FOR SALE

$3,800,000



21,248 SF

4240 W TILGHMAN ST ALLENTOWN, PA 18104



VERSATILE COMMERCIAL PROPERTY

A Rare Combination of Professional Office Space, Industrial Functionality, Warehouse Capacity & On-Site Residential Accommodations!

Introducing 4240 W. Tilghman Street, an exceptionally versatile commercial property situated on approximately 1.3 acres in the highly desirable West End of Allentown. Strategically positioned just moments from Route 309, Interstate 78, and Route 22, this unique property offers an outstanding opportunity for contractors, construction companies, manufacturers, tradesmen, distributors, logistics operators, and businesses seeking to consolidate their office, warehouse, and operational needs in one convenient location.

KELLERWILLIAMS REAL ESTATE
Each office is individually owned and operated

Michael G. Makhoul
Realtor
O 610-435-1800
C 610-390-3839
Mike@JBPropertyGroup.com

The James Balliet PROPERTY GROUP

James Balliet
President
O 610-435-1800
C 610-972-6808
James@JBPropertyGroup.com

www.JBPropertyGroup.com

STRATEGIC WEST END LOCATION

Positioned in the heart of Allentown's West End, the property offers convenient access to three of the Lehigh Valley's major transportation corridors:

-Route 309
-Interstate 78
-Route 22











KELLERWILLIAMS REAL ESTATE
Each office is individually owned and operated

Michael G. Makhoul
Realtor
O 610-435-1800
C 610-390-3839
Mike@JBPropertyGroup.com

The James Balliet Property Group

James Balliet
President
O 610-435-1800
C 610-972-6808
James@JBPropertyGroup.com

www.JBPropertyGroup.com

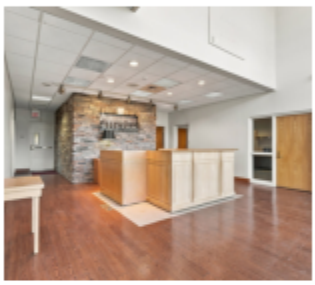
PROFESSIONAL OFFICE SPACE

MAIN OFFICE BUILDING – APPROXIMATELY 5,216 SF

The impressive main building features approximately 5,216 square feet of professional office space designed to accommodate executives, administrative personnel, management teams, and day-to-day business operations. The welcoming open-concept lobby showcases soaring ceilings and abundant natural light, creating an impressive first impression for employees, clients, and visitors. Additional amenities include spacious conference rooms, executive offices, and flexible workspace configurations suitable for a variety of professional and operational uses.












KELLERWILLIAMS REAL ESTATE
Each office is individually owned and operated

Michael G. Makhoul
Realtor
O 610-435-1800
C 610-390-3839
Mike@JBPropertyGroup.com

The James Balliet Property Group

James Balliet
President
O 610-435-1800
C 610-972-6808
James@JBPropertyGroup.com

www.JBPropertyGroup.com

INDUSTRIAL / WAREHOUSE SPACE

INDUSTRIAL WAREHOUSE & FORMER MILL SHOP

Behind the professional office space is a substantial industrial warehouse (4,800SF) and former mill shop (2,146 SF) offering the infrastructure and functionality to support demanding business operations. With substantial electrical capacity, this space is well suited for manufacturing, fabrication, equipment storage, distribution, and other industrial applications. The

The warehouse features two distinct areas with impressive overhead clearance:

-West Warehouse: Approximately 12.5-foot clearance.(4,800 SF)

-East Warehouse: Approximately 16-foot clearance. (4,800 SF)

-Mill Shop: Industrial power, exhaust, 12.5 foot clearance (2,146 SF)

These clearances provide valuable flexibility for machinery, industrial equipment, inventory, and specialized business operations.

SECOND BUILDING – APPROXIMATELY 3,000 SF

Adding even more functionality, the property includes a second building offering approximately 3,000 square feet of additional warehouse space across five individual bays. Ideal for fleet and vehicle storage, contractor equipment, inventory, service operations, workshop space, or supplementary warehousing. 12ft Clearance












KELLERWILLIAMS REAL ESTATE
Each office is individually owned and operated

Michael G. Makhoul
Realtor
O 610-435-1800
C 610-390-3839
Mike@JBPropertyGroup.com

The James Balliet Property Group

James Balliet
President
O 610-435-1800
C 610-972-6808
James@JBPropertyGroup.com

www.JBPropertyGroup.com

ADDITIONAL RESIDENTIAL ACCOMMODATIONS

A unique feature of this property is the two-bedroom apartment situated above the main office building. This additional residential component provides another layer of flexibility and potential utility for the property, subject to applicable zoning and occupancy requirements.











KELLERWILLIAMS REAL ESTATE
Each office is individually owned and operated

Michael G. Makhoul
Realtor
O 610-435-1800
C 610-390-3839
Mike@JBPropertyGroup.com

The James Balliet Property Group

James Balliet
President
O 610-435-1800
C 610-972-6808
James@JBPropertyGroup.com

www.JBPropertyGroup.com