

For Sale:

626 E. Tilghman Street
Allentown, PA 18109
\$464,000



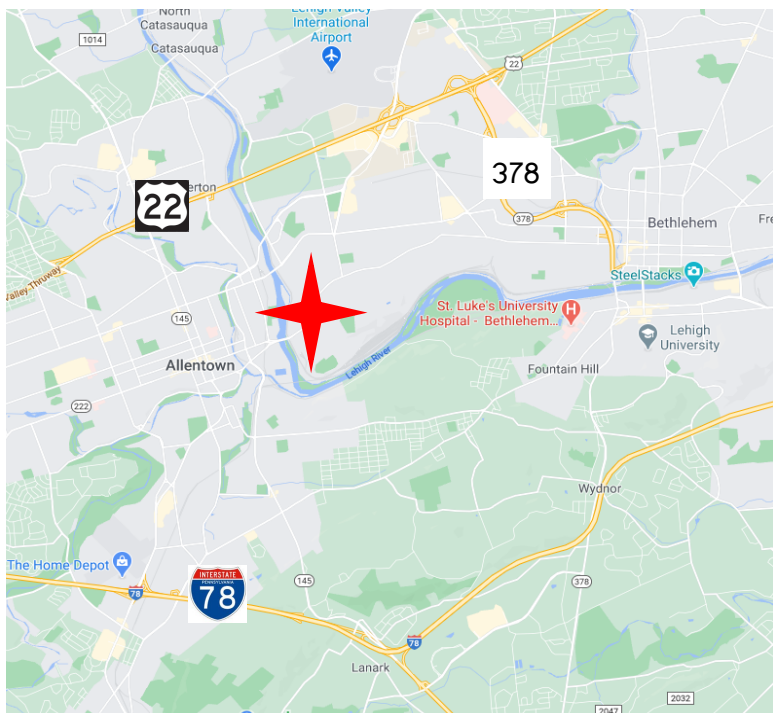
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Highlights:

- ◆ 3.77 Acre Industrial Lot
- ◆ All Public Utilities to Site
- ◆ Central Allentown Location
- ◆ Easy Access to major Roads
- ◆ Perfect Location for your business!

For more information, contact
Steve Willems, SIOR

+1 610 370 8506



875 Berkshire Boulevard, Suite 102
Wyomissing, PA 19610
+1 610 779 1400

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Property Information

GENERAL DATA	
Address:	626-634 E. Tilghman Street, Allentown, Lehigh County PA
Property Type:	Industrial Land
Zoning:	B/LI Business / Light Industrial District
PIN:	640776405846-1
Assessed Value (for taxes):	\$227,300
R.E. Taxes:	\$10,772 (2020)

DESCRIPTION	
Size / Area:	Assessor Acreage: 3.79 Acre Calculated Acreage: 3.77 Acre
Water:	City of Allentown / Lehigh County Authority
Sewer:	City of Allentown Municipal Authority
Gas:	Natural Gas service by UGI Energy
Electric:	Pennsylvania Power & Light (PPL)
Telephone/Data:	Verizon / Service Electric Cable TV
Street Access:	E. Tilghman Street borders the northeastern corner and E. Allen Street the southeastern quadrant. Both Are public roads.
Environmental Status:	No reports available. No adverse conditions disclosed by Seller.
Topography:	0-3% Generally Flat; partially wooded.
FEMA Flood Zone:	In Zone "X", an area generally designated as being clear of flood hazards outside the 100 and 500-year flood plains. Per FEMA panel 42077CO252F dated July 14, 2004.
Neighborhood:	The NB Center for American Automobile Heritage to the north; Monarch Pre-Cast Concrete plant to the west; Lehigh Valley Technologies to the north; Lehigh Valley Outreach Depot to the south; Auto Body Company to the east.



