

FEATURED LISTINGS



COMMERCIAL/RETAIL



701 N 19th Street, Allentown

4,375 SF on Prime Corner at Lighted four-way Intersection

Sarah Finney-Miller

610.871.1719

For Sale or Lease

Call for Details

sfinney@naisummit.com



INDUSTRIAL



1830 E Race Street, Allentown

23,000 SF New Construction Industrial Space Finished to Suit

Mike Adams

610.871.1701

For Lease

Call for Details

madams@naisummit.com

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NAI Summit

1620 Pond Road, Suite 150

Allentown PA 18104

610.264.0200

naisummit.com

INDUSTRIAL / WAREHOUSE / FLEX

NEW LISTING



PROPERTY NAME 2451 Baglyos Circle/180
ADDRESS 2451 Baglyos Circle
CITY Bethlehem
SALE/LEASE Lease
AVAILABLE SF 9,000 SF
BUILDING SF 45,000 SF

LEASE RATE Call for details

FEATURES Warehouse/flex space with 3,500 SF office, 2 dock doors, 20' ceiling height, 100% Wet sprinkler system, 3 Phase Power, across from Southmont Shopping Center and the new St. Luke's Riverside Medical Center, great visibility, located off Route 33, available 11/1/2021

CONTACT Mike Adams 610.871.1701



PROPERTY NAME 999 Postal Road, LVIP III/115
ADDRESS 999 Postal Road
CITY Allentown
SALE/LEASE Sublease
AVAILABLE SF 15,000 SF
BUILDING SF 43,400 SF

SUBLEASE RATE Call for details

FEATURES Warehouse suite in conveniently located industrial building in LVIP III including 2,000 SF office, 3 Phase Power, 20' ceilings, private offices, conference rooms, two dock doors, one drive in door, just 1/2 mile to Route 22 and minutes to PA Turnpike 476

CONTACT Mike Adams 610.871.1701



PROPERTY NAME 4444 Innovation Way/168
ADDRESS 4444 Innovation Way
CITY Allentown
SALE/LEASE Lease
AVAILABLE SF 50,000 - 75,000 SF
BUILDING SF 200,000 SF

SALE PRICE Call for details

FEATURES 75,000 SF warehouse space and 50,000± SF Class A open office area available for lease, office can be converted to warehouse, 193 parking spaces, motion sensed LED lighting, quality flooring, increased thickness for manufacturing, 20' ceiling height, convenient location near LV Int'l Airport

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719

UNDER AGREEMENT



PROPERTY NAME 1510 Richmond Road/127
ADDRESS 1510 Richmond Road
CITY Easton
SALE/LEASE Both
AVAILABLE SF 31,429 SF
BUILDING SF 31,429 SF

PRICE/RATE \$1,150,000/Call for details

FEATURES One-story industrial building including office area which includes waiting area with service counter, workspace, private offices, storage room, conference room and restroom, two parcels included totaling 3.09 acre lot with 35 parking spaces, 15-20' clear ceiling height, dock and door-in doors

CONTACT Mike Adams 610.871.1701

LEASED



PROPERTY NAME Prologis Lehigh Valley East/123
ADDRESS 904 Marcon Boulevard
CITY Allentown
SALE/LEASE Lease
AVAILABLE SF 9,600 SF
BUILDING SF 45,600 SF

LEASE RATE Call for details

FEATURES Available 4/1/21, located in Lehigh Valley Business Center, a professional business park, Three Phase Power, 20' clear ceiling heights, office area, 100% wet sprinkler system, four dock doors, less than 1/2 mile to Airport Road and Route 22 with easy access to Route 33, I-80 and I-78

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719

LEASED



PROPERTY NAME Prologis Lehigh Valley East/142
ADDRESS 924 Marcon Boulevard
CITY Allentown
SALE/LEASE Lease
AVAILABLE SF 9,960 SF
BUILDING SF 45,000 SF

LEASE RATE Call for details

FEATURES Located in Lehigh Valley Business Center, a professional business park, Three Phase Power, 20' clear ceiling heights, office area, 100% wet sprinkler system, one dock door, one drive-in door, less than 1/2 mile to Airport Road and Route 22 with easy access to Route 33, I-80 and I-78

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME 1830 E Race Street/128
ADDRESS 1830 E Race Street
CITY Allentown
SALE/LEASE Lease
AVAILABLE SF 23,000 SF
BUILDING SF 30,000 SF

