

WAREHOUSE/MANUFACTURING FACILITY

700 Lehigh Street • Palmerton, PA 18071



REF# 2597-ID

Price: \$1,395,000

Total Building Size: 57,767± SF

Site Size: 5.79± Acres

Zoning: IC (Bowmanstown Boro)

Rev. 02.28.18 MCB

**Michael Baxter
& Associates**

COMMERCIAL REAL ESTATE
& PROPERTY MANAGEMENT

1992 W MAIN ST, STROUDSBURG, PA 18360

(570) 421-7466 or (800) 930-9788

www.BaxCommercial.com

All information deemed reliable but not guaranteed.

WAREHOUSE/MANUFACTURING FACILITY

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700 Lehigh Street is a versatile industrial property located in the Northern Lehigh Valley area of Eastern Pennsylvania.

Property features several interconnected and freestanding buildings on nearly six acres of industrial/commercial zoned land.

Features include:

Approximately 52,000 total square feet of manufacturing and/or warehousing space.

Varying ceiling heights of 20'-24' and up to 56' in tower.

Approximately 24,000SF constructed in 2000.

Five loading docks (two covered)

13 Drive-in overhead doors

80' Truck scale

5,900SF office building with locker rooms and shower facilities

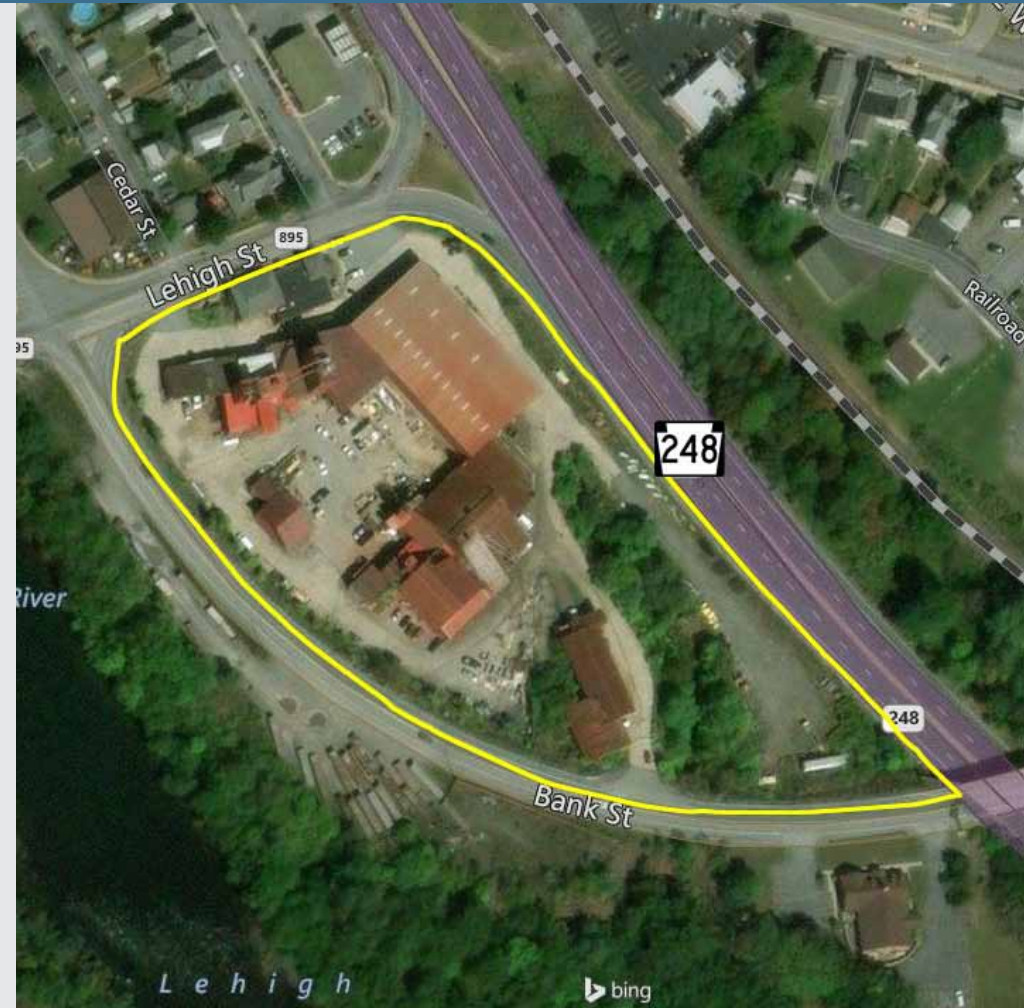
Full central utilities; water, sewer and natural gas

