

10,000 SQUARE FOOT INDUSTRIAL BUILDING FOR LEASE

208 MEMORIAL DRIVE LEHIGHTON, PA 18235



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LOCATION: 208 Memorial Drive Lehighton, PA 18235

IMPROVEMENTS: 10,000± square feet including 6,000± square feet of finished office. Will deliver all industrial space with some office. 36 car parking.

UTILITIES: 120/208 Volt 600-amp 3 phase service. Electric-fired hot air heating system with central air conditioning in the entire building.

RENT: \$8.00 per square foot NNN + \$4 Opex = \$120,000 per year \$10,000 per month all in rent.

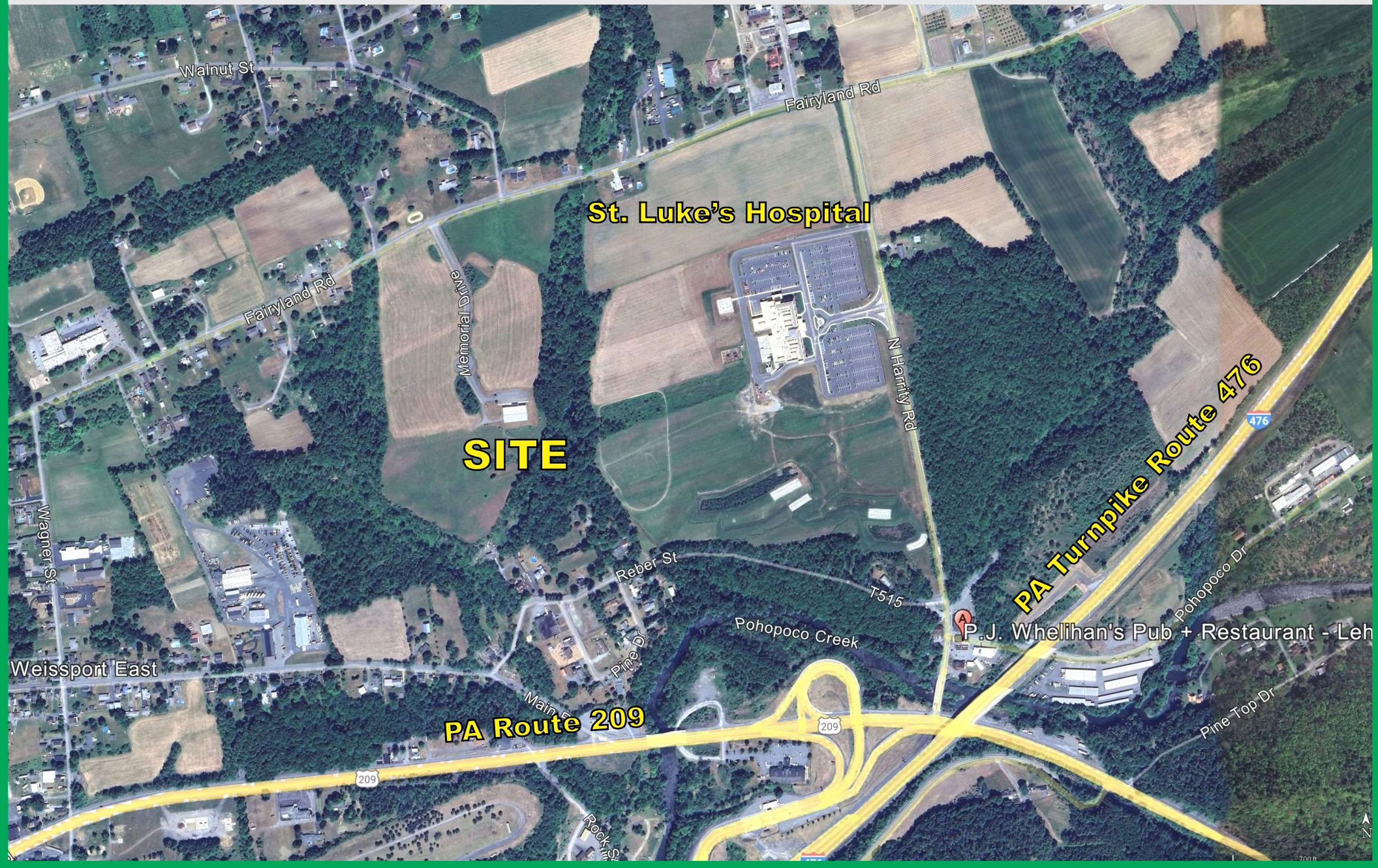
REMARKS: One mile from PA Turnpike-30 miles from Wilkes-Barre-18 miles from Allentown

