

21,600 SQUARE FOOT RETAIL BUILDING FOR LEASE

4800 TILGHMAN STREET ALLENTOWN, PA 18104



LOCATION: 4800 Tilghman Street Allentown, PA 18104 a closed Maserati Dealership.

IMPROVEMENTS: 21,600 square foot free-standing retail building on 2.75 acres, zoned HC-1 Highway Commercial. Electric service 800 AMP-600 AMP-100 AMP 120/208-3-phase. Electric HVAC. Ceiling height offices and showroom 13 feet-service 20 feet under the beam.

RENT TAXES: \$450,000 per year. \$37,500 per month. Taxes-\$53,503.45

TRAFFIC COUNT: 22,000 cars per day.

REMARKS: Retail building on a 2.75 acre lot with 93 parking spaces with great linkage to the Lehigh Valley, via Tilghman Street, PA Route 476; Route 309 & Interstate 78.



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Allentown, PA 18104 610-398-0411
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4800 TILGHMAN STREET ALLENTOWN, PA 18104



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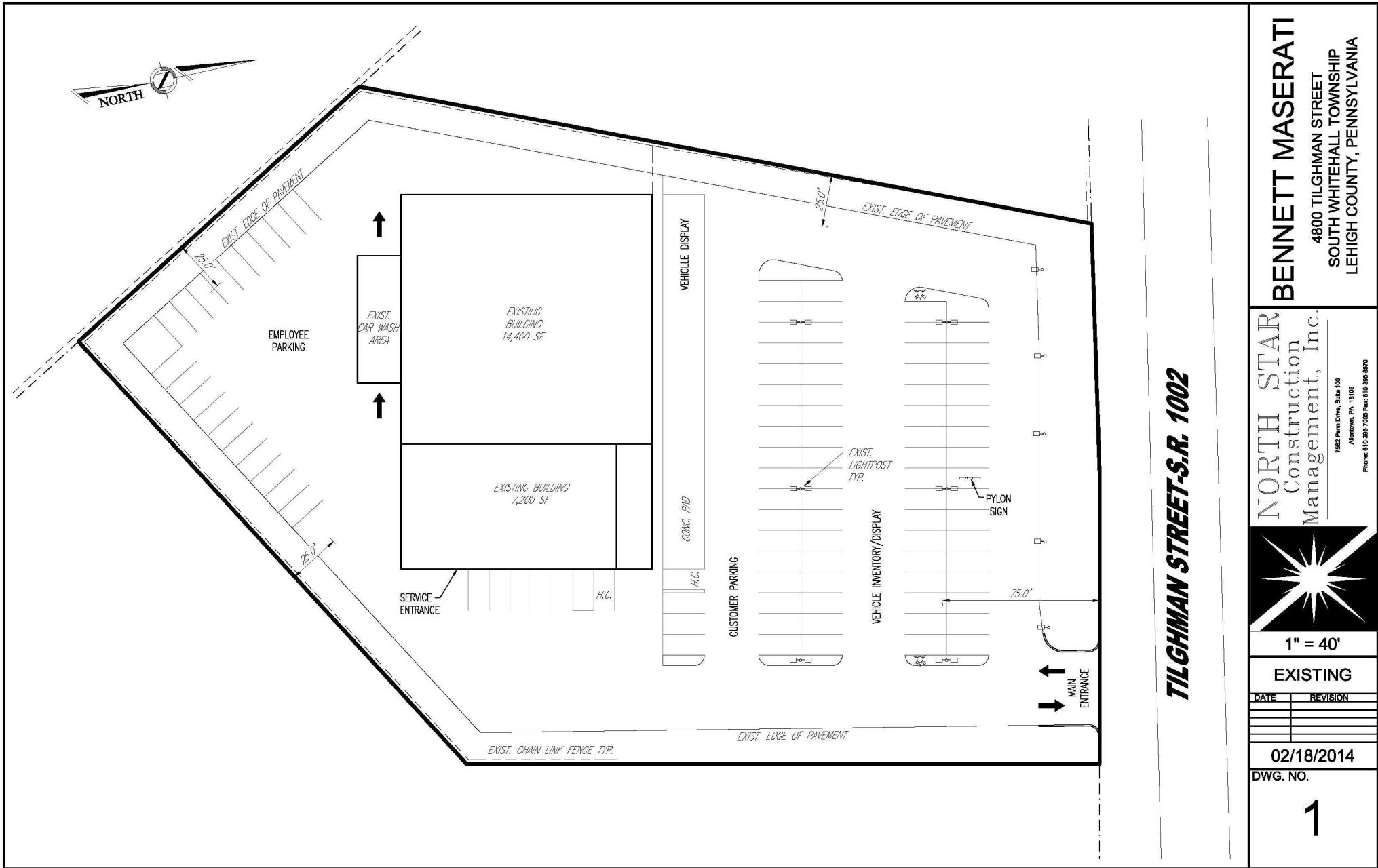
4800 TILGHMAN STREET ALLENTOWN, PA 18104



