

FOR SALE

Office-Warehouse 2-Unit Building South Whitehall Township, Lehigh County

**4845 Crackersport Rd
Allentown, PA 18104**

Located just off the intersection of Rt 309 & Rt 22



WHY RENT WHEN YOU CAN OWN?

- Fully Finished Interiors
- All Brick Exterior Construction
- No Fit-Out Costs
- Occupy 1 side & rent the other side for income & tax benefits
- Premier So. Whitehall Location
- Close to Major Highways
- Amazing Investment Opportunity

- DESCRIPTION:** This Office-Warehouse building is designed for the business user. Sensibly sized in an attractive energy efficient envelope. Occupy the entire building or just one side and rent the other side for income. Or, as an ideal investment property.
- FEATURES:** New quality construction, All Brick Exterior, spacious office areas, private ADA restrooms, 12'x12' Steel Insulated Overhead Doors, 14' Warehouse Ceilings, ample parking, new Epoxy floors in warehouse, completely finished interiors including drywall, paint, carpet, tile, etc. No additional Fit-Out costs and ready for occupancy.
- SIZE:** Total Building Size 4,030 SF; 2 Office-Warehouse Units at 2,015 SF each.
- UTILITIES:** Public Water & Sewer, LP Gas, Telephone & Cable providers, 3-Phase Electric available.
- HIGHWAYS:** Exceptional highway access to: Route 22, Pennsylvania Turnpike I-476, Interstate-78, Route 309, Route 100, Route 222 and 10 minutes to LVIA airport.
- LOCATION:** Premium South Whitehall Township location on a high visibility street.
- VALUE ADDED FEATURES:** High efficiency HVAC, Energy Efficient tinted glass, High-R wall & ceiling insulation, Pre-Wired Alarm Systems, Central Vac, and more.
- DIRECTIONS:** From Rt. 22, travel north on Rt. 309, T/L at first traffic light, T/L on Hausman Rd, T/R at Daniels BMW on to Crackersport Road, 1/2 mile on the right.

If you are currently working with a real estate professional this is not a solicitation for your business. Information deemed reliable but is not guaranteed. Variations may exist. Prices & terms subject to change or withdrawal without notice. Call agent for details.



BERKSHIRE HATHAWAY HOME SERVICES, FOX AND ROACH REALTORS
3101 EMRICK BOULEVARD, SUITE 101, BETHLEHEM PA 18020
Office: 610-865-0033

CALL: Susan Post
610-504-1452 (cell)
susan.post@foxroach.com