LEASE RATE Call for details

FEATURES New construction industrial space with office built to suit available November 2021, site has all permits including NPDES / DEP to start construction immediately, 24' clear ceiling height, three dock doors, drive-in door, centrally located off Airport Road with easy access to Route 22 and the LV Int'l Airport

CONTACT Mike Adams 610.871.1701



UNDER AGREEMENT

PROPERTY NAME	178 Industrial Road/227
ADDRESS	178 Industrial Road
CITY	Frackville
SALE/LEASE	Sale
AVAILABLE SF	9,704 SF
BUILDING SF	9,704 SF

SALE PRICE	\$395,000
FEATURES	Standalone office/flex building with flexible floor plan featuring open office areas, private offices, break room, storage and conference rooms, 3 Phase Power with 800+ Amps, gas backup generator, set on 15+ acres with fenced in parking lot/storage yard, easy access to Routes 61, 81, and 209
CONTACT	Sarah Finney 610.871.1719, Frank T. Smith 610.871.1682



RENT INCENTIVE

PROPERTY NAME	450 Commerce Drive/131
ADDRESS	450 Commerce Drive
CITY	Quakertown
SALE/LEASE	Both
AVAILABLE SF	116,000 SF
BUILDING SF	116,000 SF

PRICE/RATE	Call for details/\$4.95/SF NNN
FEATURES	Class A industrial building set on 11+ acres including two-story air-conditioned office area with elevator, 26'-30' ceiling height, two drive-in and nine dock doors with levelers and bumpers, 100% wet sprinkler system, Three Phase Power, ventilation throughout warehouse
CONTACT	Mike Adams 610.871.1701, Jenn Kennedy 610.871.1707



PROPERTY NAME	2440 Brodhead Road/LVIP V/116
ADDRESS	2440 Brodhead Road, LVIP V
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	5,500 SF
BUILDING SF	40,500 SF

LEASE RATE	\$7.50/SF NNN
FEATURES	Office/warehouse space available in multi-tenant flex building located in Lehigh Valley Industrial Park V, 20' clear ceilings, 100% wet sprinkler system, two 14' drive in doors, area amenities include restaurants, banks and retail stores, easy access to Routes 191, 512 and 22
CONTACT	Mike Adams 610.871.1701



UNDER AGREEMENT

PROPERTY NAME	2601 Baglyos Circle/502
ADDRESS	2601 Baglyos Circle
CITY	Bethlehem
SALE/LEASE	Sale
AVAILABLE SF	43,200 SF
BUILDING SF	43,200 SF

SALE PRICE	\$5,400,000
FEATURES	One story, single tenant industrial building built in 2014, set on 8.42 acres in corporate business park Lehigh Valley Industrial Park VI with potential for expansion, Light Industrial zoning and tilt up construction, 20 - 24' clear ceiling height, two dock doors, one drive-in door, Gas heat, Public Water and Sewer
CONTACT	Mike Adams 610.871.1701



NEW LISTING

PROPERTY NAME	984 Marcon Boulevard/500
ADDRESS	984 Marcon Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	6,400 SF
BUILDING SF	43,581 SF

LEASE RATE	\$20.00/SF NNN
FEATURES	One dock door, one drive-in door, 20' ceiling height, 240 Volt/400 Amp Service, includes 3,000 SF covered storage building, compressed air-lines, flexible zoning which allows for many uses, conveniently located off Airport Road, minutes to Lehigh Valley International Airport and Route 22
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



TRUCK PARKING

PROPERTY NAME	125 Rock Hill Road/125
ADDRESS	125 Rock Hill Road
CITY	Parryville
SALE/LEASE	Lease
ACRES	1.5±
BUILDING SF	2,000 SF

LEASE RATE	Call for details
FEATURES	IDEAL FOR TRUCK PARKING! Approximately 1.5± acres with large parking lot, property includes office building with beautiful scenic views, ample natural light, open space, private offices, minutes to Routes 209, 248, 443 and 476, office building and land can be leased separately or together
CONTACT	Mark Magasich 610.871.1699



NEW LISTING

PROPERTY NAME	405 Allentown Drive/180
ADDRESS	405 Allentown Drive
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	7,200 SF
BUILDING SF	13,920 SF

