Most Notable Transactions in 2019

**PROPERTIES SOLD**

- **Phillipsburg Belvidere Road**
  - Submarket: Belvidere, NJ
  - Acres: 650+
  - Property Type: Industrial/Agricultural
  - Agent: Sarah Finney-Miller

- **1249 N Quebec Street**
  - Submarket: Allentown
  - Square Feet: 55,000
  - Property Type: Industrial
  - Agent: Mike Adams

- **101 E Lexington Street**
  - Submarket: Allentown
  - Square Feet: 40,000
  - Property Type: Industrial
  - Agent: Mike Adams

- **1430 Eck Road**
  - Submarket: Allentown
  - Acres: 16+
  - Property Type: Commercial/Industrial
  - Agent: Mike Adams

**PROPERTIES LEASED**

- **2800 Baglyos Circle**
  - Submarket: Bethlehem
  - Square Feet: 25,115
  - Property Type: Industrial/Flex
  - Agent: Mike Adams

- **1917 Olde Homestead Lane**
  - Submarket: Lancaster
  - Square Feet: 18,000
  - Property Type: Industrial/Flex
  - Agent: Mike Adams

- **1991 Northampton Street**
  - Submarket: Easton
  - Square Feet: 25,000
  - Property Type: Office
  - Agent: Mike Adams

- **61 W 2nd Street**
  - Submarket: Wind Gap
  - Square Feet: 25,202
  - Property Type: Industrial/Flex
  - Agent: Mike Adams

**New Listings Highlight**

**AVAILABLE PROPERTIES FOR SALE AND/OR LEASE**

- **3625 & 3443 Shankweiler Road**
  - Submarket: Allentown
  - Property Type: Agricultural/Residential
  - Sale/Lease: Sale
  - Agent: Sarah Finney-Miller
  - Mike Adams

- **4001 Schoolhouse Lane**
  - Submarket: Center Valley
  - Square Feet: 20,000±
  - Property Type: Office
  - Sale/Lease: Both
  - Agent: Sarah Finney-Miller
  - Mike Adams

- **100 Commerce Drive**
  - Submarket: Hazleton
  - Square Feet: 18,320
  - Property Type: Industrial
  - Sale/Lease: Sale
  - Agent: Sarah Finney-Miller
  - Mike Adams

- **Lehigh Valley Business Center**
  - Submarket: Allentown
  - Square Feet: 4,400 & 19,200
  - Property Type: Industrial/Flex
  - Sale/Lease: Lease
  - Agent: Sarah Finney-Miller
  - Mike Adams
2019 Lehigh Valley Report

**OFFICE**

**Availability Report**
- Existing RBA*: 28,984,812 SF
- Leased: 25,187,802 SF
- Leased Percentage: 86.9%
- Available: 3,797,010 SF
- Available Percentage: 13.1%

**Rental Rate Report**
- Office Range: $8.17-$28.33/YR
- Office Average: $19.11/YR

**INDUSTRIAL**

**Availability Report**
- Existing RBA*: 125,802,948
- Leased: 119,261,195 SF
- Leased Percentage: 94.8%
- Available: 6,541,753 SF
- Available Percentage: 5.2%

**Direct Net Rental Rate Report**
- Industrial Range: $4.90-$8.50/YR
- Industrial Average: $5.15/YR

**RETAIL**

**Availability Report**
- Existing RBA*: 49,094,312 SF
- Leased: 44,823,107 SF
- Leased Percentage: 91.3%
- Available: 4,271,205 SF
- Available Percentage: 8.7%

**Direct Net Rental Rate Report**
- Retail Range: $6.50-$26.15/YR
- Retail Average: $14.28/YR

* RBA: Rentable Building Area
Lehigh Valley Overview

The Lehigh Valley is located in eastern Pennsylvania and is comprised of Lehigh, Northampton, Monroe and Carbon Counties. The third largest in the state, this region is well situated, just 95 miles to New York City and 53 miles north of Philadelphia and offers all of the amenities and more as its large urban neighbors.

Several factors make the Lehigh Valley an excellent location for business and industry. This region's growth is fueled by 11 institutions of higher learning and its nationally recognized health care facilities.

Due to its excellent highway infrastructure, rail service and the presence of an International airport, the Lehigh Valley market remains an attractive one to importers, exporters, manufacturers and high-tech companies. Developers are enticed to this area because of its abundant vacant land and favorable taxes.

An enterprising and diversified economy has led to higher income jobs, a growing and thriving population, along with tremendous commercial and industrial growth in this region. Some of the world's top companies call this area their home – Air Products and Chemicals, Inc; B. Braun Medical, Inc; Crayola and Olympus America – just to name a few.

Q1 At A Glance

OVERALL TRENDS

Vacancy Rate Net Absorption Construction Asking Rents

TRENDS

F R O M

Lehigh County

Mt Pocono

Easton

Northampton County

Carbon County

Monroe County

PA

About Us

Operating as the Greater Lehigh Valley’s largest locally owned commercial real estate company, NAI Summit has been combining the industry’s best real estate practices with our relationship-oriented philosophy to meet client business goals. Our mission is to provide the highest quality by adding value to our client’s assets and real estate needs through expert analysis, in–depth market knowledge and personalized service.

Serving the Lehigh Valley and surrounding areas since 1982. Local market experts... global reach.

NAI Summit By The Numbers

40+ Professionals
36+ Years Experience
$23 million+ in sales this past year
5 million+ SF of managed properties
1 team focused on your real estate needs

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