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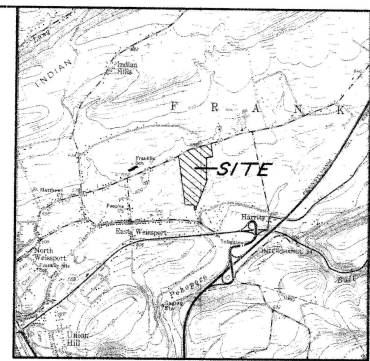
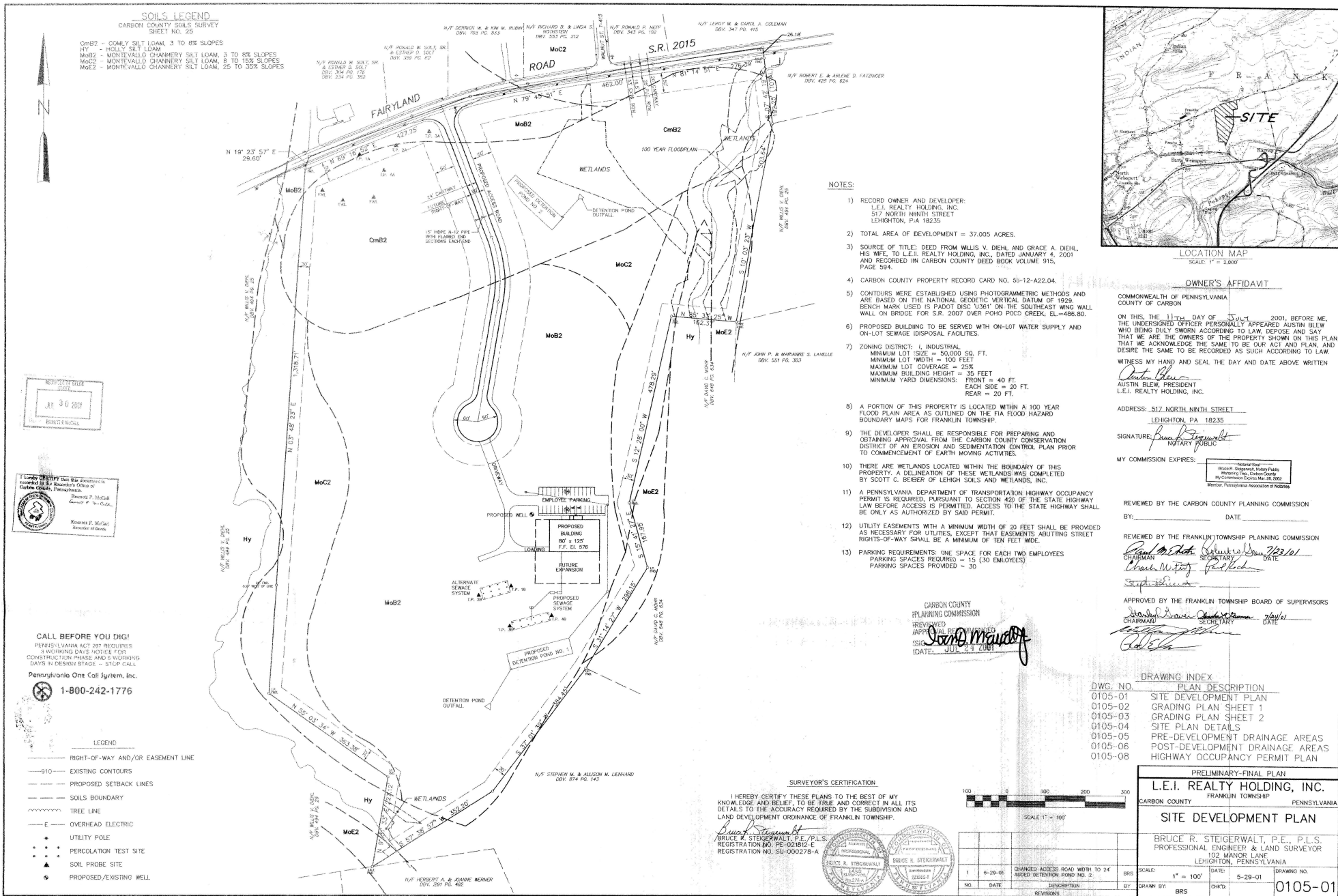


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SITE PLAN



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