LEASE RATE	\$8.00/SF NNN
FEATURES	Suite available in one story industrial building, includes 2,500 SF office space with 3 bathrooms, break room, and conference room, 18' clear ceiling height, 12' drive-in door, located off Airport Rd with easy access to Route 22 and multiple corporate neighbors
CONTACT	Mike Adams 610.871.1701

OFFICE



PROPERTY NAME	Bethlehem Office Commons/294
ADDRESS	3893 Adler Place
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	3,500 SF
BUILDING SF	49,330 SF

LEASE RATE	\$11.00/SF NNN
FEATURES	Office suite available in single story office building in Bethlehem Business Park with ample parking, directly off Route 512 with easy access to Routes 22, 33, I-78 and the Lehigh Valley International Airport, ample area amenities nearby
CONTACT	Jay Haines 610.871.1721



FOR LEASE

PROPERTY NAME	4444 Innovation Way/168
ADDRESS	4444 Innovation Way
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	50,000± SF
BUILDING SF	200,000 SF

SALE PRICE	Call for details
FEATURES	Fully air-conditioned industrial building, includes 75,000 SF industrial space also available for lease, set on 25+ acre lot, 193 parking spaces, motion sensed LED lighting, quality flooring, multiple employee entrances, convenient location near LV Int'l Airport and major highways
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



NEW RENOVATIONS

PROPERTY NAME	5920 Hamilton Boulevard/106
ADDRESS	5920 Hamilton Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	890 SF
BUILDING SF	24,335 SF

LEASE RATE	\$13.00/SF NNN
FEATURES	Major lobby renovations in progress! Ground level suite available, flexible floor plans, ample parking, various medical tenants which provides high foot traffic, property managed professionally, located in business park-type setting directly off Hamilton Blvd, easy access to I-78
CONTACT	Sarah Finney 610.871.1719, Frank Smith 610.871.1682



LEASE INCENTIVES

PROPERTY NAME	Bethlehem Medical Arts Ctr/156
ADDRESS	5325 Northgate Drive
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	1,500 - 3,539 SF
BUILDING SF	54,000 SF

LEASE RATE	\$17.50 Modified Gross
FEATURES	Office suites available in a two-story, Class A medical office building, suites can be combined for a total of 3,000 SF, ample parking, located in a high residential area with excellent area demographics, directly off Route 512 with easy access to Routes 22, 33, 378 and LV International Airport
CONTACT	Sarah Finney-Miller 610.871.1719



PROPERTY NAME	TEK Park/117
ADDRESS	9999 Hamilton Boulevard
CITY	Breinigsville
SALE/LEASE	Sublease
AVAILABLE SF	5,182 SF
BUILDING SF	508,000 SF

LEASE RATE	Co-Broker Incentive! \$15.00/SF Modified Gross
FEATURES	Class A suite right off lobby with easy access and features beautiful double entry glass doors with card reader access, includes high end finishes throughout with custom lighting, located in the premier TEK Park with diverse corporate tenants and ample on-site amenities
CONTACT	Mark Magasich 610.871.1699



PROPERTY NAME	Lehigh Hills, Route 100/148
ADDRESS	Lehigh Hills, Route 100
CITY	Fogelsville
SALE/LEASE	Lease
AVAILABLE SF	15,000 - 50,000 SF
BUILDING SF	15,000 - 50,000 SF

LEASE RATE	\$20.00-\$23.00/SF NNN
FEATURES	New office center directly on busy Route 100 available for lease, offices build to suit, directly next to Lehigh Hills Shopping center with ample corporate neighbors, high traffic counts, large residential area, ideal for medical, retail, office, restaurants and service-related uses
CONTACT	Sarah Finney 610.871.1719, Frank T. Smith 610.871.1682



UNDER AGREEMENT

PROPERTY NAME	178 Industrial Road/227
ADDRESS	178 Industrial Road
CITY	Frackville
SALE/LEASE	Sale
AVAILABLE SF	9,704 SF
BUILDING SF	9,704 SF

SALE PRICE	\$395,000
FEATURES	Standalone office/flex building with flexible floor plan featuring open office areas, private offices, break room, storage and conference rooms, 3 Phase Power with 800+ Amps, gas backup generator, set on 15+ acres with fenced in parking lot/storage yard, easy access to Routes 61, 81, and 209
CONTACT	Sarah Finney 610.871.1719, Frank T. Smith 610.871.1682

