



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE.

FOURTH QUARTER MARKET REPORT

20  19

LEHIGH VALLEY, PENNSYLVANIA

A large, stylized number "4" in red, centered within a white circle. The circle is set against a dark background with a faint, light gray grid pattern. The number "4" is bold and has a slight shadow effect.

4

Transaction Highlights

PROPERTIES LEASED



904 Marcon Blvd
Submarket: Allentown
Square Feet: 10,797
Property Type: Industrial/Flex
Agent: Mike Adams
 Sarah Finney-Miller



2800 Baglyos Circle
Submarket: Bethlehem
Square Feet: 12,500
Property Type: Industrial/Flex
Agent: Mike Adams



2503 Mickley Avenue
Submarket: Whitehall
Square Feet: 12,150
Property Type: Retail
Agent: Sarah Finney-Miller



904 Marcon Blvd
Submarket: Allentown
Square Feet: 4,800
Property Type: Industrial/Flex
Agent: Mike Adams
 Sarah Finney-Miller

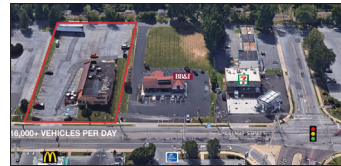
PROPERTIES SOLD



749 Route 100, Lot 4
Submarket: Allentown
Acres: 6+
Property Type: Light Industrial
Agent: Jay Haines



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



5222 Route 309
Submarket: Upper Saucon Township
Square Feet/AC: 800/.57
Property Type: Commercial/Residential
Agent: Jay Haines

New Listings Spotlight

AVAILABLE PROPERTIES FOR SALE AND/OR LEASE



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



2675 Commerce Center Blvd
Submarket: Quakertown
Square Feet: 2,500 - 9,351
Property Type: Office
Sale/Lease: Lease
Agent: Jay Haines
 Mike Adams

