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**4750 W. TILGHMAN STREET
ALLENTOWN, SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PA**

Tax Parcel: 547654969042-1

LOT SIZE: 8.50 acres

DESCRIPTION: Modern one-story air-conditioned retail building with 300' of frontage.

SIZE OF BUILDING: Approx. 58,600 sq. ft.

PARKING: Macadam-paved parking for approx. two hundred sixteen (216) automobiles, expandable.

AGE OF BUILDING: Built 1984.

CONSTRUCTION: **Walls:** Painted block with wood accents.
Floors: Assumed but not verified to be 6" reinforced concrete.
Roof: .045 white TPO Carlisle Golden Seal Total Roofing System mechanically fastened over insulation on top of steel deck installed 2007 with a 15 yr. warranty.

CEILING HEIGHT: Approx. 17'10" sloping to 17'6" clear under bar joist.



- LOADING:** Tailgate: Five (5) – three (3) 8' x 10' electrically-operated steel sectional doors with rubber bumpers, vision panels and a canopy extending over the entire area; two (2) 8' x 10' manually-operated steel sectional doors with rubber bumpers, air curtains and one (1) having an edge-of-dock leveler.
Drive-In: One (1) 18' x 16'6" electrically-operated steel sectional door with vision panels.
- COLUMN SPACING:** Approx. 39'3" x 29'4".
- SPRINKLER:** 100% wet system supplied via an 8" riser.
- HVAC:** Heated and air-conditioned by natural gas-fired rooftop package units.
- LIGHTING:** Interior: Twin tube fluorescent fixtures.
Exterior: Combination of pole lights and wall mounted wall packs.
- ELECTRIC:** 800 amp, 480/277 volt, 3 phase, 4 wire; service provided by Pennsylvania Power and Light.
- RESTROOMS:** Two (2) men's rooms having two (2) water closets, one (1) urinal, and one (1) lavatory. Two (2) ladies' room having three (3) water closets and two (2) lavatories. Finishes include painted drywall and VCT flooring.
- WATER:** 1" domestic; service provided by South Whitehall Township
- SEWER:** 6" sanitary; service provided by South Whitehall Township
- GAS:** 1" line; service provided by UGI Utilities, Inc.
- ASSESSMENT:** \$4,118,600 (2016)
- TAXES:**
- | | | | |
|-----------|----|-----------|-------------|
| County: | \$ | 15,156.45 | (2016) |
| Township: | \$ | 10,295.47 | (2016) |
| School: | \$ | 59,513.77 | (2016) |
| TOTAL: | \$ | 84,965.69 | (\$1.45/SF) |
- ZONING:** HC-1 – Highway Commercial
- LOCATION:** Strategically located northwest of the Lehigh Valley Interchange (Exit 56) of the Northeast Extension of the PA Turnpike, seventy-five (75) minutes from metropolitan Philadelphia and eighty (80) minutes from Harrisburg, PA and Trenton, NJ.



- AIRPORT:** Lehigh Valley International is fifteen (15) minutes away and Philadelphia International is eighty (80) minutes away.
- HOTELS:** Most major hotels are represented within a five (5) to ten (10) minute drive.
- MISCELLANEOUS:** Canopy on two (2) sides of the building covering the loading area features a combination of strip tube fluorescent and metal halide lighting and is sprinklered.
- Janitor's closet.
- Conveyor belt servicing mezzanine storage area.
- Pre-engineered steel siding pole barn at the rear of the property with a roof and is enclosed on three (3) sides measuring approximately 8,000 sq. ft. and ceiling heights of 20'0" clear under wood joist.