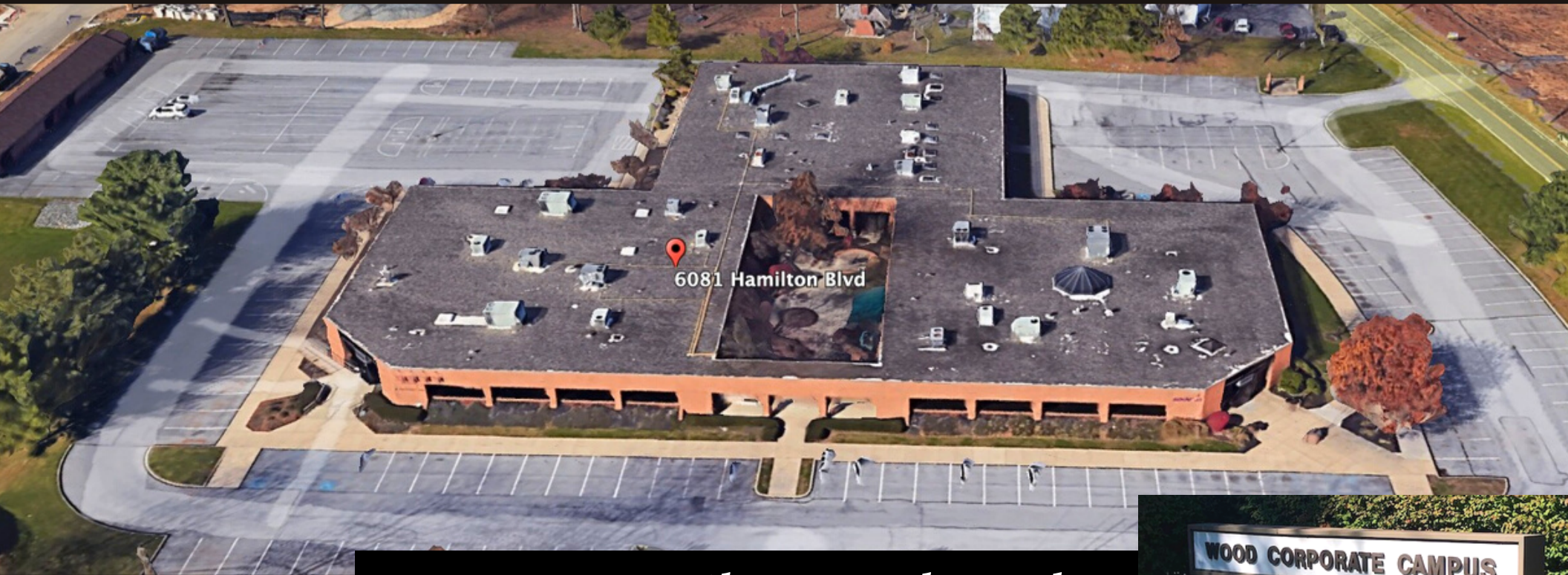


# OFFICE CAMPUS FOR SALE

## Wood Corporate Campus



**\$6,700,000**

6081 Hamilton Boulevard  
Allentown, PA 18106



 **THE James Balliet**  
PROPERTY GROUP

**KELLERWILLIAMS®**

6081 Hamilton Boulevard  
Allentown, PA 18106

OVERVIEW



6.86 Acres Three Building Office Campus For Sale situated in a park-like setting on highly traveled Hamilton Boulevard. Located very close to the PA Turnpike and I-78/PA Route 309. Twenty minutes away from LVIA with many hotels for business professionals in close proximity. Many large companies operating nearby including Air Products and other large distribution centers. This property is highly visible and located in a densely populated retail/office environment near the newly constructed Hamilton Crossings which includes many high end and national retailers and restaurants.

6081 Hamilton Boulevard  
Allentown, PA 18106

OVERVIEW



6081 Hamilton Boulevard  
Allentown, PA 18106

## EXECUTIVE SUMMARY

### PROPERTY HIGHLIGHTS

- 6.86 Acres Three Building Campus in a Park-Like Setting
- Each of the Three Buildings is 16,000 SF Totaling 48,000 SF
- Close Proximity to PA Turnpike & I-78/PA Route 309
- Twenty minutes away from Lehigh Valley International Airport
- Extensive On-Site Parking