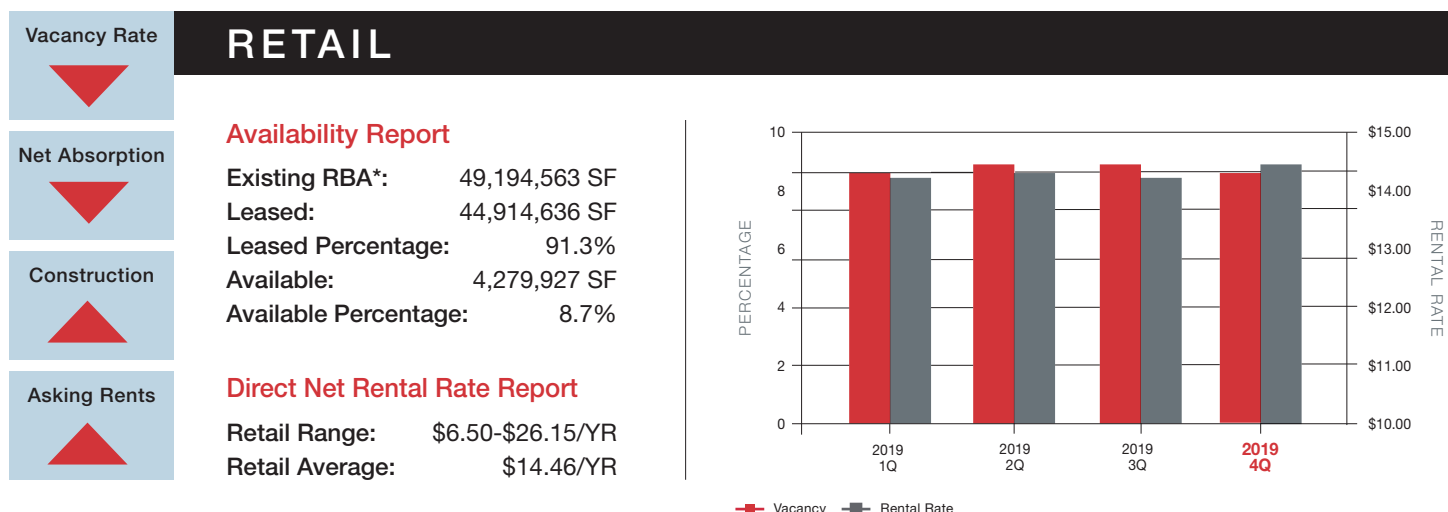
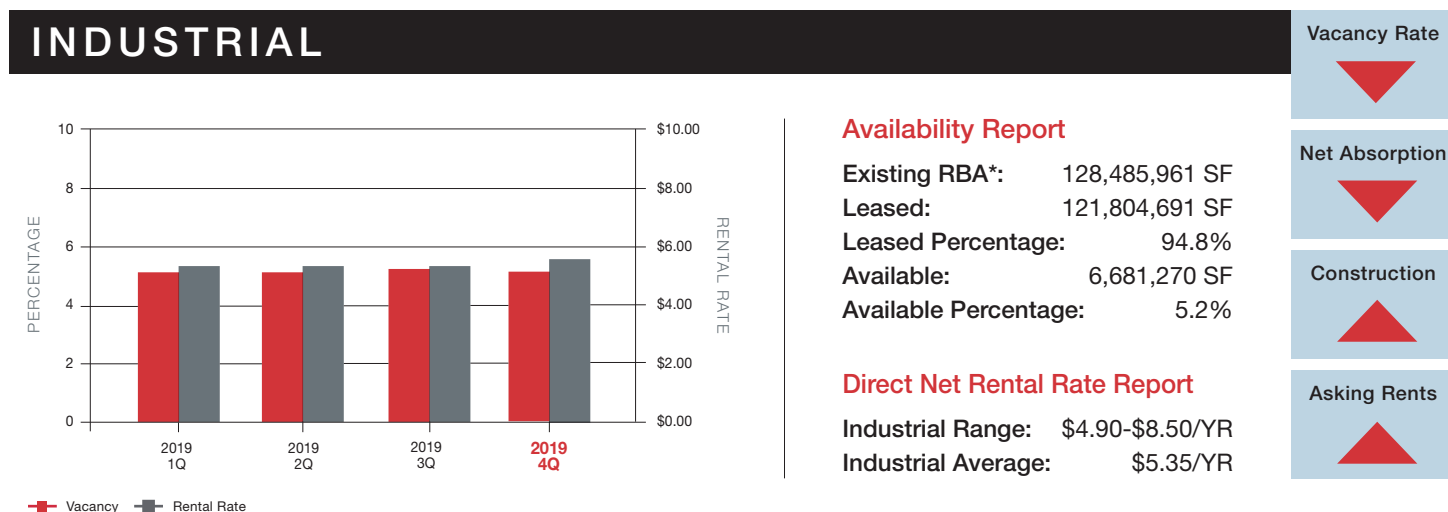
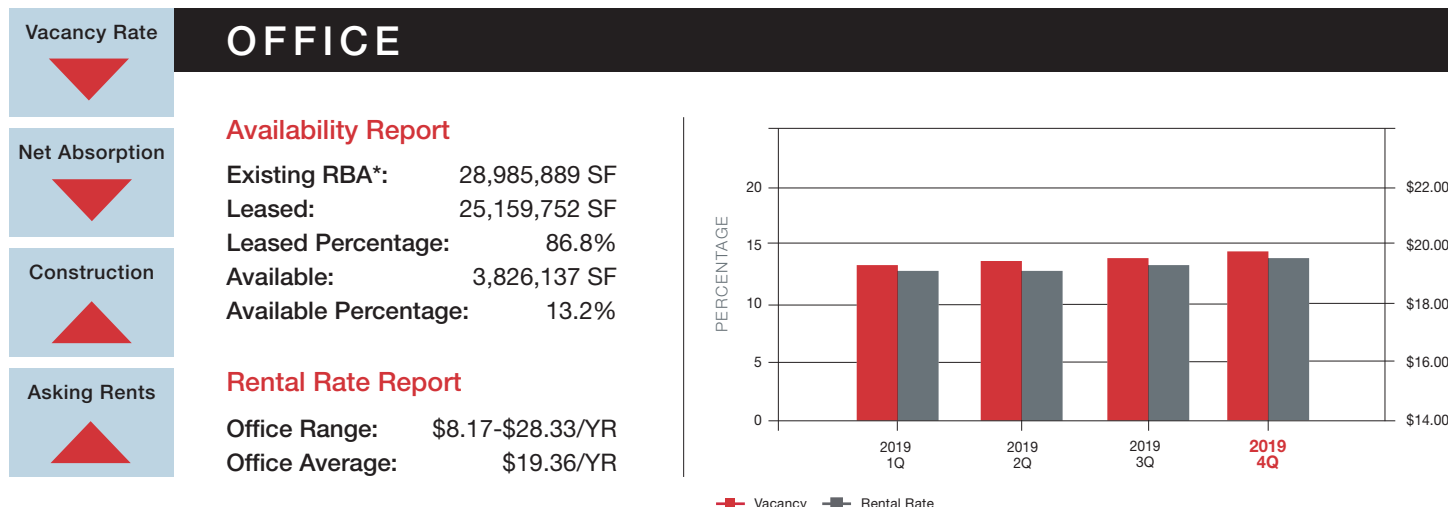


