

# FOR LEASE

## Buildings 2 & 3

3367 Gun Club Road, Nazareth, PA 18064



### OFFERING SUMMARY

Available SF: 11,600 SF [Total]

Lease Rate: \$6.50 - \$7.50 SF/yr  
[NNN]

Lot Size: 10.97 Acres

Building Sizes: 9,600 SF  
2,000 SF

Renovated: 2017

Zoning: General Industrial [I-2]

### LOCATION OVERVIEW

1/4 mile south of Route 248 in Upper Nazareth Township

### PROPERTY HIGHLIGHTS

- Four [4] Dock Doors
- Three [3] Over-sized Drive-In Doors
- Newly Installed Electric Service [400 Amp 480 Volt 3 Phase]
- T-5 Lighting
- Compressed Air Lines Throughout Building
- 400 Gallon Surge Tank [Supplied by Screw Compressor]
- 2+ Acres of Paved Trailer Parking/Outdoor Storage Available On-Site!

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE
Building 2	\$7.50 SF/yr	2,000 SF
Building 1	Negotiable	13,500 SF

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.



# Building 3 Photos



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# Floor Plan



## Building 3

3367 Gun Club Rd  
Nazareth, PA 18064

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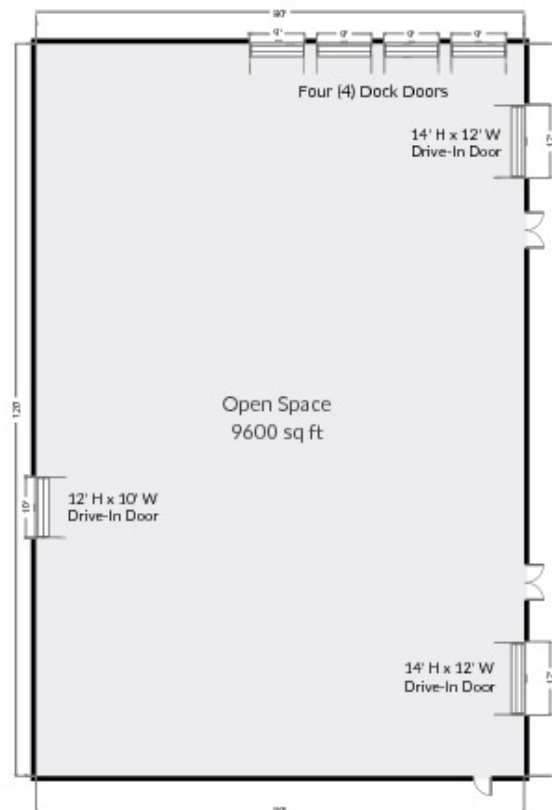


## Statistics

9600 sq ft



## Ground Floor



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0' 16' 32' 48' 1:263

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# Building 2 Photo & Site Aerials



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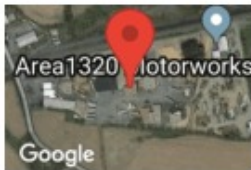
# Floor Plan



## Building 2

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Nazareth, PA 18064

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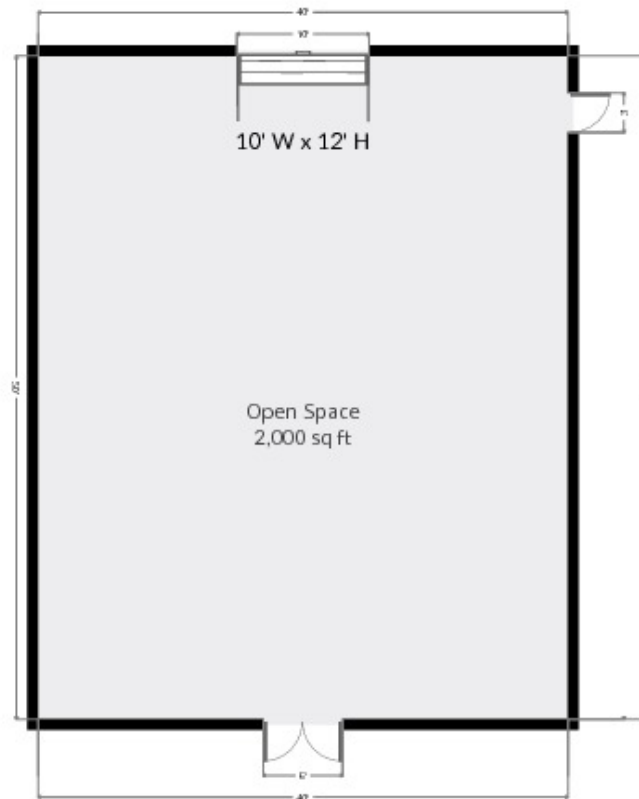