NEW LISTING



PROPERTY NAME Commerce Corporate Center/422
ADDRESS 5050 Tilghman Street
CITY Allentown
SALE/LEASE Sublease
AVAILABLE SF 1,242 SF
BUILDING SF 66,774 SF

SUBLEASE RATE \$20.00/SF Modified Gross

FEATURES Class A office suite in professional park, Commerce Corporate Center, current lease goes until 11/30/2022 with options for longer lease term, ample parking, variety of amenities onsite, conveniently located off Tilghman Street, minutes to PA Turnpike 476 with easy access to Routes 22 and 309

CONTACT Mike Adams 610.871.1701



PROPERTY NAME 1837 Linden Street/105
ADDRESS 1837 Linden Street
CITY Allentown
SALE/LEASE Lease
AVAILABLE SF 2,100 - 4,200 SF
BUILDING SF 8,400 SF

LEASE RATE \$14.00/SF NNN

FEATURES Office suites for lease in two-story Class A office building located on corner lot with four way stop sign intersection, includes off-street parking lot, located near many hospitals and health facilities, high residential area with ample amenities nearby

CONTACT Mike Adams 610.871.1701

RATE REDUCED



PROPERTY NAME 125 Rock Hill Road/125
ADDRESS 125 Rock Hill Road
CITY Parryville
SALE/LEASE Lease
AVAILABLE SF 2,000 SF
BUILDING SF 2,000 SF

LEASE RATE Call for details

FEATURES Office building with beautiful scenic views, set on approximately 1.5± acres with large parking area ideal for truck parking, ample natural light, open space and private offices, minutes to Routes 209, 248, 443 and PA Turnpike 476, office building and land can be leased separately or together

CONTACT Mark Magasich 610.871.1699



PROPERTY NAME 100 N 3rd Street/112
ADDRESS 100 N 3rd Street
CITY Easton
SALE/LEASE Lease
AVAILABLE SF 1,200 - 2,000 SF
BUILDING SF 33,500 SF

LEASE RATE \$10.50/SF NNN

FEATURES Office suites available in a five-story, professional office building situated at a four-way lighted intersection, two blocks from Easton Centre Square, high residential area, good area demographics, frontage on busy N 3rd Street with over 7,200 vehicles per day, easy access to Routes 22 and 611

CONTACT Sarah Finney 610.871.1719, Jenn Kennedy 610.871.1707



PROPERTY NAME 1900 Am Drive/125
ADDRESS 1900 Am Drive
CITY Quakertown
SALE/LEASE Lease
AVAILABLE SF 2,500, 5,401, 7,840, & 9,351 SF
BUILDING SF 45,303 SF

LEASE RATE \$19.25/SF plus Electric and Janitorial

FEATURES Suites can be subdivided, located in a Class A, two-story, multi-tenant office building, expansive atrium-style lobby and one dock door, set on 6.38 acres with ample parking, flexible Commercial zoning, high residential area with excellent demographics, minutes to Route 663 and PA Turnpike 476

CONTACT Jenn Kennedy 610.871.1707, Mike Adams 610.871.1701

SOLD



PROPERTY NAME 685 Delaware Avenue/201
ADDRESS 685 Delaware Avenue
CITY Bethlehem
SALE/LEASE Sale
AVAILABLE SF 5,720 SF
BUILDING SF 5,720 SF

SALE PRICE Price reduced! \$495,000

FEATURES Two-story office building with attic and 951 SF finished lower level, set on .37 acre corner lot with 16 off-street parking spaces, neighbors to St. Luke's University Hospital, various medical locations and area amenities, easy access to Routes 378, 22 and I-78

CONTACT Sarah Finney 610.871.1719, Frank T. Smith 610.871.1682

HIGH VISIBILITY ON 309



PROPERTY NAME 4001 School House Lane/132
ADDRESS 4001 School House Lane
CITY Center Valley
SALE/LEASE Lease
AVAILABLE SF/AC 7,200 - 20,000± SF
BUILDING SF 20,000± SF

LEASE RATE Call for details

FEATURES Class A office building with recent renovations, finished lower level, and elevator, conveniently located in a professional office park, single or multi-tenant options, corporate neighbors, sits on busy Rt 309 with excellent visibility and signage opportunity, high traffic counts over 51,000+ VPD

