

FOR LEASE

Buildings 2 & 3

3367 Gun Club Road, Nazareth, PA 18064

OFFERING SUMMARY

Available SF: 11,600 SF (Total)

Lease Rate: \$6.50 - \$7.50 SF/yr
(NNN)

Lot Size: 10.97 Acres

Building Sizes: 9,600 SF
2,000 SF

Renovated: 2017

Zoning: General Industrial (I-2)

LOCATION OVERVIEW

1/4 mile south of Route 248 in Upper Nazareth Township

PROPERTY HIGHLIGHTS

- Four (4) Dock Doors
- Three (3) Over-sized Drive-In Doors
- Newly Installed Electric Service (400 Amp 480 Volt 3 Phase)
- T-5 Lighting
- Compressed Air Lines Throughout Building
- 400 Gallon Surge Tank (Supplied by Screw Compressor)
- 2+ Acres of Paved Trailer Parking/Outdoor Storage Available On-Site!

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE
Building 3	\$12.00 SF/yr	9,600 SF

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Building 3 Photos

For Sale/Lease

Nazareth, PA 18064

Floor Plan

For Sale/Lease

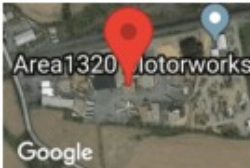
Nazareth, PA 18064

Building 3

3367 Gun Club Rd
Nazareth, PA 18064



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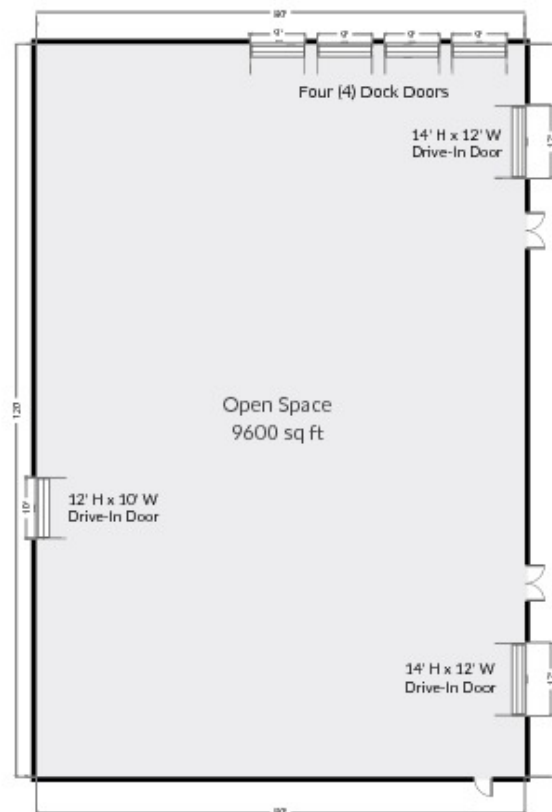


Statistics

9600 sq ft



Ground Floor



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0' 16' 32' 48' 1:263

Building 2 Photo & Site Aerials

For Sale/Lease

Nazareth, PA 18064



Floor Plan

For Sale/Lease

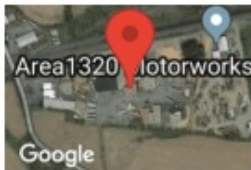
Nazareth, PA 18064



Building 2

3367 Gun Club Rd
Nazareth, PA 18064

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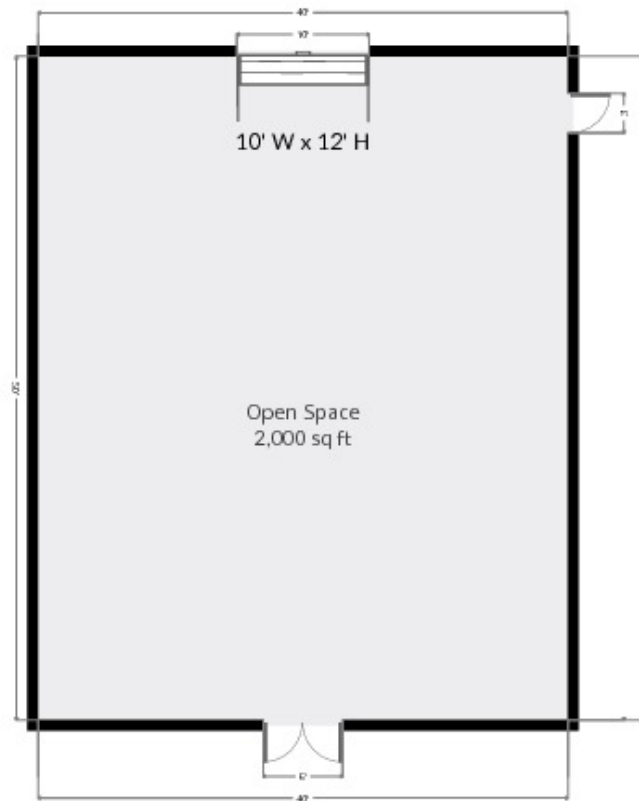