## Statistics

2000 sq ft



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0' 4' 8' 12' 16' 20'  
1:121

1

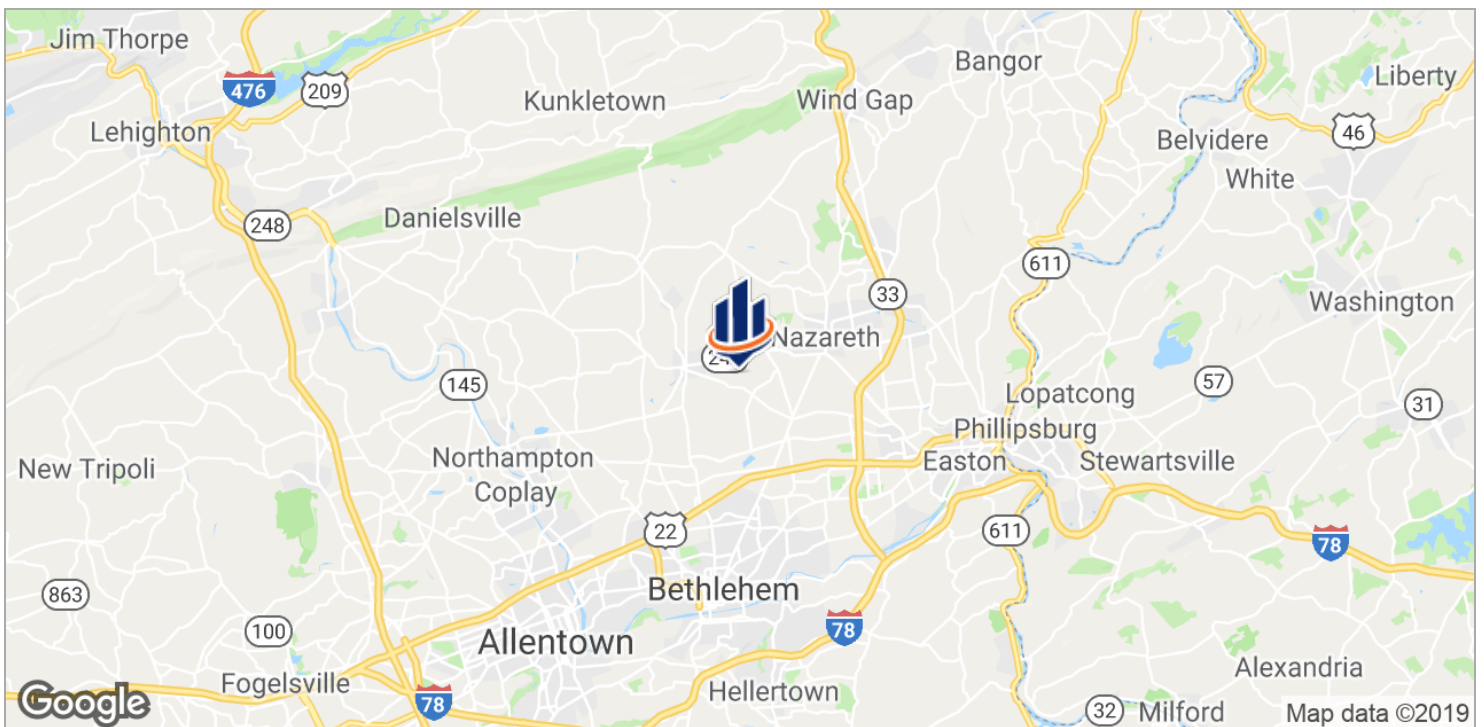
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