3-Phase Power, 1600 AMP minimum

Clean Phase 1 report

750'+ of State Route 248 frontage

Five miles from I-476 and RT 209 Interchange



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PHOTOS

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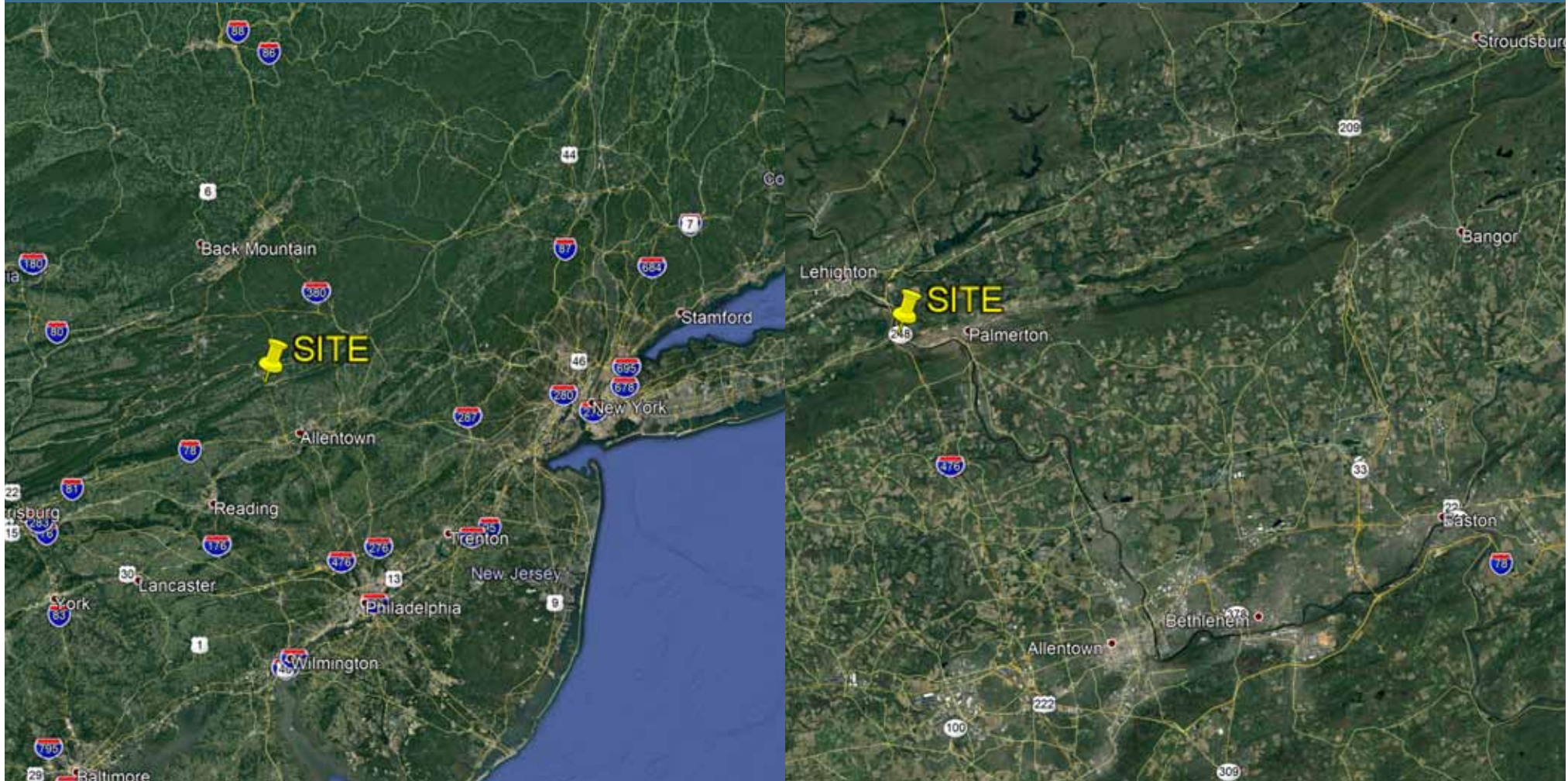
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LOCATION