Statistics

2000 sq ft

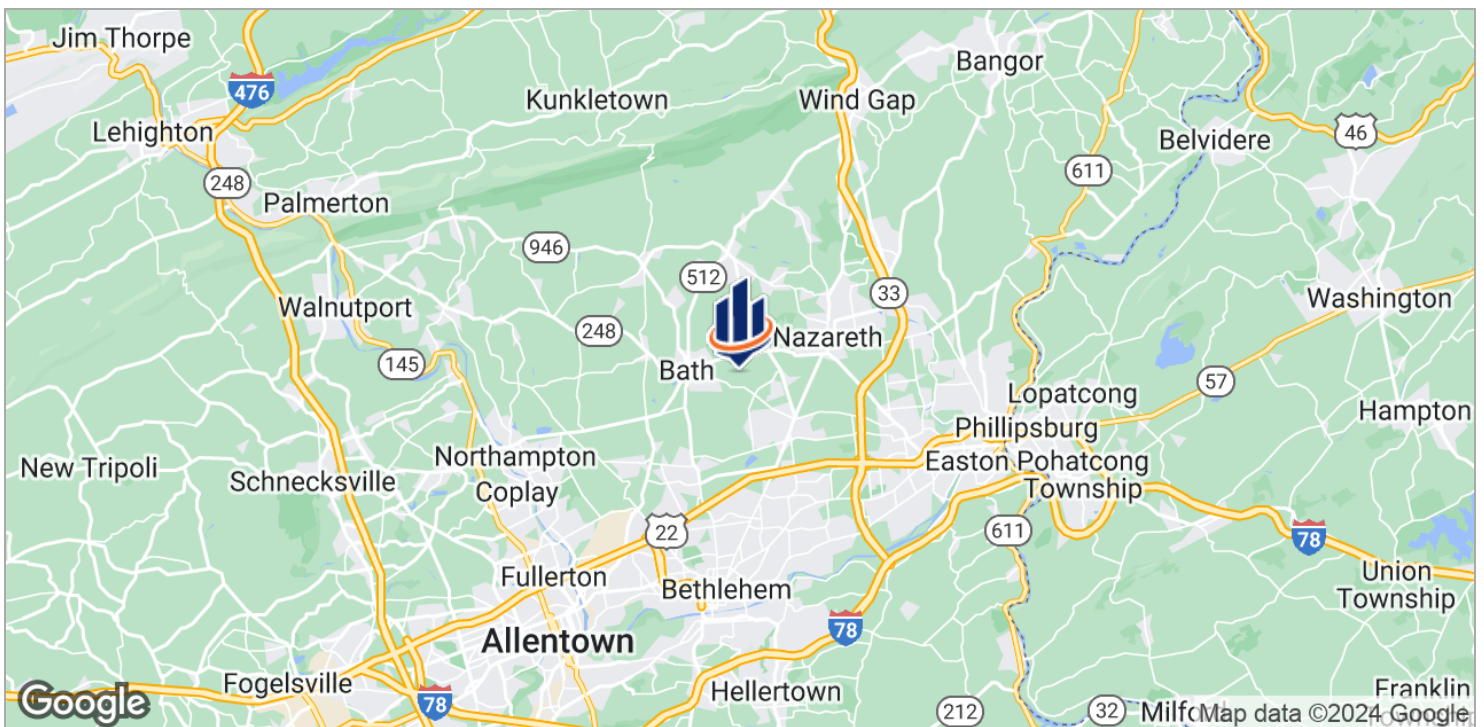


Ground Floor



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0' 4' 8' 12' 16' 20' 1:121



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