6081 Hamilton Boulevard  
Allentown, PA 18106

OVERVIEW



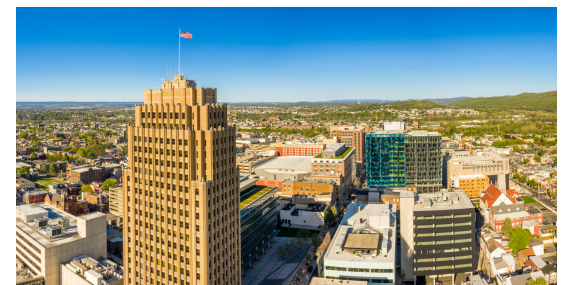
# 6081 Hamilton Boulevard Allentown, PA 18106

## LOCATION OVERVIEW

### ALLENTOWN, PA

Located in the Lehigh Valley of eastern Pennsylvania, Allentown is the third-largest city in Pennsylvania. Once an industrial center near both Philadelphia and New York, the city has now reinvented itself and there are many fun things to do in Allentown, PA, and the surrounding Lehigh County.

Allentown is a city in eastern Pennsylvania. The Liberty Bell Museum houses a full-size replica of the iconic bell, plus a mural about its history. Nearby, the Allentown Art Museum's collections include Renaissance and modern American works. On the Lehigh River, the America On Wheels Museum showcases vintage vehicles. East of the river, Coca-Cola Park is home to the IronPigs Minor League Baseball team.



# 6081 Hamilton Boulevard Allentown, PA 18106

# SITE PLAN

ACT 287

NOTE: ENGINEER HAS REVIEWED DRAWINGS THAT PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF DECEMBER 30, 1978, OF THE PENNSYLVANIA LEGISLATURE, IF THE ENGINEER HAS REASONABLE DOUBT IN PREPARING THESE DRAWINGS, EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUB-DISTRICTS SHOWN ON THE DRAWINGS.

(1) PURSUANT TO SECTION 4, CLAUSE (1) OF SAID ACT, A COPY OF THE LIST OF USERS WHO TOBEHOLD OR OBTAINED AS PRESCRIBED BY SECTION 3, OF SAID ACT, IS EACH POLITICAL SUB-DISTRICT. THIS LIST IS DEFINED IN SECTION 3 OF SAID ACT TO INCLUDE "PUBLIC UTILITIES, COMMUNICATIONS, TRANSPORTATION, HEALTH, EDUCATION, FIRE, ELECTRIC, TELEPHONE OR OTHER PERSON WHO OR WHICH USES A LINE TO PROVIDE SERVICE TO ONE OR MORE POLITICAL SUB-DISTRICTS."

(2) PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, THE INFORMATION PRESCRIBED BY SECTION 3, CLAUSE (1) OF SAID ACT, IS TO BE SUBMITTED AS TO THE APPROXIMATE LOCATION AND TYPE OF THE USER'S LINE AT THE SITES OF EXCAVATION AND CONSTRUCTION WORK AND RECEIVED FROM EACH USER AS OFFERED ON FORM L-1. THIS LINE IS DEFINED IN SAID ACT AS MEANING "AN UNDERGROUND CONDUIT USED BY A POLITICAL SUB-DISTRICT OR COMMUNICATIONS, TRANSPORTATION, HEALTH, EDUCATION, FIRE, ELECTRIC, TELEPHONE OR OTHER PERSON WHO OR WHICH USES A LINE TO PROVIDE SERVICE TO ONE OR MORE POLITICAL SUB-DISTRICTS."

(3) PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, THE APPROXIMATE LOCATION AND TYPE OF EACH LINE, AS DEFINED PREVIOUSLY TO THE REQUEST MADE AS REQUIRED BY CLAUSE (1) OF SECTION 3 OF SAID ACT, AND THE USER'S NAME, OFFICE ADDRESS AND TELEPHONE NUMBER, AS SHOWN ON THE L-1'S RECEIVED BY PARAGRAPH NO. 1 HEREIN, HAS BEEN SHOWN ON THESE DRAWINGS.

NOTE: WITH ENGINEERS INC., DOES NOT MAKE ANY REPRESENTATION, WARRANTY, AGREEMENT OR GUARANTEE THAT THE INFORMATION NEEDED PURSUANT TO SAID REQUEST HAS BEEN REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE. ONLY THE ENGINEER, INC. IS WELCOMING SAID INFORMATION ON THESE DRAWINGS ONLY TO THE REQUIREMENTS OF THE SAID ACT NO. 287 OF DECEMBER 30, 1978.

