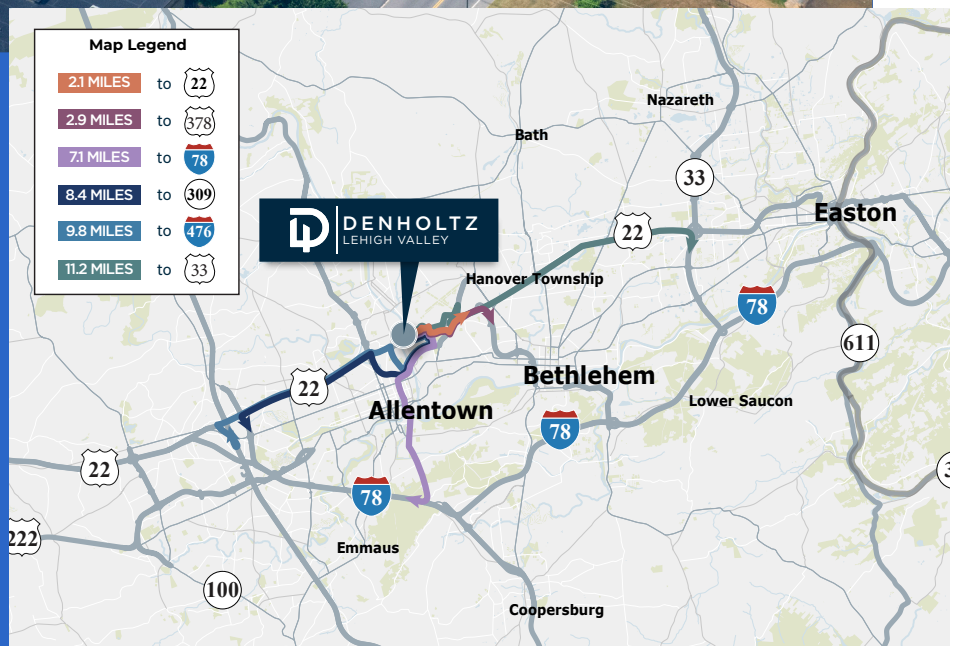
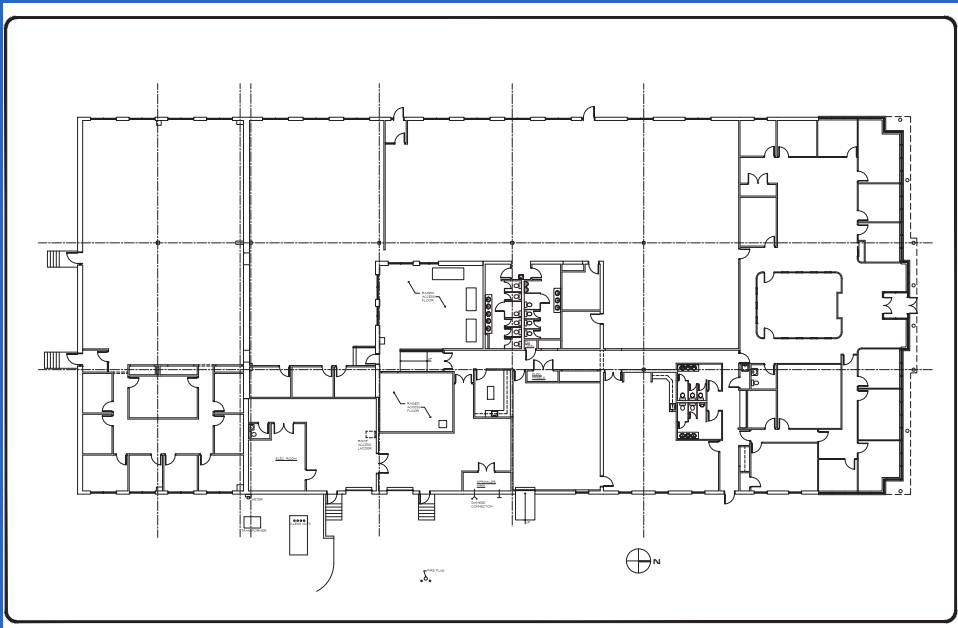


Part of the Denholtz Lehigh Valley light industrial portfolio, 954 Marcon Boulevard is located off Route 22 and offers easy access to the Pennsylvania Turnpike (I-476) and Route 78. Its strategic location is within a day's drive to nearly 40% of the U.S. population. This one-story, multi-tenant masonry building offers a total of 30,140 SF in a high-profile setting. 954 Marcon Boulevard is also available for sale.





### BUILDING FEATURES

<b>TOTAL BUILDING SF</b>	30,140
<b>TOTAL AVAILABLE SF</b>	30,140
<b>BUILDING NOTES</b>	100% Office
<b>ZONING</b>	PIO - Planned Industrial Office
<b>SITE AREA</b>	3.44 Acres
<b>CONSTRUCTION YEAR</b>	1982
<b>CLEAR HEIGHT</b>	18' to 22'
<b>LOADING CONFIGURATION</b>	Rear-Loading
<b>DOCK EQUIPMENT</b>	Dock bumpers and dock seals
<b>DOCK DOORS</b>	2
<b>DRIVE-IN DOORS</b>	1
<b>LOADING RATIO</b>	10,047 RSF/Door
<b>BUILDING DIMENSIONS</b>	Depth: 120' Width: 260'
<b>CAR PARKING</b>	244
<b>CONSTRUCTION</b>	Split-block, reinforced, concrete masonry walls
<b>ROOF TYPE</b>	2000 (metal roof unknown)
<b>FIRE PROTECTION</b>	Multiple-zone, fire alarm control panel, auto-dialer reportedly tying the system to a 24-hour monitoring service, hardwired with battery-backup, smoke and heat detectors, pull stations, illuminated exit lights with battery-backup, emergency battery lighting units, horn/light annunciators, fire extinguishers, and a full-coverage, wetpipe, sprinkler system with check valves and tamper and flow switches
<b>HVAC</b>	Offices: 8-9 roof-top gas/electric package units Warehouse: Gas-fired suspended heater
<b>POWER</b>	1,600-Amp, three-phase, four-wire, 120/208-Volt main



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ALLENTOWN, PA