1510 Richmond Road
Submarket: Easton
Square Feet/AC: 31,429/3.8+
Property Type: Industrial
Sale/Lease: Sale
Agent: Mike Adams



52 Highland Avenue
Submarket: Bethlehem
Square Feet: 1,850
Property Type: Office
Sale/Lease: Lease
Agent: Sarah Finney-Miller

2019 Lehigh Valley Report



*RBA: Rentable Building Area

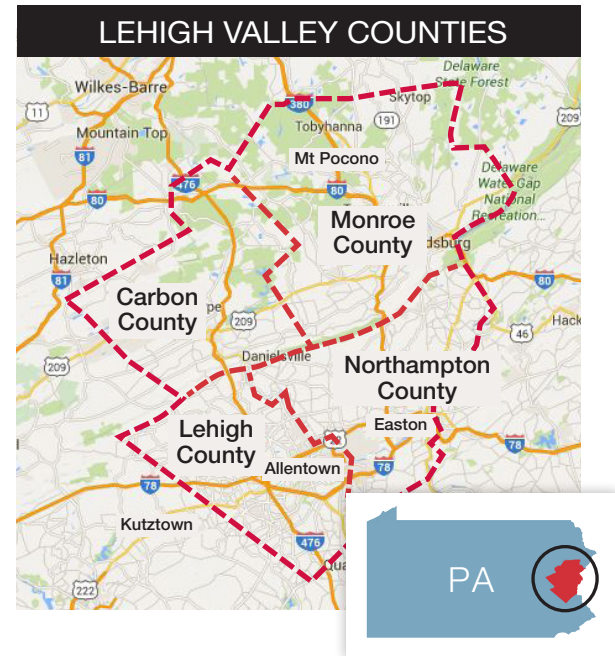
Lehigh Valley Overview

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.

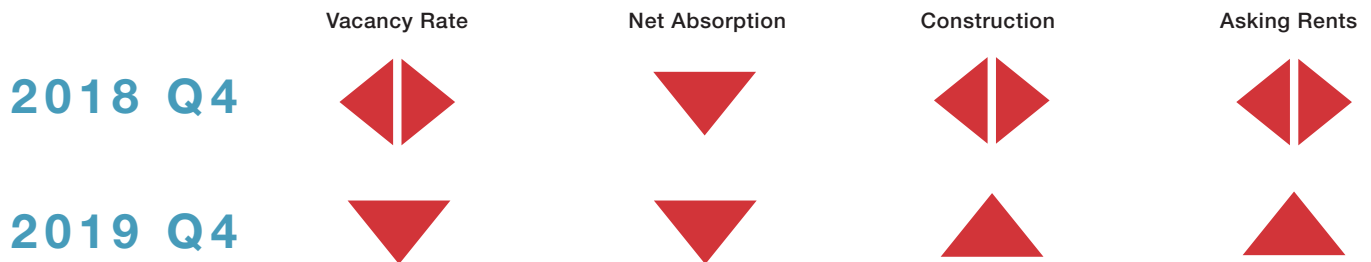
Due to its excellent highway infrastructure, rail service and the presence of an International airport, the Lehigh Valley market remains an attractive one to importers, exporters, manufacturers and high-tech companies. Developers are enticed to this area because of its abundant vacant land and favorable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

2018 VS 2019 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