

**FOR
SALE
OR
LEASE**

SALE PRICE

\$279,900

LEASE PRICE

\$12/SF NNN

**2026 N 1ST AVE
WHITEHALL, PA 18052**



3,350 SF WAREHOUSE AVAILABLE

Prime Workshop/Garage Space in Whitehall, PA

Unlock the perfect space for your business in this expansive 3,350 square foot workshop/garage building located in the heart of the Lehigh Valley. Featuring three oversized bay doors, this property is designed to accommodate tradesmen, contractors, and technicians alike. Whether you're a general contractor, plumber, electrician, HVAC professional, door and window installer, or in auto repair/body work, this versatile space provides the functionality and accessibility your business needs to thrive. This is a rare opportunity to secure a well-located, highly functional property that supports efficiency, growth, and visibility for your business.

Highlights Include:

- 3 spacious bay doors for easy access to equipment, vehicles, and materials
- Ample open floor plan ideal for workspace, storage, and operations
- Convenient Whitehall location with excellent proximity to major roadways and the greater Lehigh Valley customer base
- Flexible use opportunities tailored to a variety of trades and service industries

KW
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REAL ESTATE
Each office is individually owned and operated

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