



Central Allentown, Lehigh County

2268 S. 12th Street, Allentown, PA 18102



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Presented by:

Teresa Mickens, CCIM
Owner/Broker
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TACM Commercial Realty
2331 Route 209/Suite 5
Sciota, PA 18354



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2268 S. 12th Street, Allentown, PA 18102

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Executive Summary

2268 S. 12th Street, Allentown, PA 18102

PROPERTY SPECS:

BUILDING/LOT SITE:	± 44,000 SF Total/2.226 ACRES
STORIES:	4 FLOORS
ZONING:	I-3 INDUSTRIAL DISTRICT
PARKING:	190 SPACES (4.4:1000 SF)
ELECTRIC:	3 - PHASE
UTILITIES:	PUBLIC
Highway Access:	Interstate 78 - Less than 1 mile Interstate 22 - Appox. 4 miles PA Turnpike - Within 5 miles

Work Force Pool Status: (5 Mile Radius)

Population 2017	222,617
Median HH Income	\$57,551
Ages 25-54	39.7% of Population
Average HH Size	2.6

Property Overview

TACM Commercial Realty is offering a 4 Story Class "B" Office Building for Lease. Located just off I-78/Route 309 near Lehigh Valley Hospital. ± 44,000 SF of building space, up to 11,000 SF per floor.

First floor space available consisting of 2 separate suites totaling approx 7,600 SF, smallest divisible space of 2,268 SF. Space consists of corner offices, conference rooms, cafeteria/break rooms, and open area. Office furnishings provided. Additional space available on upper floors.

Property well maintained with on-site property management staff. On-site security system controlled per floor/area.

PROPERTY LOCATION: Just off I-78

Immediately off Route 78 (Lehigh St Exit), with highway access.

Sale Price- \$3,750,000

Lease Price: \$10/SF Modified Gross

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Additional Photos

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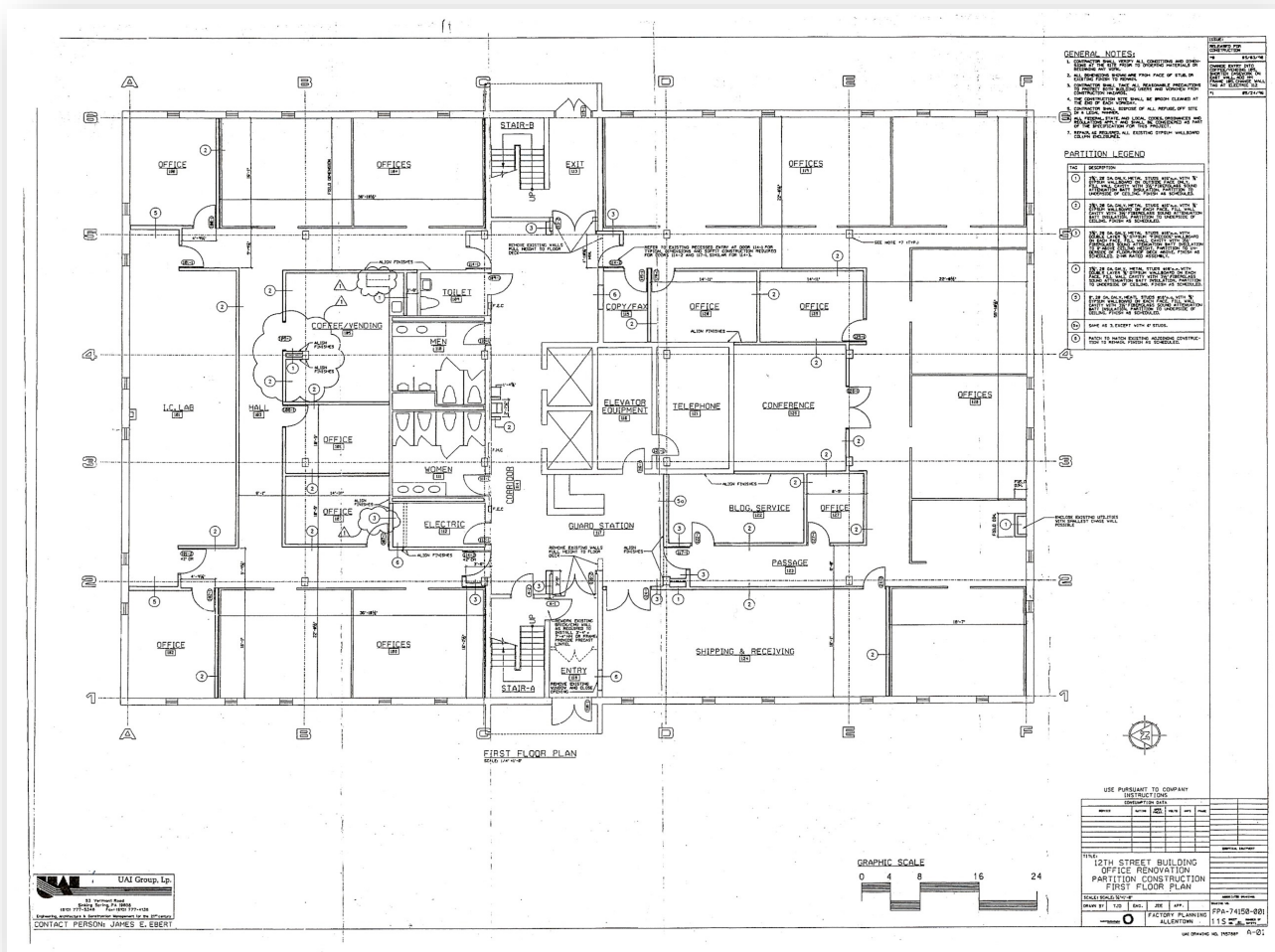
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Floor Plans 1st Floor