DATE: 10/21/85 BY: [Signature]

**LIST OF USERS**

- 6081 PIPE LINE COMPANY  
P.O. #1, Box 137  
2324 South 2nd Street  
Allentown, PA 18104  
(215) 947-7911
- CONTINENTAL TELEPHONE CO. OF PA  
2324 South 2nd Street  
Allentown, PA 18104  
Attn: Barry Cooper  
(215) 947-7911 Ext. 242
- BOROUGH OF ALBERTUS  
Chestnut St.  
Allentown, PA 18101  
(215) 947-4000
- BOROUGH OF EMPIRE (Home)  
28 South Fourth Street  
Allentown, PA 18101  
(215) 947-4000
- AMERICAN GAS WATER COMPANY  
P. O. Box 108  
Allentown, PA 18102  
Attn: Robert J. Gatti, President  
(215) 395-3841
- LEHIGH WASTEWATER TREATMENT AUTHORITY  
P. O. Box 421  
Lehigh, PA 18022  
(215) 940-0001
- BOROUGH OF WILMINGTON  
28 South Church Street  
Allentown, PA 18101  
Attn: Secretary/Treasurer  
(215) 945-5000
- 6081 PIPE LINE COMPANY  
P. O. Box 137  
2324 South 2nd Street  
Allentown, PA 18104  
(215) 947-7911
- HALL OF PENNSYLVANIA  
Manager P.O. #1, 2nd Floor  
1323 Linden Street  
Allentown, PA 18101  
(215) 940-4400
- LEHIGH COUNTY AUTHORITY  
P. O. Box 1340  
Allentown, PA 18106  
(215) 394-0500
- LOWER MACUNGIE TOWNSHIP  
1420 Indian Creek Road  
Macungie, PA 18061  
(215) 946-4441

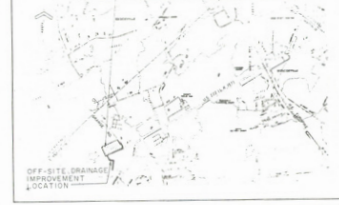
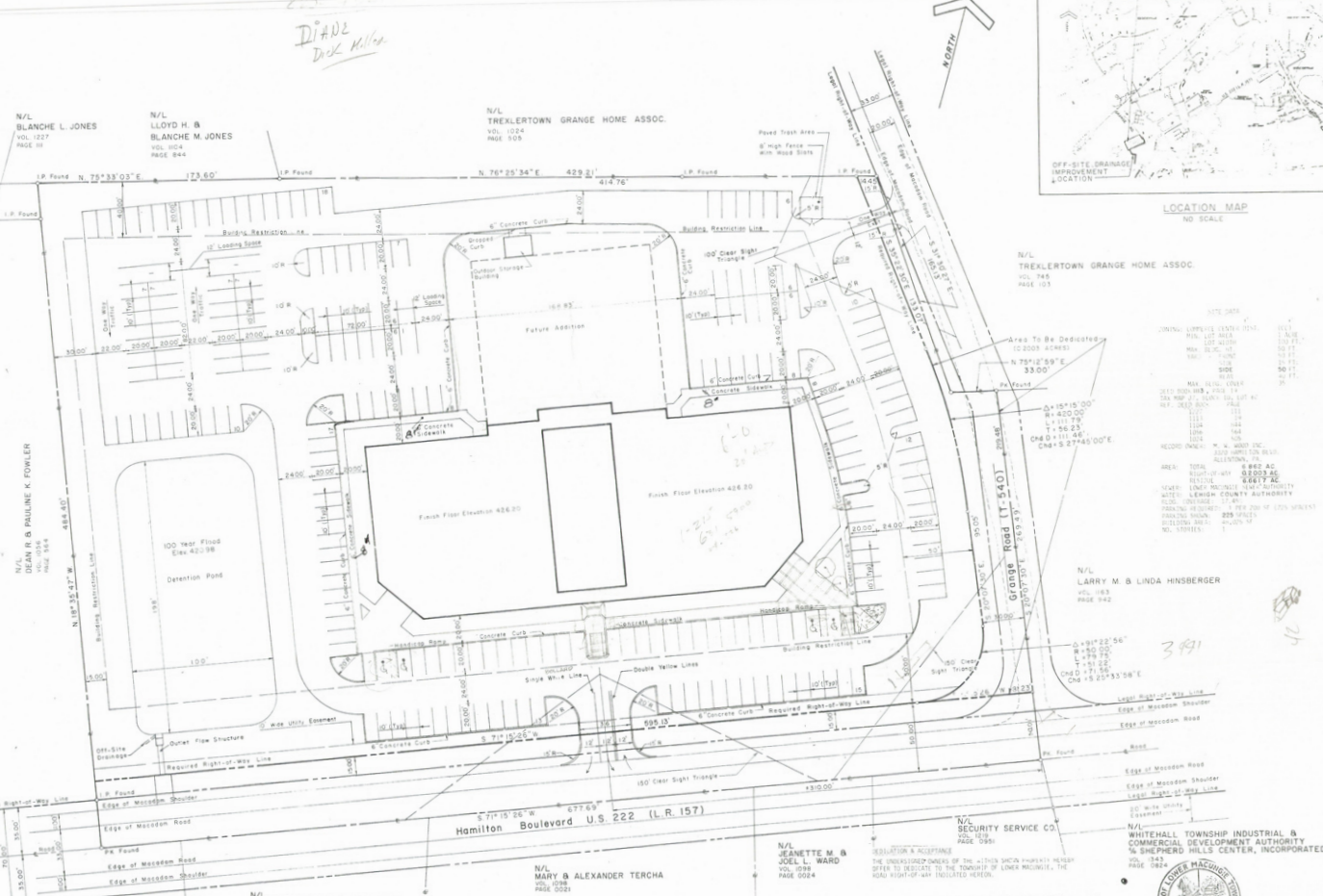
**INDEX OF DRAWINGS**

