

401

SOUTH CARLISLE STREET

ALLENTOWN, PA | EAST ALLENTOWN



SINGLE-TENANT INDUSTRIAL FOR SALE



401

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PROPERTY DETAILS

TENANT:	Tirehub
BUILDING SIZE:	39,500 SF
NOI	\$277,781 (\$7 NNN)
LXP	December 31, 2031
RENEWAL OPTION:	1 - Five Year Option @ FMV
LOT SIZE	1.7 Acres
External Docks	5
CLEAR HEIGHT	~18"
POWER	1,000a/480v 3p Heavy

ASKING PRICE

\$4,700,000

CAP RATE: 6.00%

KSR has been exclusively retained to represent 401 South Carlisle Street, a prime single-tenant industrial investment situated between East Elm and East South Streets in Allentown, PA 18109.

The property consists of a 39,500 SF industrial building situated on a 1.7-acre lot. Offered at \$4,700,000 (a 6.00% Cap Rate), the asset generates a stable Net Operating Income of \$277,781 (\$7 NNN).

The site is fully occupied by Tirehub—a Good Year affiliation—with a lease expiration of December 31, 2031, plus one five-year option at Fair Market Value. This NNN lease structure offers a streamlined, passive investment vehicle, as the tenant is responsible for all real estate taxes, insurance, utilities, and non-structural repairs. Located in the Lehigh Valley, the site provides direct connectivity to major regional distribution networks, including I-78, Route 309, and I-476.

HIGHLIGHTS



NATIONAL CREDIT TENANT

Tirehub, a 50-50 joint venture between Goodyear and Bridgestone, anchors the asset as the building's sole tenant



STRONG FINANCIAL RETURN

Asking a 6.00% Cap Rate at \$4.7MM, generating a stable NOI of \$277,781.



EXCELLENT LOGISTICAL CONNECTIVITY

Proximity to major shipping corridors (I-78, Route 309, US Route 22, and I-476) ideal for industrial and distribution access.



PRIME INDUSTRIAL FOOTPRINT

Substantial 39,500 SF building on a 1.7-acre lot in the highly sought-after Allentown / Lehigh Valley industrial market.



BELOW MARKET RENT OPPORTUNITY

Rents in the area varies from \$8-\$12/psf (see p.9 for comps)

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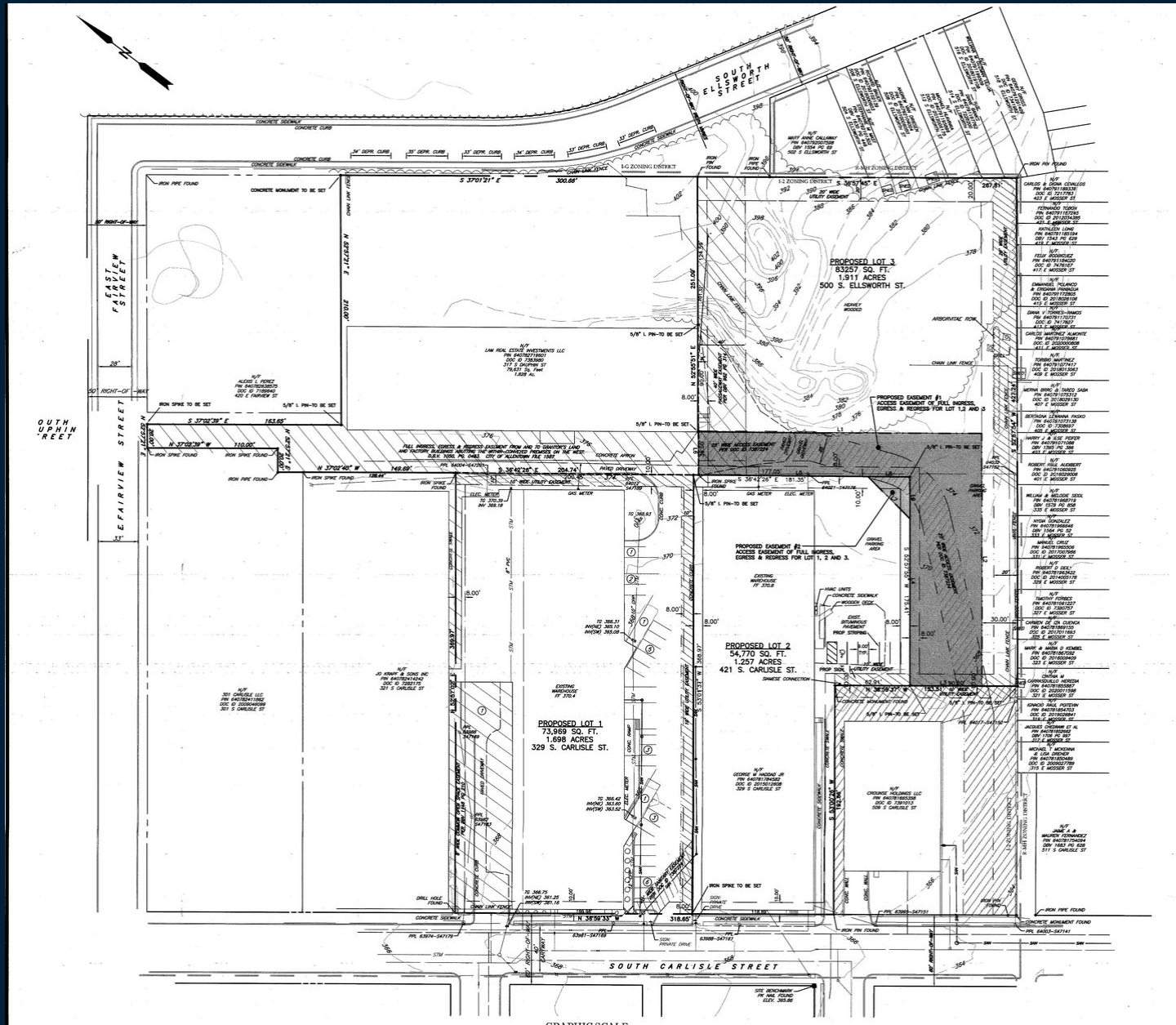
FINANCIAL OVERVIEW