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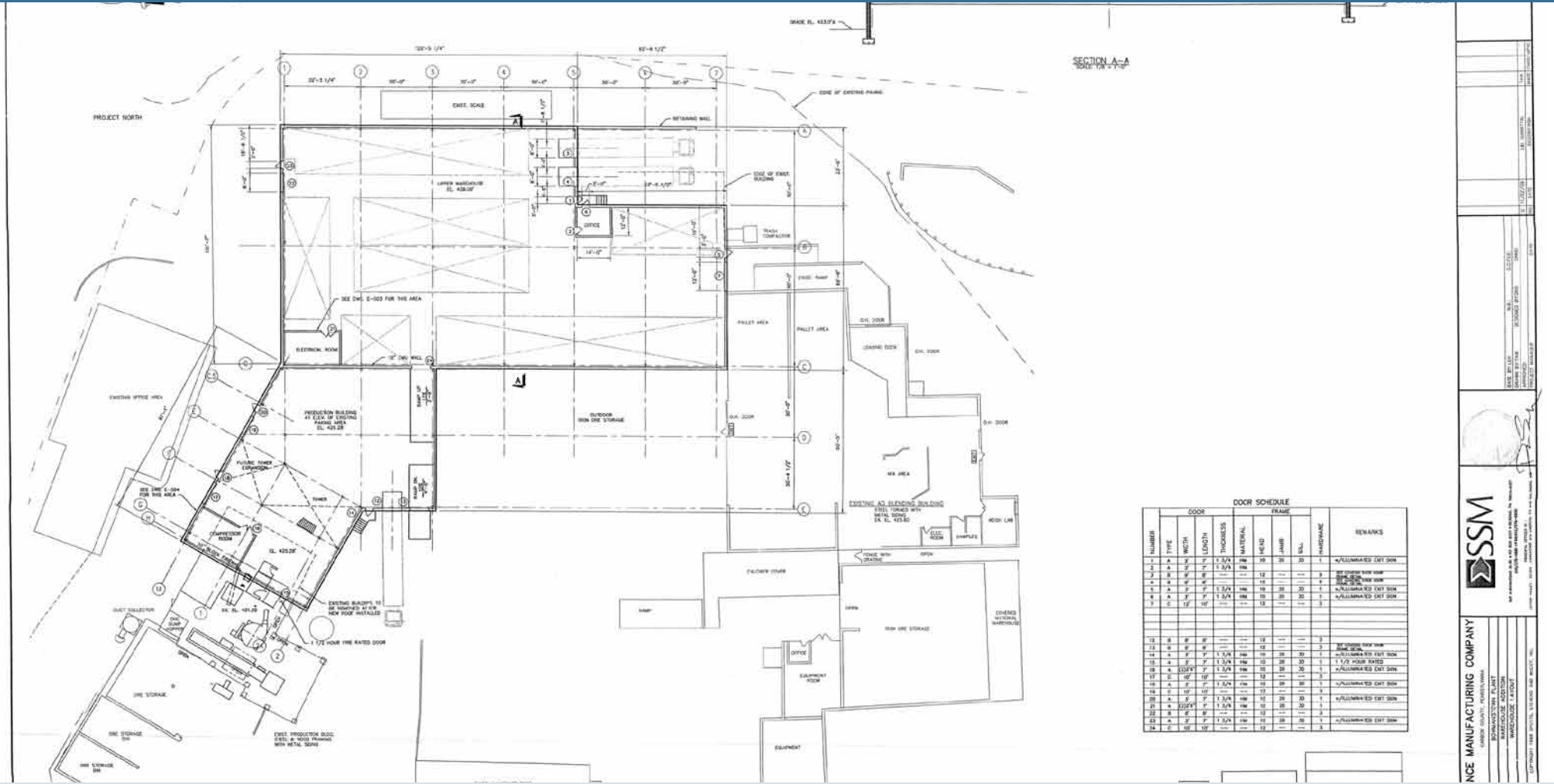
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WAREHOUSE LAYOUT

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DOOR SCHEDULE

NUMBER	TYPE	WIDTH	LENGTH	THICKNESS	MATERIAL	FRAME			REMARKS
						HEAD	JAMB	SILL	
1	A	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
2	B	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
3	C	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
4	D	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
5	E	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
6	F	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
7	G	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
8	H	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
9	I	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
10	J	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
11	K	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
12	L	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
13	M	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
14	N	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
15	O	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
16	P	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
17	Q	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
18	R	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
19	S	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
20	T	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
21	U	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
22	V	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
23	W	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR
24	X	8'	12'	1 1/2"	STEEL	12"	12"	12"	ILLUMINATED EXT DOOR

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 SSM MANUFACTURING COMPANY
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