



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE.

FIRST QUARTER MARKET REPORT

20  20

LEHIGH VALLEY, PENNSYLVANIA

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Transaction Highlights

PROPERTIES LEASED



2500 Emrick Boulevard
Submarket: Bethlehem
Square Feet: 50,000
Property Type: Industrial/Flex
Agent: Mike Adams



2601 Baglyos Circle
Submarket: Bethlehem
Square Feet: 9,280
Property Type: Industrial/Flex
Agent: Mike Adams



1862 Tollgate Road
Submarket: Palm
Square Feet: 8,000
Property Type: Industrial/Flex
Agent: Mike Adams
 Mark Magasich



7377 William Avenue
Submarket: Allentown
Square Feet: 12,720
Property Type: Industrial/Flex
Agent: Mike Adams

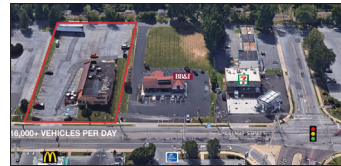
PROPERTIES SOLD



2299 Brodhead Road
Submarket: Bethlehem
Square Feet: 2,100
Property Type: Office
Agent: Sarah Finney-Miller



1111-1113/1164 Bushkill Drive
Submarket: Easton
Acres: 15+
Property Type: Commercial
Agent: Sarah Finney-Miller



1116 Chestnut Street
Submarket: Emmaus
Square Feet: 5,776
Property Type: Retail
Agent: Sarah Finney-Miller



5270 Route 309
Submarket: Upper Saucon Township
Acres: .88
Property Type: Commercial/Residential
Agent: Jay Haines

New Listings Spotlight

AVAILABLE PROPERTIES FOR SALE AND/OR LEASE



4444 Innovation Way
Submarket: Allentown
Square Feet: 200,000±
Property Type: Industrial/Flex
Sale/Lease: Sale
Agent: Mike Adams



Bethlehem Flex Center V, LVIP VII
Submarket: Bethlehem
Square Feet: 37,717
Property Type: Industrial/Flex
Sale/Lease: Lease
Agent: Mike Adams

