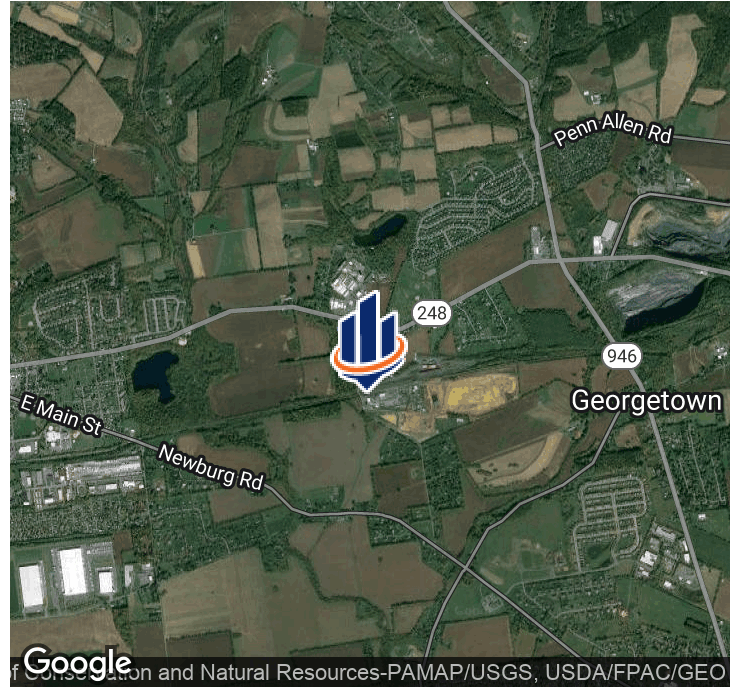


Property Summary

3367 Gun Club Rd

Nazareth, PA 18064



OFFERING SUMMARY

Sale Price:	\$6,250,000
Lease Rate:	\$12.00 SF/yr (NNN)
Building(s):	25,600 SF
Lot Size:	10.97 Acres
Price / SF:	\$244.14
Year Built:	1975
Renovated:	2017
Zoning:	General Industrial (I-2)
Market:	Lehigh Valley

PROPERTY OVERVIEW

Property is to be sold " as is "

Multiple buildings totaling 25,600 SF

Ground lease terms included in rental income

Owner pays real estate taxes

9,600 SF building lease is \$12/SF (NNN)

Includes security fenced outdoor storage area

LOCATION OVERVIEW

1/4 mile south of Route 248 in Upper Nazareth Township. Site is 3.2 miles from the Route 248 Exit of Route 33. Approx. 23 miles from I-80 via Route 33. The NJ State Line is 11 miles distant. The LVIA Regional Airport is 8.4 miles away.

PROPERTY HIGHLIGHTS

- Strategic Location
- Room for Future Industrial Development
- Income Upside Potential
- Strong Anchor Tenant

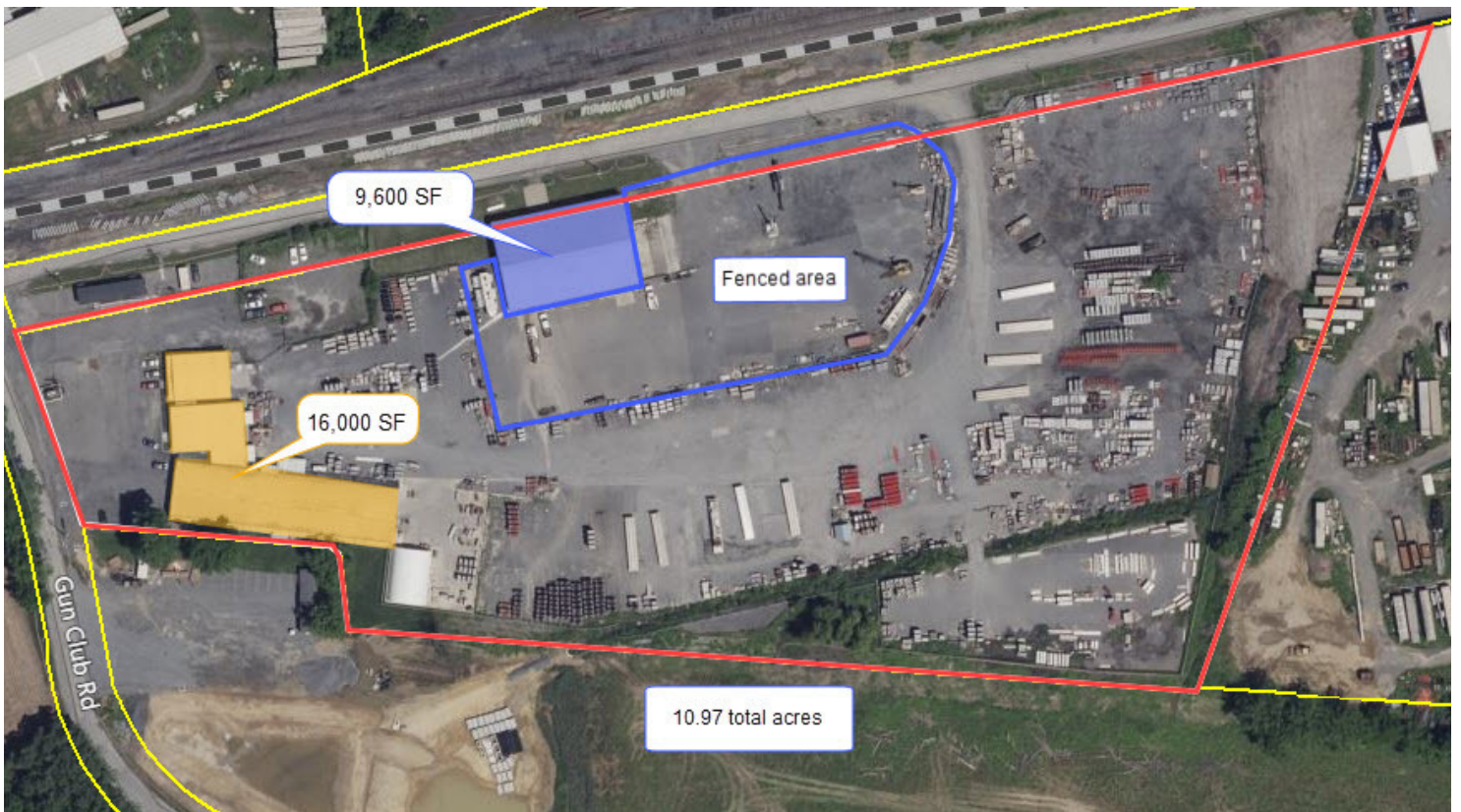
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Aerial View

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Photos

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Interior View of 9,600 SF Pre-Fab Shop



9,600 SF Pre-Fab Bldg



2,000 SF Shop Area



Titan Forms Front Office Entrance



Interior View of 11,600 SF Shop Bldg.



Side View of 11,600 SF Shop Area



Interior View of 2,000 SF Shop Bldg.

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