

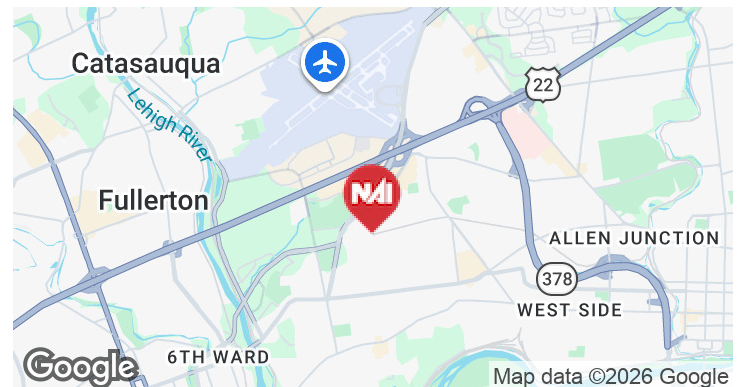


## 1337 N Nelson Street

Allentown, Pennsylvania 18109

### Property Overview

- ±4,000-8,000 SF Warehouse available
- Freestanding building
- Suites can be leased together or separately
- Total of four (4) dock doors
- 16' ceilings
- 3-phase electric
- Centrally located directly off American Parkway providing ease of access to Route 22 via Airport Road
- Less than a mile to Route 22 and ten miles to Routes 309, 78, and I-476



### For More Information

**Michael Adams, SIOR**

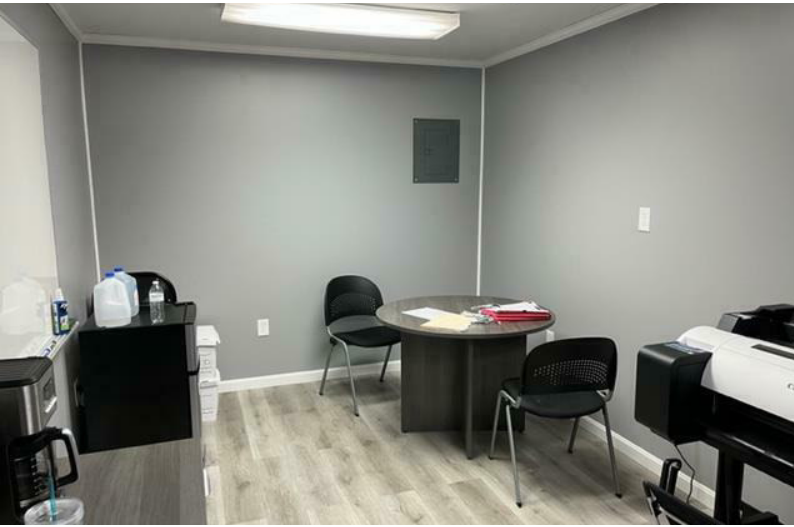
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### Lease Information

Lease Rate: \$9.00 SF/yr  
Lease Type: NNN  
Lease Term: Negotiable  
Total Space: 4,000 - 8,000 SF

Suite	Size	Rate
Suite 1	4,000 SF	\$9.00 SF/yr
Suite 2	4,000 SF	\$9.00 SF/yr
Suite 1&2	8,000 SF	\$9.00 SF/yr



### Suite 1 Description:

Features three (3) dock doors, one (1) small office/conference room, and one (1) ADA restroom.

### Suite 2 Description:

Features one (1) dock door, one (1) small office/conference room, one (1) ADA restroom.