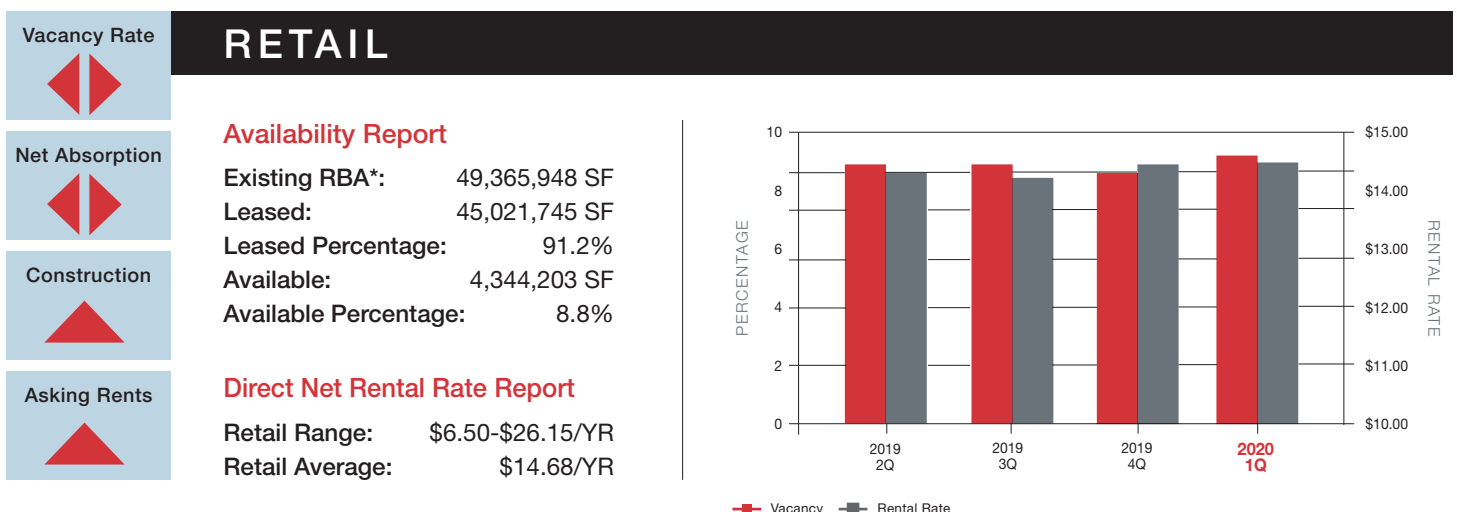
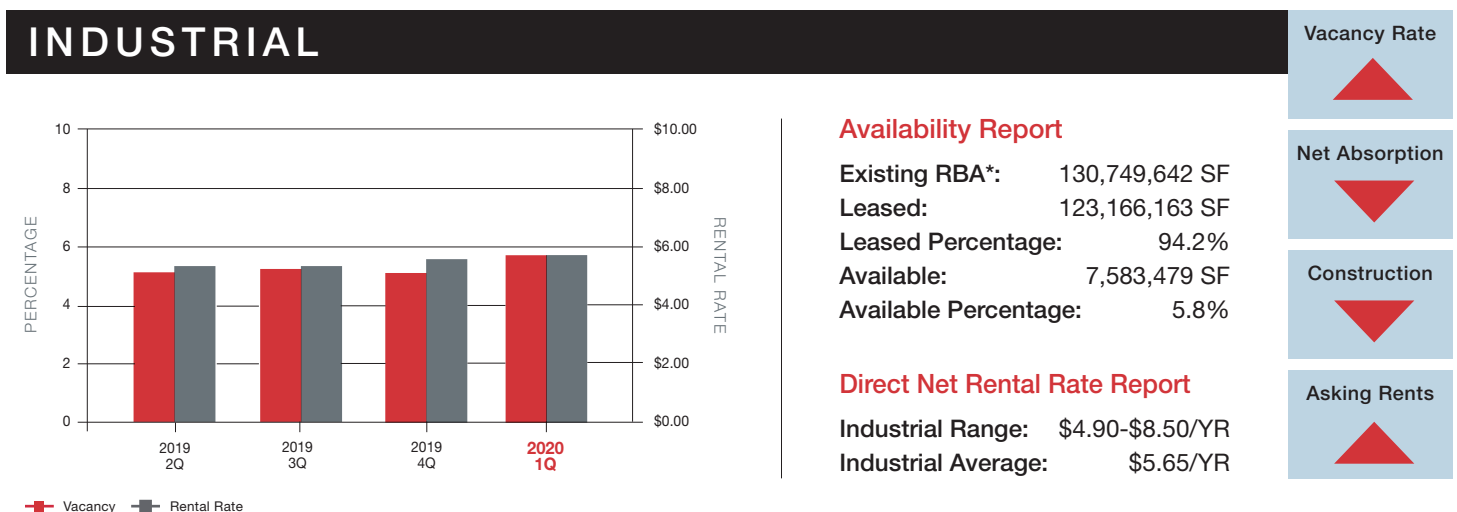
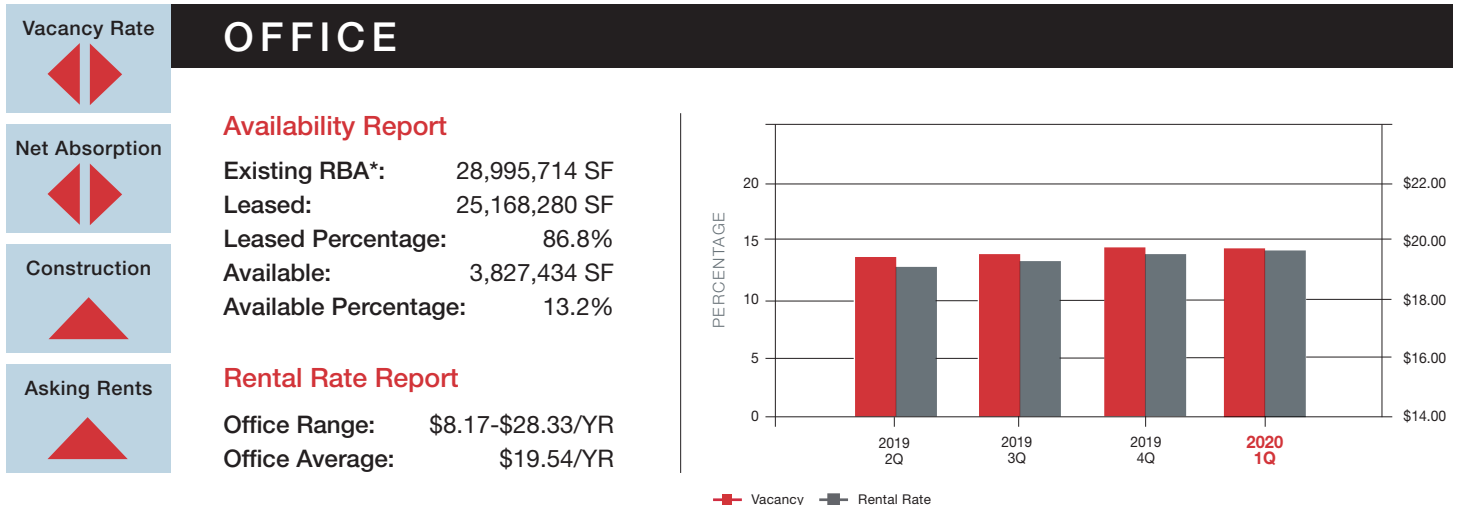


