and functional loading access.

CONCEPTUAL RENDERINGS — FOR ILLUSTRATIVE PURPOSES ONLY

Images demonstrate potential repositioning concepts and do not represent approved plans, permitted uses, construction specifications or guaranteed development outcomes. Buyer shall independently verify all requirements and approvals.

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