- SD-1 SITE PLAN
- U-1 GRADING & UTILITY PLAN
- OF-3 OFF-SITE DRAINAGE IMPROVEMENT
- U-2 DETAILS
- U-3 DETAILS
- L-1 LANDSCAPE & SITE LIGHTING PLAN
- ES-1 SOILS EVALUATION EROSION & SEDIMENT CONTROL PLAN

**PLANNING COMMISSION APPROVAL**

ON 4-8-86 THE PLAN OF LAND SHOWN HEREIN, LOCATED IN LOWER MACUNGIE TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA, WAS APPROVED BY THE PLANNING COMMISSION OF LOWER MACUNGIE TOWNSHIP.

[Signature]  
Secretary



**LOCATION MAP**  
NO SCALE

**AREA TO BE DEDICATED**  
12,000 SQR. FT.  
N 75° 12' 59" E  
33.00'  
C 10° 11' 27" E  
T 156.28'  
C 10° 11' 27" E  
C 10° 11' 27" E  
C 10° 11' 27" E  
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T 156.28'  
C 10° 11' 27" E  
C 10° 11' 27" E  
C 10° 11' 27" E

**ENGINEER'S CERTIFICATION**  
I, hereby certify that this plan was prepared by or for me and that to the best of my knowledge meet the requirements set forth by the Township of Lower Macungie.

**SEAL OF SUPERVISORY APPROVAL**  
APPROVED: BOBBI J. WOOD, SUPERVISOR, LOWER MACUNGIE TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA, THIS 21st DAY OF OCTOBER, 1985.

**SEAL OF PLANNING COMMISSION**  
REVIEWED: JOINT PLANNING COMMISSION, LEHIGH-NORTHAMPTON COUNTIES, PENNSYLVANIA, THIS 21st DAY OF OCTOBER, 1985.

**SEAL OF TOWNSHIP**  
I, hereby certify that a Storm Drainage Analysis was completed following criteria outlined in ASCE Manual on Engineering Practice No. 21, and to the best of my knowledge the resultant 20-year unit development detention pond design meets the rate of runoff to a 2-year development rate of flow.

ATTEST: SHOWN AND SUBSCRIBED BEFORE ME THIS 21st DAY OF OCTOBER, 1985.

1	General Revisions	12/12/85
2	Added Off-Site Drainage	4/3/86
3	Removed North Section of Building	9/16/86
4	Added Outdoor Storage Building & Trash Area & Added 20' Wide Utility Easement	9/30/86
5	Revision Per L.C.A. Comments of 3/6/87	3/16/87

**CONSULTING ENGINEERS • SURVEYORS**  
**LANDSCAPE ARCHITECTS • PLANNERS**  
**HUTH ENGINEERS INC.**  
ALLENTOWN, PENNSYLVANIA

**OWNER OF PROPERTY**  
M. W. WOOD INC.  
3320 HAMILTON BOULEVARD  
ALLENTOWN, PENNSYLVANIA 18103

**PROJECT**  
THE WOOD CORPORATE CAMPUS  
GRANGE ROAD AND ROUTE 222  
LOWER MACUNGIE TOWNSHIP  
LEHIGH COUNTY, PENNSYLVANIA