CONTACT Sarah Finney 610.871.1719, Mike Adams 610.871.1701

OFFICE (continued)



PROPERTY NAME 1401 N Cedar Crest Blvd/101
ADDRESS 1401 N Cedar Crest Boulevard
CITY Allentown
SALE/LEASE Lease
AVAILABLE SF 1,924 - 9,842 SF
BUILDING SF 33,244 SF

LEASE RATE \$19.25/SF Modified Gross Plus Utilities & Janitorial
FEATURES Office space located in a professional park setting with multiple corporate neighbors, ample parking, abundant area amenities in immediate area, high residential area with excellent area demographics, less than a mile to Route 22 with easy access to Route 309, I-78, and PA Turnpike 476
CONTACT Sarah Finney 610.871.1719, Jay Haines 610.871.1721



PROPERTY NAME 630 Municipal Drive/129
ADDRESS 630 Municipal Drive
CITY Nazareth
SALE/LEASE Both
AVAILABLE SF 6,600 - 10,437 SF
BUILDING SF 67,366 SF

PRICE/RATE Call for details/\$8.25/SF NNN office
FEATURES Multiple office suites in industrial/flex building, 28'-30' ceiling height, 146 parking spaces, three drive-in doors, three loading docks, located right off Route 191 with easy access to Routes 22 and 33, building available for sale as an investment property
CONTACT Mike Adams 610.871.1701



PROPERTY NAME 1405 N Cedar Crest Blvd/102
ADDRESS 1405 N Cedar Crest Boulevard
CITY Allentown
SALE/LEASE Lease
AVAILABLE SF 1,009 - 7,392 SF
BUILDING SF 38,327 SF

LEASE RATE \$19.25/SF Modified Gross Plus Utilities & Janitorial
FEATURES Office space located in a professional park setting with multiple corporate neighbors, ample parking, high residential area with excellent area demographics, abundant area amenities in immediate area, less than a mile to Route 22 with easy access to Route 309, I-78, and PA Turnpike 476
CONTACT Sarah Finney 610.871.1719, Jay Haines 610.871.1721



PROPERTY NAME 3100 Emrick Boulevard/104
ADDRESS 3100 Emrick Boulevard
CITY Bethlehem
SALE/LEASE Lease
AVAILABLE SF 2,470 & 7,772 (divisible) SF
BUILDING SF 49,683 SF

LEASE RATE \$21.00/SF Modified Gross Plus Utilities & Janitorial
FEATURES Class A office space, highly visible location in professional office park LVIP VI, ample parking, various area amenities nearby, close proximity to Lehigh Valley Health Network and St. Luke's, directly off Route 33 with easy access to Route 22 and I-78
CONTACT Sarah Finney 610.871.1719, Jay Haines 610.871.1721



RATE REDUCED

PROPERTY NAME 1001 Chestnut Street/229
ADDRESS 1001 Chestnut Street
CITY Emmaus
SALE/LEASE Lease
AVAILABLE SF 2,800 SF
BUILDING SF 9,010 SF

LEASE RATE \$13.00/SF NNN
FEATURES Office suite available, easy ingress and egress with 45+ car parking lot, excellent visibility, road frontage, flexible zoning with multiple uses allowed including medical, office, retail, and more, located directly off of Route 29 with easy access to Routes 78/309, 22, 100 & Pennsylvania Turnpike 476
CONTACT Sarah Finney 610.871.1719, Frank T. Smith 610.871.1682



NEW LISTING

PROPERTY NAME 125 W West Street/145
ADDRESS 125 W West Street
CITY Wind Gap
SALE/LEASE Lease
AVAILABLE SF 6,500± & 6,500± SF
BUILDING SF 30,000 SF

LEASE RATE AGGRESSIVE RATES! \$3.00-\$6.00/SF Modified Gross
FEATURES Flexible Commercial Zoning allows for a multitude of uses, set on 1.37 acres with plentiful parking, ample amenities nearby, conveniently located approximately 1 mile off Route 33 with easy access to Routes 512, 22, I-78 and I-80, rates include property taxes, insurance, and lawn/snow maintenance
CONTACT Sarah Finney 610.871.1719



PROPERTY NAME 3435 Winchester Road/122
ADDRESS 3435 Winchester Road
CITY Allentown
SALE/LEASE Lease
AVAILABLE SF 3,829, 3,287 & 8,480 SF
BUILDING SF 76,697 SF

