

LEHIGH VALLEY INDUSTRIAL FACILITY

Slatington, PA 18080

INVESTMENT OR OWNER/USER OPPORTUNITY



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KELLERWILLIAMS.

James Balliet
PROPERTY GROUP

Keller Williams Real Estate - 1605 N Cedar Crest Blvd, Ste 309 - Allentown, PA - 18104

EXECUTIVE SUMMARY



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OFFERING SUMMARY

Sale Price:	\$7,200,000
Building Size-Industrial:	60,130 SF
Building Size-Office:	3,816 SF
Lot Size:	13.9 Acres
Number of Parcels:	9
Price/SF:	\$112.60
Zoning:	I-Industrial
Market:	Lehigh Valley

PROPERTY OVERVIEW

13.9 Acre Industrial Facility located in the Lehigh Valley is available for sale, with the infrastructure to support a multitude of industrial, manufacturing or distribution needs.

PROPERTY HIGHLIGHTS

- Located in the Lehigh Valley
- 13.9 Acres Industrial Property
- Opportunity to grow your welding or manufacturing business
- 60,130 SF Warehouses: 38'-43' Ceilings & 6"-12" reinforced concrete floors
- 3,816 SF Climate Controlled Office Space

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PROPERTY HIGHLIGHTS



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Electric Power:

- 3-Phase 480 V System
- 660 Amp Service
- 22k voltage transformer on-site
- dedicated utility room with large air circuit breaker and switchgear

Durable Flooring:

- 12" reinforced concrete under stack system
- 6"+ flooring throughout
- supports over 10 tons with ease

Main Structure Cranes

- 25 Ton
- 15 Ton
- Double Trolley Hoist

Utilities

- Public Water Available
- Public Sewer Available



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PROPERTY DETAILS

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9 PARCELS TOTALING 13.9 ACRES

364 Cherry St

Municipality: Borough of Slatington
APN: 556241088085 001
Lot Size: 235,136 SF / 5.398 Acres
Building Size: 35,930 SF & 24,200 SF
Zoning: I-Industrial



310 Railroad St

Municipality: Borough of Slatington
APN: 556232910598 001
Lot Size: 10,977 SF
Zoning: I-Industrial



Warehouse A:

- 35,930 SF
- 43' to the Joist

Warehouse B:

- 24,200 SF
- 38' to the Joist



314 Railroad St

Municipality: Borough of Slatington
APN: 556232915104 001
Lot Size: 5,968 SF
Zoning: I-Industrial



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311 Walnut St

Municipality: Borough of Slatington
APN: 556232327765 001
Lot Size: 191,663 SF / 4.4 acres
Zoning: I-Industrial

327 Cherry St

Municipality: Borough of Slatington
APN: 556232630587 001
Lot Size: 5,706 SF
Zoning: I-Industrial

329 Cherry St

Municipality: Borough of Slatington
APN: 556232632291 001
Lot Size: 5,837 SF
Zoning: I-Industrial

302 Railroad St

Municipality: Borough of Slatington
APN: 556232828271 001
Lot Size: 9,631 SF
Zoning: I-Industrial



7231 Walnut St

Municipality: Washington Township
APN: 556241602977 001
Lot Size: 116,740 SF 2.68 acres
Zoning: MDR



375 Cherry St

- 3,816 SF Office Building
- Ample Parking
- Well-maintained HVAC system
- Year Round Climate Control
- Public Water & Sewer

375 Cherry St

Municipality: Borough of Slatington
APN: 556232628327 001
Lot Size: 25,322 SF
Building Size: 3,816 SF
Zoning: I-Industrial

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