Income	Actual
Commercial Income	\$277,781.00
Other Income & Reimbursements	\$21,600.00
Effective Gross Income (EGI)	\$299,381.00
Operating Expenses:	Actual
Real Estate Tax	\$13,200.00
Utilities	Tenants Pay
Insurance	\$8,400.00
Total Operating Expenses	\$21,600.00
NOI	\$277,781.00

\$118 Per SF
\$4,700,000
6.00% Cap Rate



SITE PLAN





E Hamilton St

S Carlisle St

E Walnut St

E Union St

E Union St

E Elm St

E Mosser St

River Dr

Dutch

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LOCATION OVERVIEW

- High foot & vehicle traffic area in a well-connected commercial and industrial hub.
- Many prominent retailers in the vicinity including Target, Walgreens, Starbucks, 7-Eleven, Subway, CVS.
- Minutes from key regional landmarks like Coca-Cola Park, Allentown Fairgrounds, and Lehigh Valley Mall.
- Minutes from major universities including Muhlenberg College, Cedar Crest College, and Penn State Lehigh Valley.



TRANSPORTATION

- US-22 (main highway access)
- I-78 & Route 309 (regional connectors)
- LANta Bus Stop - Hanover & Carlisle (1 min / 0.1 mi from property)
- Routes 107 & 324 (local bus routes)

BUS LINE:

107 324

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HEALTHCARE-ANCHORED STABILITY

- Backed by nearly 30,000 recession-resistant jobs from Lehigh Valley Health Network and St. Luke's under 8 miles away.



ECONOMIC DIVERSIFICATION

- High stability driven by major players in utility (PPL), tech (CAI), education (Lehigh University), and chemicals (Air Products).