**DRAWING TITLE**  
SITE PLAN

**SCALE**  
1" = 30'

**DATE**  
10/21/85

**BY**  
[Signature]

**CHECKED BY**  
[Signature]

6081 Hamilton Boulevard  
Allentown, PA 18106

AERIAL





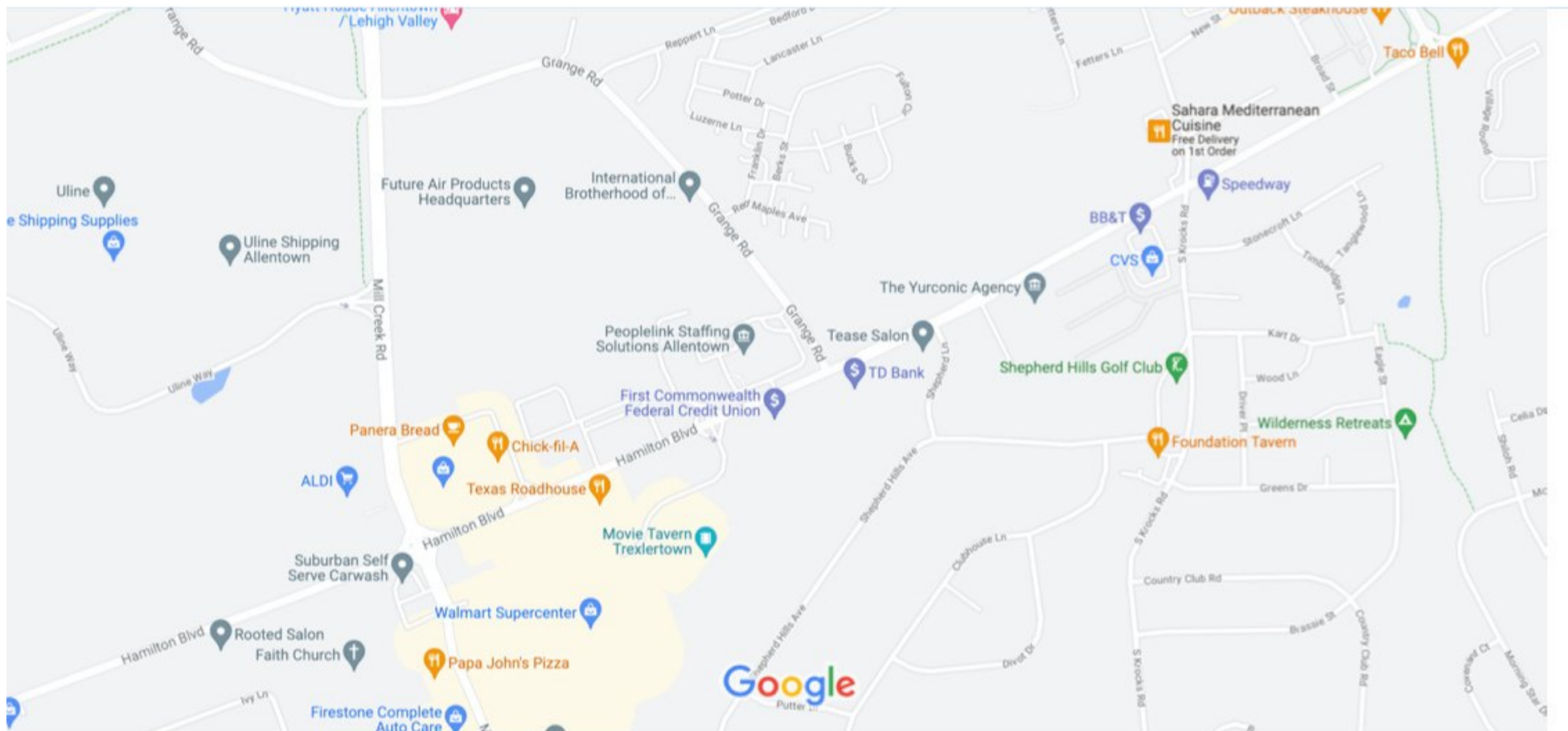
# 6081 Hamilton Boulevard Allentown, PA 18106

AERIAL



# 6081 Hamilton Boulevard Allentown, PA 18106

MAPS



6081 Hamilton Boulevard  
Allentown, PA 18106

OFFERED BY:

James Balliet  
President

O 610-435-1800  
C 610-972-6808

James@JBPropertyGroup.com  
JBPropertyGroup.com

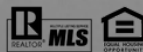
Michael Sheftel  
Realtor

O 610-435-1800  
C 610-360-6581

Michael@JBPropertyGroup.com  
JBPropertyGroup.com



1605 N Cedar Crest Blvd, Suite 309, Allentown, PA 18104



*Each office independently owned and operated. Information deemed reliable, but not guaranteed and should be independently verified.*