LEASE RATE \$19.25/SF Modified Gross Plus Utilities & Janitorial
FEATURES Office space located in a professional park setting with multiple corporate neighbors, ample parking, high residential area with excellent area demographics, abundant area amenities in immediate area, less than a mile to Route 22 with easy access to Route 309, I-78, and PA Turnpike 476
CONTACT Sarah Finney 610.871.1719, Jay Haines 610.871.1721

OFFICE (continued)



PROPERTY NAME	505 Independence Drive/110
ADDRESS	505 Independence Drive
CITY	East Stroudsburg
SALE/LEASE	Lease
AVAILABLE SF	811 & 2,643 SF
BUILDING SF	19,242 SF

LEASE RATE	\$19.25/SF Modified Gross Plus Utilities & Janitorial
FEATURES	Second floor office suites available for lease in professional office building, ample parking, variety of area amenities, located in proximity to multiple medical care related sites, easy access to Routes 80, 209, and 611
CONTACT	Sarah Finney 610.871.1719, Jay Haines 610.871.1721



PROPERTY NAME	25 N Main Street/111
ADDRESS	25 N Main Street
CITY	Coopersburg
SALE/LEASE	Both
AVAILABLE SF	2,260 & 2,895 SF
BUILDING SF	20,000 SF

PRICE/RATE	Call for details/\$12.00/SF NNN
FEATURES	Two suites available in multi-tenant office building set on 3 acres with ample parking, one suite fully ready for dental office, excellent traffic count with over 9,000 vehicles per day, variety of area amenities nearby, easy access to Route 309, less than 4 miles to The Promenade Shops at Saucon Valley
CONTACT	Mike Adams 610.871.1701, Mark Magasich 610.871.1699



NEW RENOVATIONS

PROPERTY NAME	236 Brodhead Road/163
ADDRESS	236 Brodhead Road
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	2,480 – 13,668 SF
BUILDING SF	23,723 SF

LEASE RATE	\$13.50/SF NNN
FEATURES	MAJOR LOBBY RENOVATIONS COMPLETE! Available in two-story office building with atrium lobby and two elevators, updated common area, parking lot, and restrooms, located in LVIP IV, with easy access to Routes 22, 378, 512, 33 and the Lehigh Valley International Airport
CONTACT	Sarah Finney 610.871.1719, Mike Adams 610.871.1701



NEW LISTING

PROPERTY NAME	1620 Pond Road/506
ADDRESS	1620 Pond Road
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	1,712 SF
BUILDING SF	47,070 SF

LEASE RATE	\$11.95/SF Modified Gross
FEATURES	Lower level Class A office suite available with multiple employee entrances, located in a professional park setting with various corporate neighbors, high residential area with excellent area demographics, walking distance to an abundance of area amenities, less than a mile to Route 22
CONTACT	Jenn Kennedy 610.871.1707



NEW LISTING

PROPERTY NAME	Northwood Medical Arts Center/510
ADDRESS	3735 Easton Nazareth Highway
CITY	Easton
SALE/LEASE	Both
AVAILABLE SF	10,445 SF
BUILDING SF	47,718 SF

PRICE/RATE	Call for details
FEATURES	Unique opportunity to own a Class A office condo in Northwood Medical Arts Center, potential to subdivide, glass door entry with reception and waiting area, highly visible well maintained building with ample parking, easy access to Routes 22 & 33, ample area amenities nearby
CONTACT	Sarah Finney 610.871.1719

COMMERCIAL / RETAIL / MIXED USE / OTHER



PROPERTY NAME	Easton Commons/613
ADDRESS	2920 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	1,750 - 12,500 SF
BUILDING SF	166,937 SF

LEASE RATE	Generous TI Allowance! Call for details
FEATURES	Retail suites up to 2,250 SF available for immediate occupancy, proposed 5,000 SF standalone building & 12,500 SF retail suite in center, high residential area, ample parking with over 820 spaces, anchored by Giant, Petco, & The Maxx Fitness Center, directly on busy Easton Avenue with high visibility
CONTACT	Sarah Finney 610.871.1719



RATE REDUCED

PROPERTY NAME 1001 Chestnut Street/229
ADDRESS 1001 Chestnut Street
CITY Emmaus
SALE/LEASE Lease
AVAILABLE SF 2,800 SF
BUILDING SF 9,010 SF