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Site Map



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Lot Dimensions

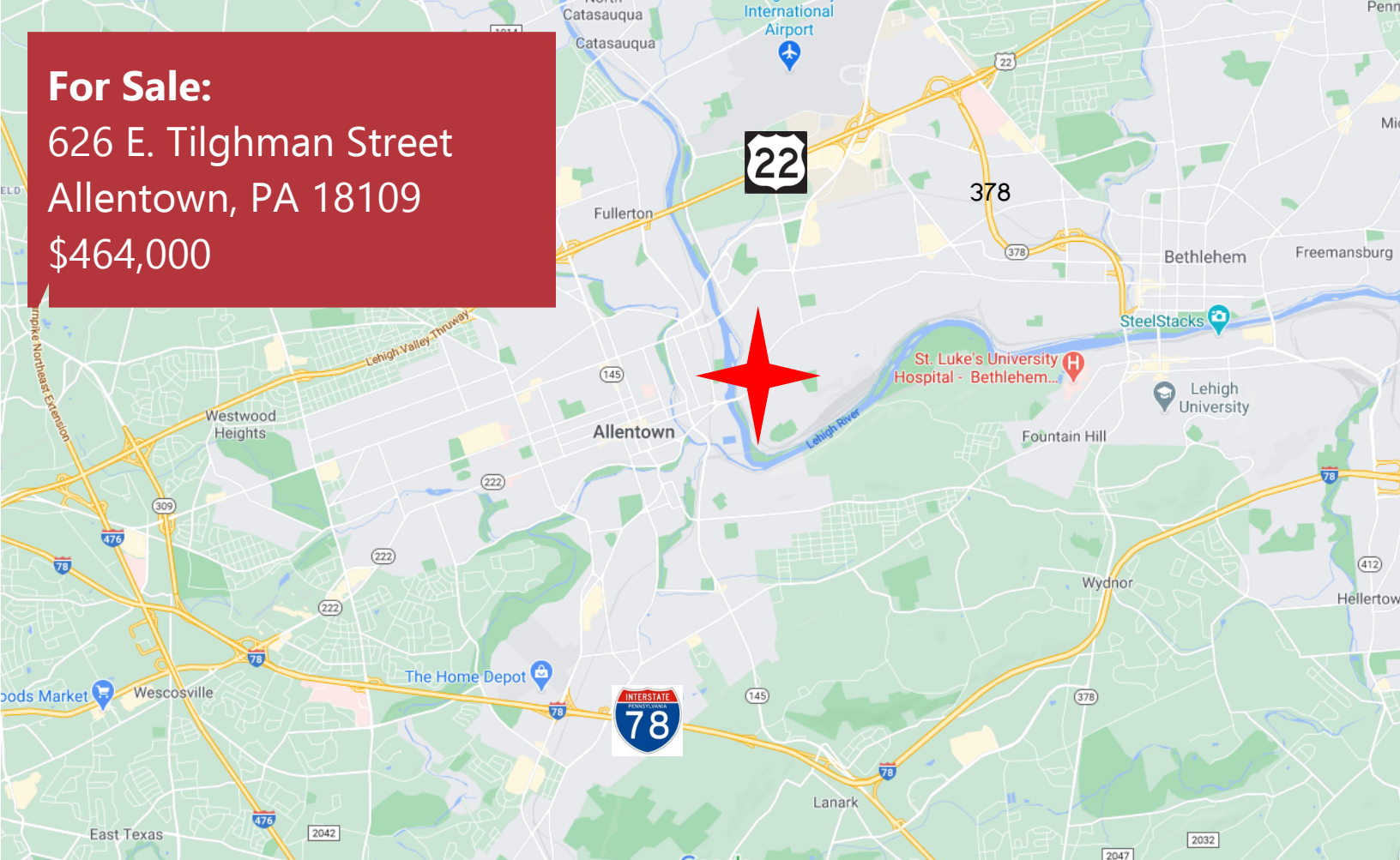


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Major City	Mileage	Driving Time
Bethlehem, PA	5.2 Miles	15 Minutes
Lehigh Valley International Airport	5 Miles	10 Minutes
Philadelphia, PA	67 Miles	1 Hour, 18 Minutes
Harrisburg, PA	87 Miles	1 Hour, 31 Minutes
Baltimore, MD	158 Miles	2 Hour, 39 Minutes
New York, NY	91 Miles	1 Hours, 47 Minutes

Port	Mileage	Driving Time
Philadelphia Regional Port Authority	71 Miles	1 Hour, 24 Minutes
Delaware River Port Authority	70 Miles	1 Hour, 28 Minutes
Port of Wilmington	86 Miles	1 Hour, 24 Minutes

Mileage and driving times to nearby cities, marine terminals, and shipping centers.

Shipping Center	Mileage	Driving Time
FedEx Hub	9.7 Miles	24 Minutes
USPS main	11 Miles	26 Minutes
UPS	3.3 Miles	12 Minutes
Norfolk Southern Intermodal	1.7 Miles	6 Minutes

Contact information

Steve Willems, SIOR
NAI Keystone Commercial & Industrial, LLC
Ph 610 779 1400
Email Swillems@naikeystone.com



Commercial Real Estate Services, Worldwide.

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