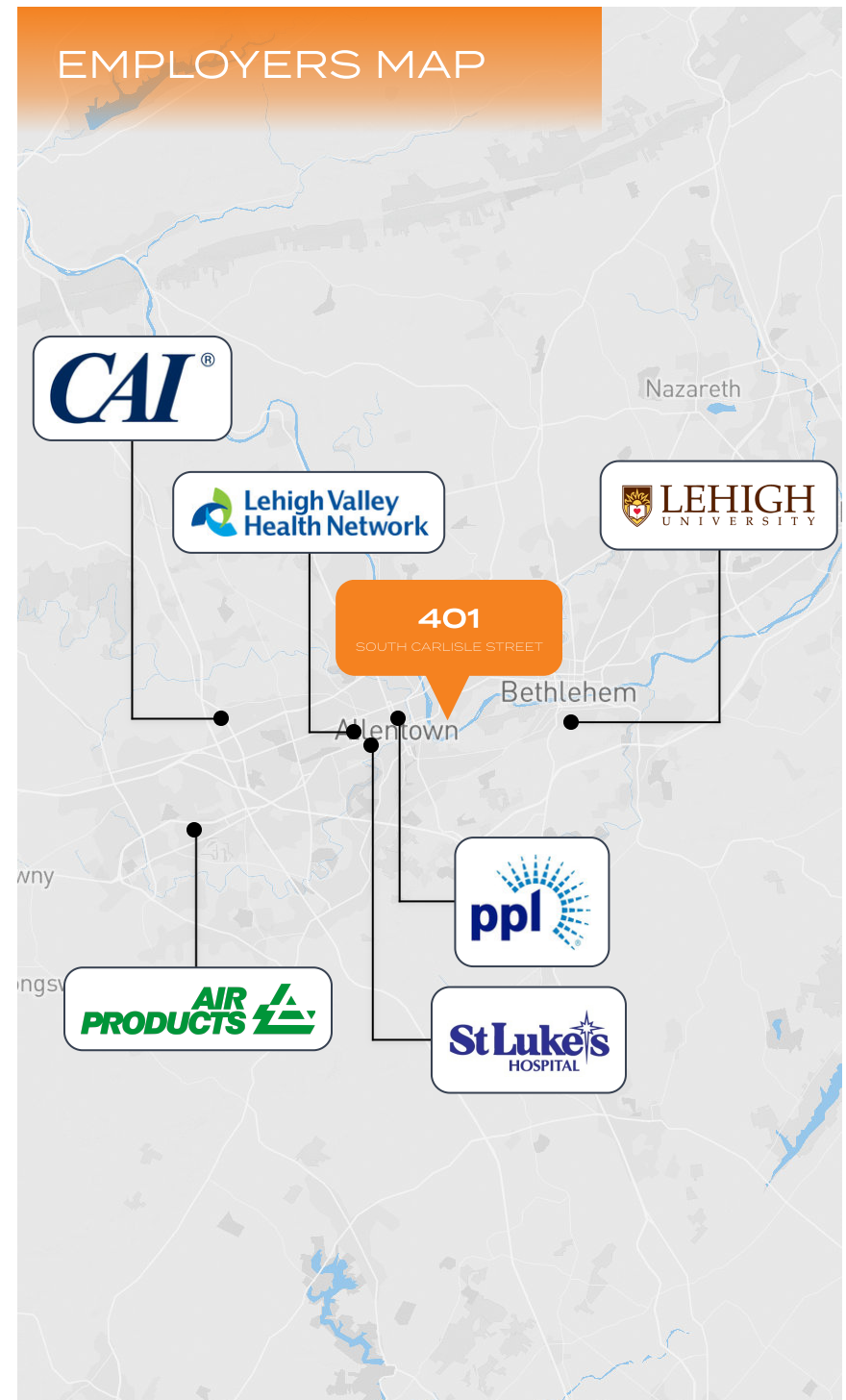


PREMIUM TENANT POOL

- Local employment is dominated by official Forbes "Best Employers," securing a highly reliable, high-earning resident profile.

Employer	Industry	Employees	Distance
Lehigh Valley Health Network	Healthcare & Social Services	18,000	7.9 mi
St. Luke's University Health Network	Healthcare & Social Services	11,000	2.4 mi
Air Products & Chemicals	Construction, Chemicals, Raw Materials	2,500	8.6 mi
Lehigh University	Education	2,200	8.3 mi
CAI (Computer Aid, Inc.)	Professional Services / Tech	1,500	5.2 mi

EMPLOYERS MAP



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ABOUT EAST ALLENTOWN ALLENTOWN, PA

East Allentown, Pennsylvania, is a well-established and steadily evolving industrial and commercial hub within the vibrant Lehigh Valley region. Known for its strong working-class heritage and robust commercial activity, the area has seen sustained interest in recent years, serving as a highly functional and high-demand submarket for retail, light industrial, and self-storage developments.

The corridor is anchored by exceptional regional logistics and transit links—offering near-immediate proximity to major highways including Interstate 78 and Route 22. This makes the neighborhood highly accessible to both local traffic and the broader tri-state infrastructure. Positioned just minutes away from premier regional retail draws like the Lehigh Valley Mall, educational drivers like Cedar Crest College, and the multi-purpose Allentown Fairgrounds, South Carlisle Street seamlessly integrates dense neighborhood convenience with high-volume regional destination traffic. Backed by continuous public and private sector investments across the Lehigh Valley, East Allentown is strongly positioned for long-term economic stability and commercial growth.

