

FOR SALE OR LEASE

**911-925 N LUMBER ST
ALLENTOWN, PA 18102**

INDUSTRIAL SPACE

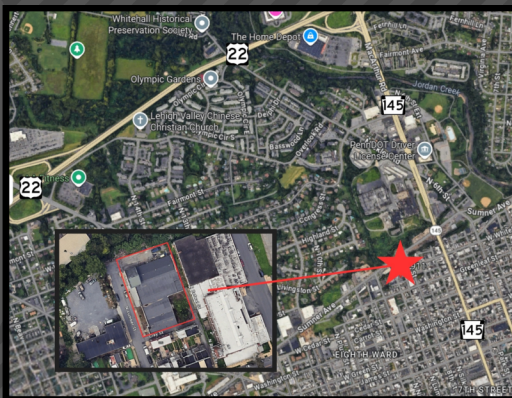


Rare opportunity to acquire or lease $\pm 12,148$ SF of industrial space in the heart of Allentown. The property features a functional mix of warehouse and manufacturing space with approximately 1,500 SF of office space, along with multiple overhead doors providing convenient access throughout the building.

The property is situated on ± 0.393 acres and is zoned IG - Industrial General, the building is well positioned for manufacturers, contractors, warehouse and distribution users, industrial service businesses, and other owner-users seeking functional space within the city.

Located in Allentown's established industrial market, the property provides convenient access throughout the Lehigh Valley and to the region's major transportation network. Its combination of manufacturing/warehouse space, existing office area, multiple overhead doors, and industrial zoning make it an attractive option for businesses looking to establish or expand their operations in the area.

Offered for sale at \$949,999 or for lease at \$8.00/SF NN, 911-925 N Lumber Street represents a unique opportunity to own or occupy over 12,000 SF of industrial space in the heart of the Lehigh Valley.



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