22 Commerce Way
Submarket: Bethlehem
Square Feet: 8,560
Property Type: Industrial/Flex
Sale/Lease: Lease
Agent: Mike Adams



4779 Hanoverville Road
Submarket: Bethlehem
Square Feet: 17,000 - 34,000
Property Type: Industrial/Flex
Sale/Lease: Sublease
Agent: Frank T. Smith, CCIM, CPM
 Mike Adams

2020 Lehigh Valley Report



*RBA: Rentable Building Area

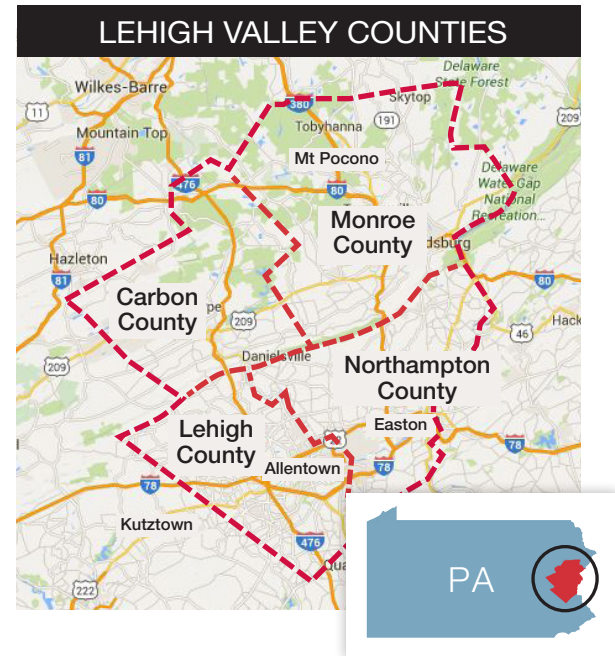
Lehigh Valley Overview

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.

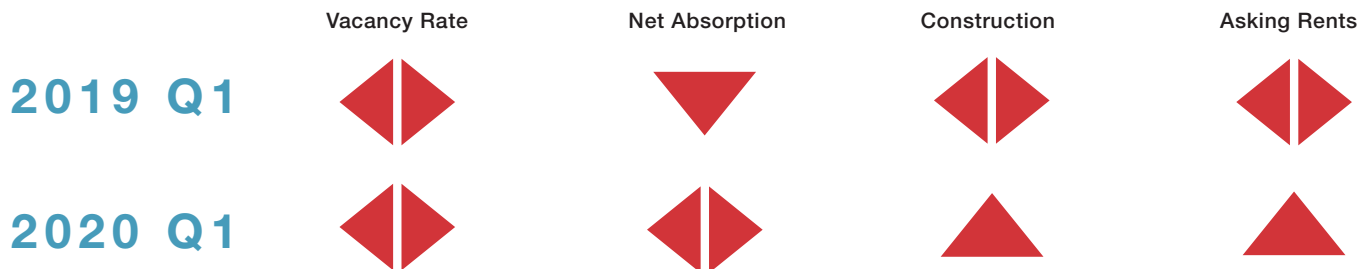
Due to its excellent highway infrastructure, rail service and the presence of an International airport, the Lehigh Valley market remains an attractive one to importers, exporters, manufacturers and high-tech companies. Developers are enticed to this area because of its abundant vacant land and favorable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



Overall TRENDS

2019 VS 2020 COMPARISONS



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
\$26 million+ in sales this past year
5 million+ SF of managed properties
1 team focused on your real estate needs