



2211 Mack Boulevard

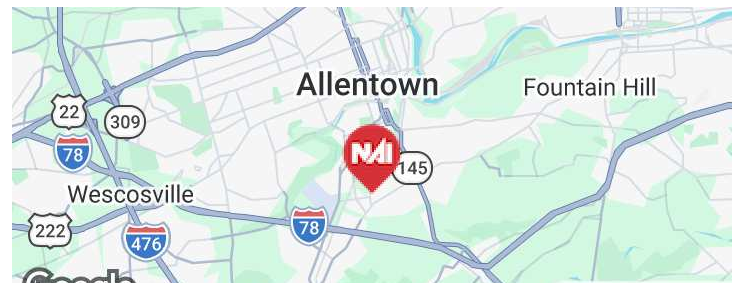
Allentown, Pennsylvania 18103

Property Highlights

- Fully leased with long-term tenancy
- Professionally managed facility

Property Overview

Fully leased and offered for sale as a stabilized investment, this ±9,474-square-foot freestanding office building is situated on a prominent corner lot with ample on-site parking. The property is handicapped accessible, served by public utilities, and benefits from a well-established tenant. Located near Lehigh Street and I-78, the building is positioned within a high-demand commercial corridor with excellent surrounding amenities, supporting long-term occupancy and value retention.



Offering Summary

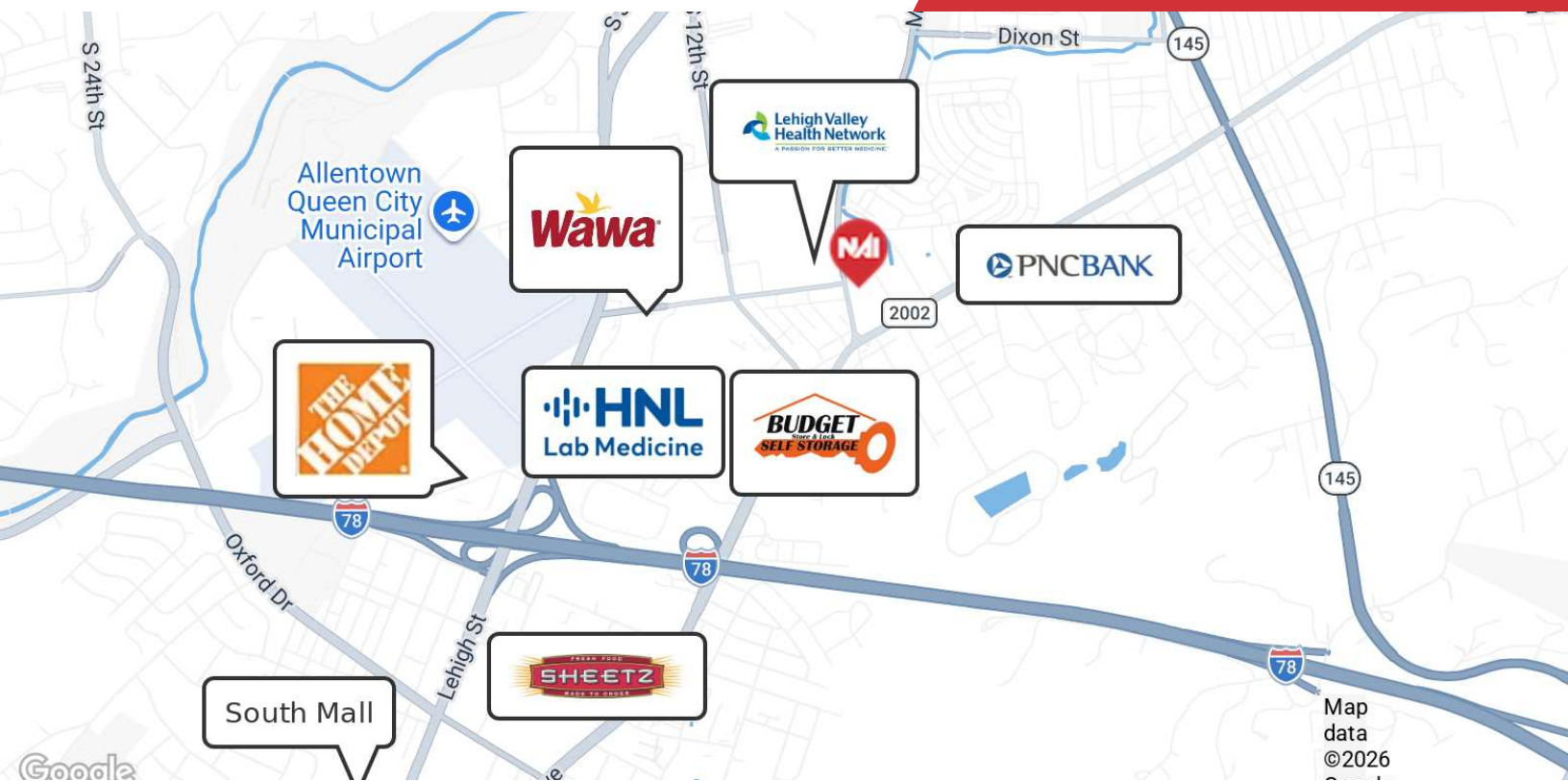
| | |
|-----------------------|-------------|
| Sale Price: | \$1,250,000 |
| Building Size: | 9,474 SF |
| Lot Size: | 1.36 Acres |

For More Information

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| Column 1 | Time | Miles |
|----------------|--------|------------|
| I-78/Route 309 | 5 min | 1.5 miles |
| Route 22 | 10 min | 6.8 miles |
| I-476 | 12 min | 8 miles |
| Route 33 | 18 min | 15.5 miles |

Location Advantages

- Convenient to I-78/Route 309 and I-476 in Allentown.
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

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