

Light Industrial Investment Property

4724 Springside Court
Allentown, PA 18104



OFFERING SUMMARY

Sale Price:	\$1,710,000
Lot Size:	2.48 Acres
Building Size:	18,400 SF
Zoning:	LI- Light Industrial
Municipality:	Upper Macungie

KEY BUILDING FEATURES

- [2] standard loading docks
- [1] 14' high drive-in door
- Ceiling height 18'+ clear
- 240v 400amp electrical service
- Gas fired units in shop area
- Visibility from major highway I-78

PROPERTY DESCRIPTION

Ideal building for either an end-user or an investor. Industrial park setting with neighbors who have recently renovated their buildings. Clear span interior is adaptable for many uses. This stand alone building has outdoor space for extra storage.

LOCATION DESCRIPTION

This is an industrial cluster that was originally called the Springside Industrial Park. There are about 9 occupants within this park. This street intersects with Schantz Rd. Part of the subject property is visible from Rt. 476/Northeast Extension of the PA Tpke. The Rt. 222 Bypass to I-78/Rt. 309 is within 1/2 mile of this site.

PROPERTY HIGHLIGHTS

- Motivated Seller
- Rare opportunity for a light industrial building in this size category.
- Many desirable by-right uses.

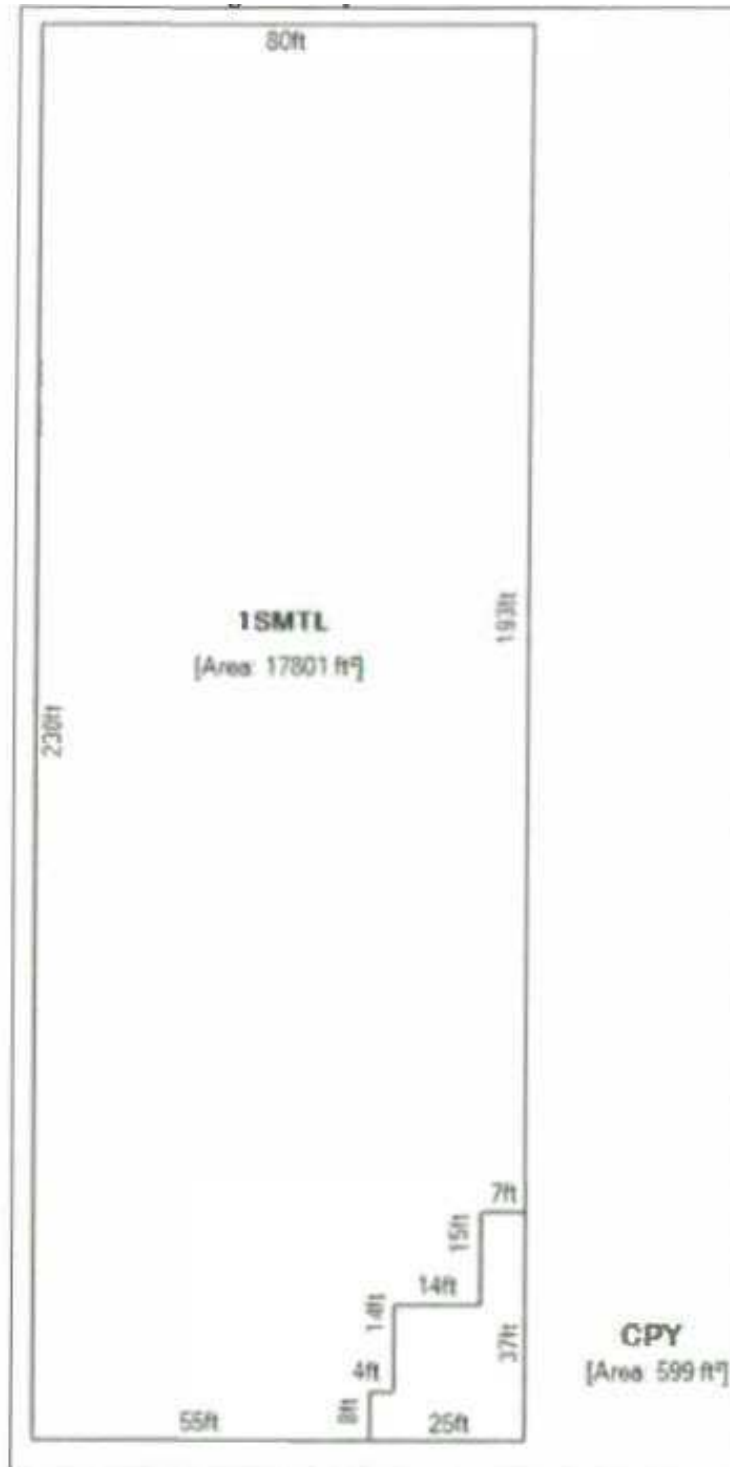
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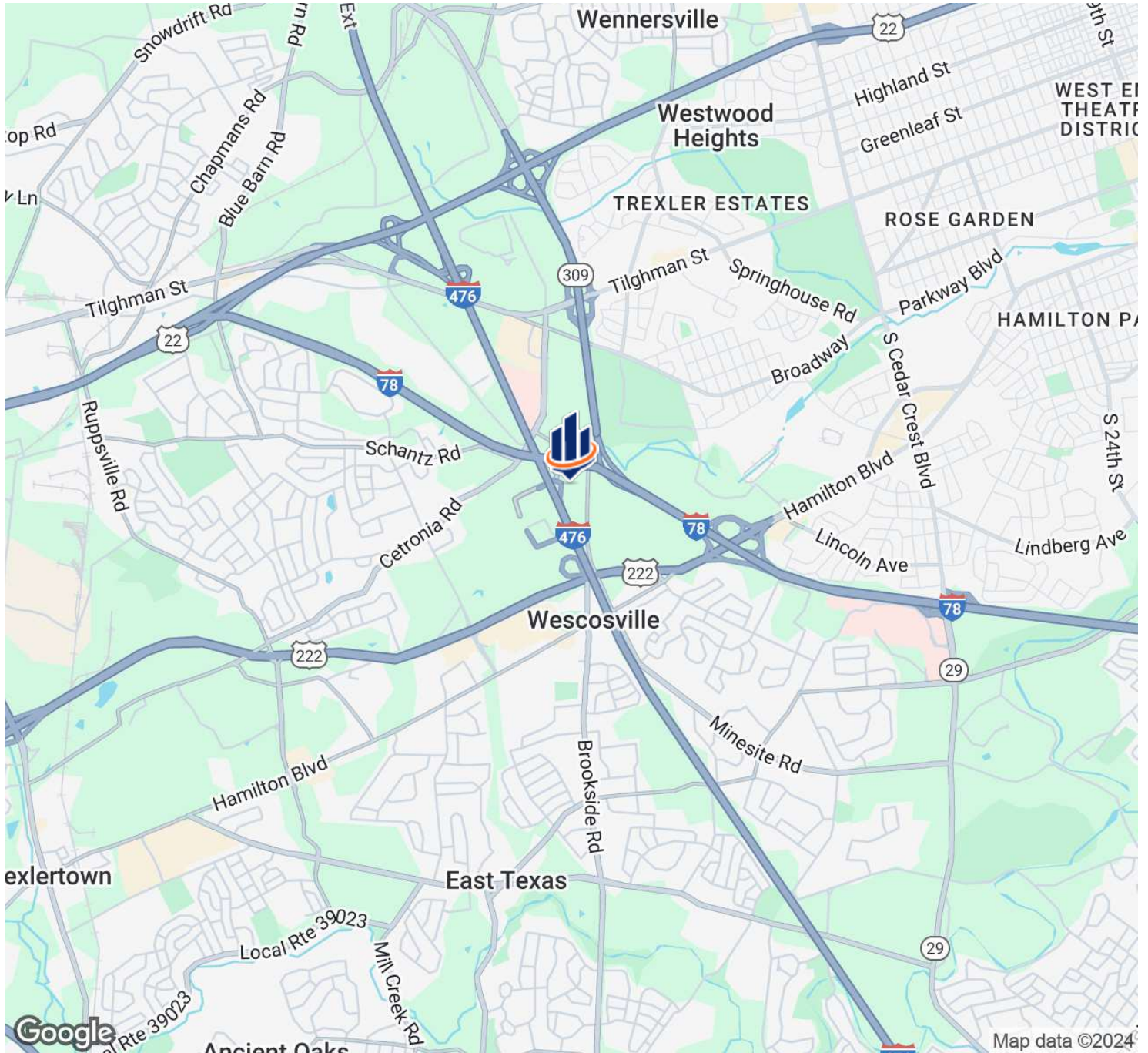
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