DEMOGRAPHICS



126,067

POPULATION



46,374

HOUSEHOLDS



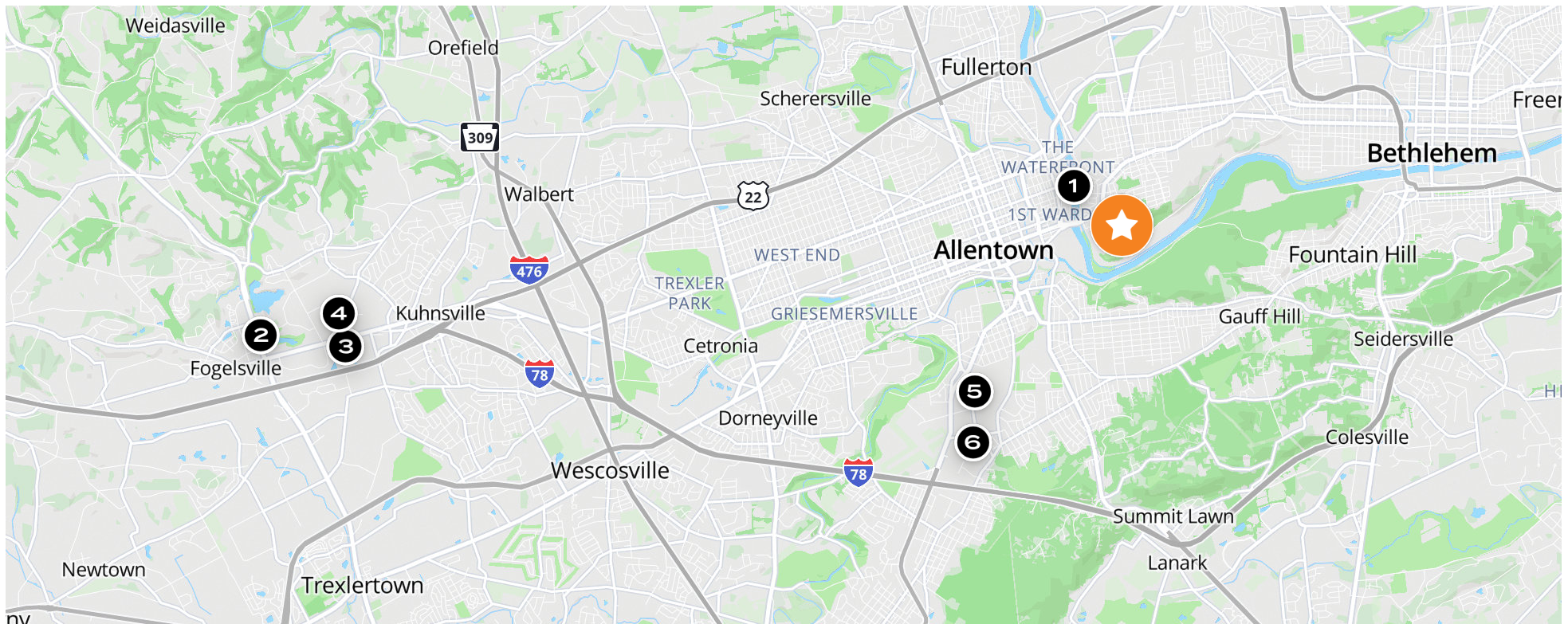
\$70,457

AVG INCOME

401 SOUTH CARLISLE STREET

RENT COMPARABLES - ALLENTOWN, PA | EAST ALLENTOWN

#	Name	Address	City	State	Size	Property Type	Building Size	Asking Rent	Year Built	Service Type	Lease Type	Building Class
1	Warehouse 1	1 Pump Pl	Allentown	PA	50,000 SF	Industrial	199,525 SF	\$12.00/SF/year	1920	Industrial Gross	Direct	B
2	-	1124 Glenlivet Dr	Allentown	PA	1 - 20,000 SF	Industrial	21,432 SF	\$12.00/SF/year	2001	Triple Net	Direct	C
3	Iron Run Corporate Center	7072 Snowdrift Rd	Allentown	PA	61,157 SF	Industrial	61,157 SF	\$10.95/SF/year	1975	Triple Net	Direct	B
4	Iron Run Corporate Center	6845 Snowdrift Rd	Allentown	PA	43,000 SF	Industrial	94,906 SF	\$9.85/SF/year	1975	Triple Net	Sublet	B
5	Queen City Business Ctr	1629-1915 S 12th St	Allentown	PA	4,800 - 103,900 SF	Multiple Space Uses	255,827 SF	\$8.95/SF/year	1970	Triple Net, TBD	Direct	C
6		2200 S 12th St	Allentown	PA	47,000 SF	Industrial	47,000 SF	\$8.50/SF/year	1967	Triple Net	Direct	C



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FOR MORE INFORMATION,
PLEASE CONTACT:



Ohad Babo
Director
646-234-9350
Ohadb@ksrny.com



Andrew Glasser
Salesperson
323-558-8802
aglasser@ksrny.com



Matthew Ciment
Salesperson
917-635-2227
mciment@ksrny.com



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