21,600 SQUARE FOOT COMMERCIAL BUILDING FOR LEASE

4800 TILGHMAN STREET ALLENTOWN, PA 18104

SITE PLAN



TILGHMAN STREET-S.R. 1002

BENNETT MASERATI
 4800 TILGHMAN STREET
 SOUTH WHITEHALL TOWNSHIP
 LEHIGH COUNTY, PENNSYLVANIA

NORTH STAR
 Construction
 Management, Inc.
 7562 Penn Drive, Suite 100
 Allentown, PA 18106
 Phone: 610-385-1000 Fax: 610-385-8870



1" = 40'

EXISTING

DATE	REVISION

02/18/2014

DWG. NO.

1



Exterior View



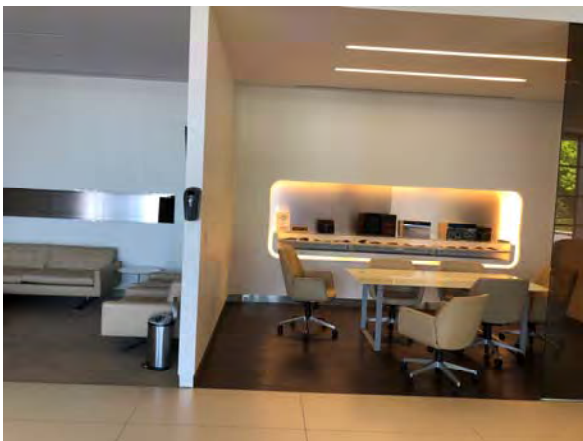
Exterior View



Exterior View



Interior View – Showroom / Office



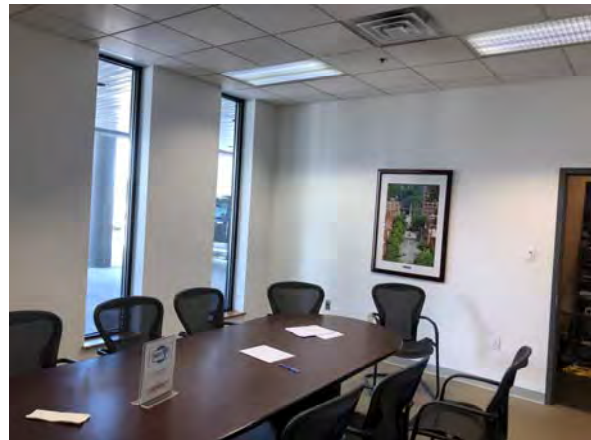
Interior View – Showroom / Office



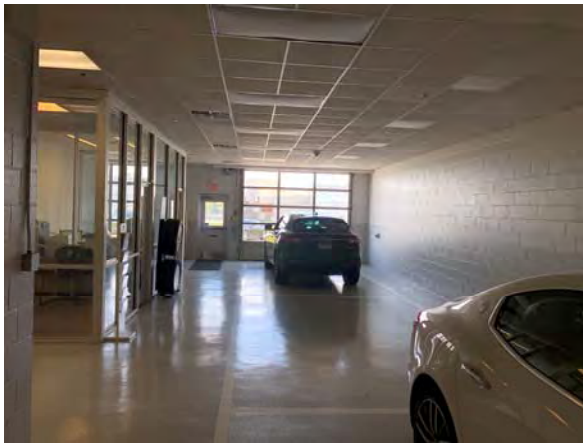
Interior View – Showroom / Office



Interior View – Showroom / Office



Interior View – Showroom / Office



Interior View – Parts Service



Interior View – Parts Service



Interior View – Parts Service



Interior View – Parts Service