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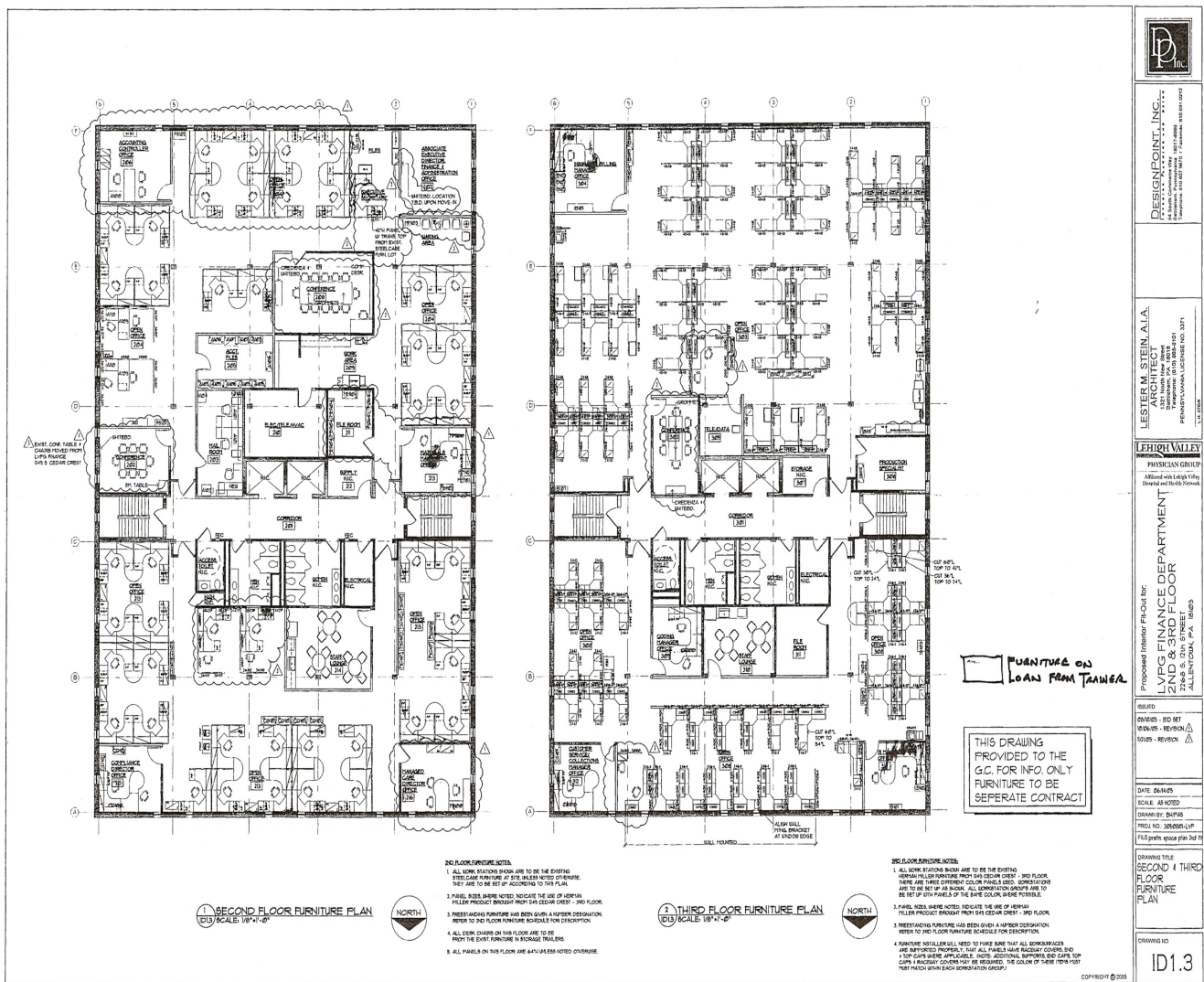
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Floor Plans 2nd & 3rd Floors

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Aerial Map

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