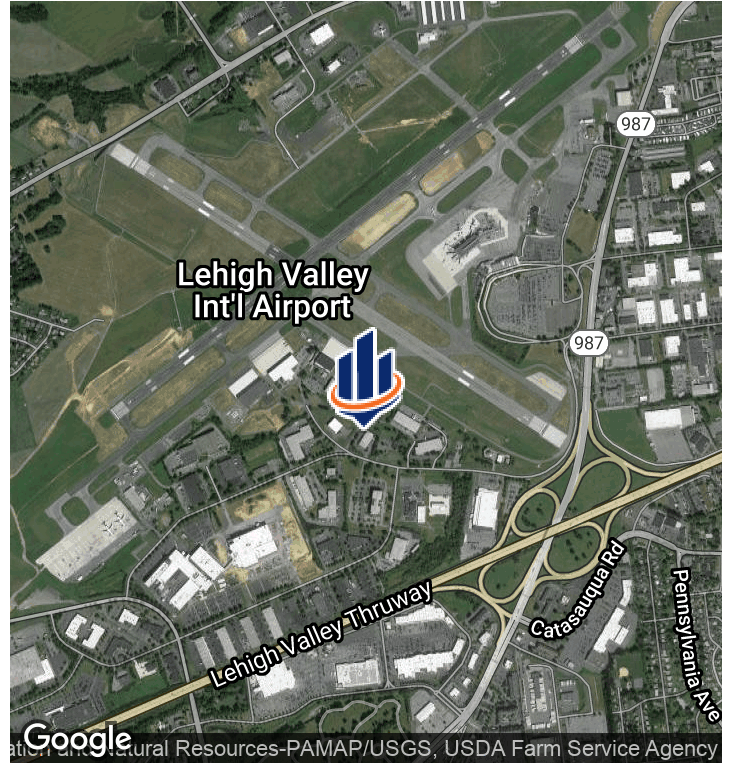


995 POSTAL ROAD - 4,000 SF INDUSTRIAL FLEX SPACE FOR LEASE



LEASE RATE	\$7.15 SF/YR NNN
-------------------	-------------------------

PROPERTY OVERVIEW

This 4,000 SF space faces Postal Road and is ideal for light industrial, industrial supply or office. Offered at \$7.15/SF NNN; five (5) year term with 2% annual escalations. NNN charges include utilities, snow/landscaping and taxes, and are estimated at \$3.68/SF. Public water and sewer.

OFFERING SUMMARY

BUILDING SIZE:	20,000 SF
AVAILABLE SF:	4,000 SF
LOT SIZE:	2.238 Acres
YEAR BUILT:	1998
ZONING:	PIO - Planned Industrial-Office
MARKET:	Lehigh Valley
SUBMARKET:	Allentown
APN:	640896468127-1

LOCATION OVERVIEW

The property is situated on Postal Rd, between Marcon Blvd and Hayden Circle, in an office/industrial area that is adjacent to Lehigh Valley International Airport. Access to Rt 22 and Airport Rd (Rt 987) is just minutes away, as is access to major routes such as MacArthur Rd, Rt 309 and the PA Turnpike. The center of downtown Allentown is four miles south.

PROPERTY HIGHLIGHTS

- 4,000 SF industrial flex space ideal for light industrial, industrial supply or office
- Public water/sewer; gas heat; electric AC
- The unit faces Postal Road and was formerly occupied by Cumberland Truck Parts
- Lease rate is \$7.15/SF NNN; five-year term with 2% annual escalation
- NNN charges are estimated to be \$3.68/SF (includes gas, electric, water, sewer, snow/landscaping and taxes)
- Single M/F restroom and 12' x 8' office with door
- Includes one 10' W x 9'6" H drive-in door
- Ceiling height 15'-17'

STEVEN A. WILSON
 O: 484.245.1021 | C: 610.216.7600
 steve.wilson@svn.com
 PA #RS336831

ADDITIONAL PHOTOS



STEVEN A. WILSON
O: 484.245.1021 | C: 610.216.7600
steve.wilson@svn.com
PA #RS336831