LEASE RATE \$13.00/SF NNN
FEATURES Retail suite available, easy ingress and egress with 45+ car parking lot, excellent visibility, road frontage, flexible zoning with multiple uses allowed including medical, office, retail, and more, located directly off of Route 29 with easy access to Routes 78/309, 22, 100 & Pennsylvania Turnpike
CONTACT Sarah Finney 610.871.1719, Frank T. Smith 610.871.1682



NEW LISTING

PROPERTY NAME 701 N 19th Street/228
ADDRESS 701 N 19th Street
CITY Allentown
SALE/LEASE Both
AVAILABLE SF 4,375 SF
BUILDING SF 4,375 SF

PRICE/RATE Call for details
FEATURES Standalone commercial/retail building on prime corner .55 acre lot at lighted four-way intersection, approximately 47 parking spaces, two points of ingress & egress, zoned Urban Commercial, high visibility, strong traffic counts, excellent signage opportunity, frontage from Tilghman & 19th Streets, minutes from Route 22
CONTACT Sarah Finney 610.871.1719



NEW LISTING

PROPERTY NAME 23 E 3rd Street/421
ADDRESS 23 E 3rd Street
CITY Bethlehem
SALE/LEASE Both
AVAILABLE SF 5,200 SF
BUILDING SF 6,756 SF

PRICE/RATE \$795,000/\$15.00/SF NNN
FEATURES Beautiful 2-story retail/office in-line row located in the heart of the Southside's fast growing Arts Business District, 1st floor retail space for lease, ideal for Owner Occupant or Investor, high ceilings, full open basement for additional uses or storage, prime location, newly built parking garage within walking distance
CONTACT Sarah Finney 610.871.1719



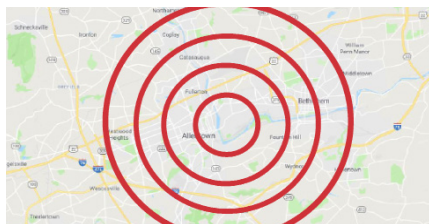
PROPERTY NAME Lehigh Hills, Route 100/148
ADDRESS Lehigh Hills, Route 100
CITY Fogelsville
SALE/LEASE Lease
AVAILABLE SF/AC 2,000 - 15,000 SF
BUILDING SF 15,000 SF

LEASE RATE \$23.00-\$25.00/SF NNN
FEATURES New 15,000 SF retail shopping center directly on busy Route 100 available for lease, directly next to Lehigh Hills Shopping center with ample corporate neighbors, high traffic counts, large residential area, ideal for medical, retail, office, restaurants and service-related uses
CONTACT Sarah Finney 610.871.1719, Frank T. Smith 610.871.1682



PROPERTY NAME Confidential Listing & Business/184
ADDRESS Confidential
CITY Lehigh Valley, PA
SALE/LEASE Sale
AVAILABLE SF 10,000 SF
BUILDING SF 10,000 SF

SALE PRICE Call for details for Real Estate & Business Information
FEATURES Active childcare center with currently 178 children enrolled, all furniture and equipment included in sale, one-story commercial building built in 1995 with remodels in 2005 and 2013, single or multi-tenant building, set on three acres with potential for future development, excellent area demographics
CONTACT Sarah Finney 610.871.1719, Mike Adams 610.871.1701



PROPERTY NAME Confidential Listing/126
ADDRESS Confidential
CITY Lehigh Valley, PA
SALE/LEASE Sale
AVAILABLE SF 36,000 SF
BUILDING SF 36,000 SF

SALE PRICE \$1,850,000
FEATURES Active First Class sports training facility, rigid frame clear span construction with 2,000 SF clubhouse, set on 2.3 acres, includes 2,000 SF office, Zoned B-2, paved on-site parking, LED lighting, actively run facility with membership base and professional staff, details will be provided upon request
CONTACT Mike Adams 610.871.1701



UNDER AGREEMENT

PROPERTY NAME Storage Unit Facility/192
ADDRESS Confidential Listing
COUNTY Northampton
SALE/LEASE Investment Sale
BUILDING SF 24,790 SF
ZONING Commercial

SALE PRICE Call for details - Business & Property
FEATURES Multiple building storage unit facility with approximately 200 units and business available for sale, 100% occupancy, set on 2.52 acres with fenced yard and trailer parking, .5 acre surplus land zoned Light Industrial for potential future development, high visibility and traffic counts
CONTACT Sarah Finney 610.871.1719

