



**2925 SCHOENERSVILLE RD**  
**BETHLEHEM, LEHIGH COUNTY, PA 08017**  
**TAX PARCEL #: 641868845777-1**

**LOT SIZE:** 5.3 acres

**DESCRIPTION:** One-story, office/shop facility.

**SIZE OF BUILDING:** Approx. 16,713 sq. ft.

**Building 1:** Approx. 14,313 sq. ft.

Shop: 9,123 sq. ft.

Offices: 5,190 sq. ft.

**Building 2:** Approx. 2,400 sq. ft.

Detail Bay: 1,200 sq. ft.

Covered Detail Bay: 1,200 sq. ft.

**PARKING:** Site is virtually 100% paved/stoned and cyclone fenced.

**AGE OF BUILDING:** Built 1971.

**CONSTRUCTION:** **Walls:** **Office:** Combination brick, block and insulated steel panel.  
**Shop/Detail Bays:** Insulated steel panel.

**Floors:** Assumed but not verified to be 8" reinforced concrete.

**Roof:** Standing seam.

**CEILING HEIGHT:** Approx. 29' clear at the peak.

**LOADING:** **Drive-In:** Eight (8) 16' x 16' electrically-operated insulated steel doors having steel door jambs, vision panels, exterior bollards and compressed air lines. Concrete loading pads, which measure 27' deep, exist on both sides of the shop.



<b>HVAC:</b>	<b>Office:</b> Heated and cooled by combination natural gas-fired units. <b>Shop:</b> Self-contained natural gas-fired radiant heaters, ceiling-mounted paddle fans and ventilating fans throughout.
<b>INTERIOR LIGHTING:</b>	<b>Office:</b> Fluorescent. <b>Shop:</b> T5 fluorescent.
<b>EXTERIOR LIGHTING:</b>	Wall-mounted and pole-mounted fixtures.
<b>ELECTRIC:</b>	800 amp, 277/480 volt service.
<b>OFFICE AREA:</b>	Approx. 5,190 sq. ft. <b>Main Level:</b> Approx. 3,640 sq. ft. divided into four (4) private offices, two (2) bullpen areas, one (1) kitchen and one (1) break room. Finishes include 2' x 2' acoustical ceiling tiles with fluorescent lighting, painted drywall and a combination of carpet and vinyl composition tile. <b>Lower Level:</b> Approx. 1,550 sq. ft. divided into three (3) private offices and one (1) conference room. Finishes include 2' x 2' acoustical ceiling tiles with fluorescent lighting, painted concrete block walls and a combination of carpet and vinyl composition tile.
<b>TOILET FACILITIES:</b>	<b>Office – Main Level:</b> Two (2) men's rooms each having one (1) water closet, one (1) urinal and one (1) lavatory. One (1) ladies' room having one (1) water closet and one (1) vanity. One (1) powder room having one (1) water closet and one (1) lavatory. <b>Office – Lower Level:</b> One (1) men's room having one (1) water closet, one (1) urinal, one (1) lavatory and one (1) stall shower. Adjoining locker room having one (1) full Bradley basin.
<b>ASSESSMENT:</b>	\$1,214,400 (2015)
<b>TAXES:</b>	\$30,154 –or– \$1.80 per sq. ft. (2015)
<b>ZONING:</b>	CS, Shopping Center District
<b>LOCATION:</b>	The property is located at the Schoenersville Road Interchange of Route 22 (I-78) and approximately ten (10) miles to the Lehigh Valley Interchange (Exit 56) of the Pennsylvania Turnpike (I-476).
<b>AIRPORT:</b>	The property is located approx. two (2) miles from Lehigh Valley International and approx. seventy (70) miles from Philadelphia International.
<b>HOTELS:</b>	Most major hotels are represented in the area within a five (5) to ten (10) minute drive.