UNDER AGREEMENT



PROPERTY NAME 2227 N 3rd Street/185
ADDRESS 2227 N 3rd Street
CITY Whitehall
SALE/LEASE Sale
BUILDING SF 2,400 SF
ZONING Commercial

SALE PRICE \$299,000

FEATURES Standalone automotive garage building, previously used for a repair shop, collision center, inspection station, and auto sales, automotive warehouse with front office plus a detached accessory building perfect for an on-site sales and/or notary office, large work space, ample parking

CONTACT Sarah Finney 610.871.1719

GREAT TI INCENTIVES



PROPERTY NAME Greenridge Plaza/226
ADDRESS 1600-1636 Greenridge Street
CITY Scranton
SALE/LEASE Lease
AVAILABLE SF 1,525 - 43,622 SF
BUILDING SF 236,000 SF

LEASE RATE \$9.00-\$12.00/SF NNN

FEATURES Highly visible retail suites for lease, large retail center in high residential area located minutes to downtown Scranton, ample parking with over 860 spaces, HVAC and existing plumbing, anchored by Planet Fitness and Giant, easy access to Routes 81, 84, 380, 6 and 11

CONTACT Sarah Finney 610.871.1719

INVESTMENT

UNDER AGREEMENT



PROPERTY NAME Storage Unit Facility/192
ADDRESS Confidential Listing
COUNTY Northampton
SALE/LEASE Investment Sale
BUILDING SF 24,790 SF
ZONING Commercial

SALE PRICE Call for details - Business & Property

FEATURES Multiple building storage unit facility with approximately 200 units and business available for sale, 100% occupancy, set on 2.52 acres with fenced yard and trailer parking, .5 acre surplus land zoned Light Industrial for potential future development, high visibility and traffic counts

CONTACT Sarah Finney 610.871.1719



PROPERTY NAME Bethlehem Medical Arts Ctr/156
ADDRESS 5325 Northgate Drive
CITY Bethlehem
SALE/LEASE Sale
AVAILABLE SF 54,000 SF
BUILDING SF 54,000 SF

LEASE RATE \$5,195,000

FEATURES Two-story, Class A office building, 84% leased with a mix of medical and professional tenants, ample parking, located in a high residential area with excellent area demographics, variety of area amenities and corporate neighbors in immediate area, conveniently located

CONTACT Frank T. Smith 610.871.1682

NEW LISTING



PROPERTY NAME 23 E 3rd Street/421
ADDRESS 23 E 3rd Street
CITY Bethlehem
SALE/LEASE Both
AVAILABLE SF 5,200 SF
BUILDING SF 6,756 SF

PRICE/RATE \$795,000/\$15.00/SF NNN

FEATURES Beautiful 2-story retail/office in-line row located in prime location in the heart of the Southside's fast growing Arts Business District, tenant occupied second floor, ideal for Owner Occupant or Investor, high ceilings, full open basement for additional uses or storage, newly built parking garage within walking distance

CONTACT Sarah Finney 610.871.1719



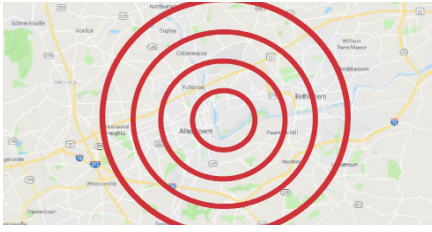
PROPERTY NAME 630 Municipal Drive/129
ADDRESS 630 Municipal Drive
CITY Nazareth
SALE/LEASE Both
AVAILABLE SF 6,600 - 10,437 SF
BUILDING SF 67,366 SF

PRICE/RATE Call for details/\$8.25/SF NNN office

FEATURES Industrial/flex building with 28'-30' ceiling height, 146 parking spaces, three drive-in doors, three loading docks, located right off Route 191 with easy access to Routes 22 and 33, building available for sale as an investment property, ideal for Owner Occupant or Investor

CONTACT Mike Adams 610.871.1701

INVESTMENT (continued)



PROPERTY NAME	Confidential Listing/126
ADDRESS	Confidential
CITY	Lehigh Valley, PA
SALE/LEASE	Sale
AVAILABLE SF	36,000 SF
BUILDING SF	36,000 SF

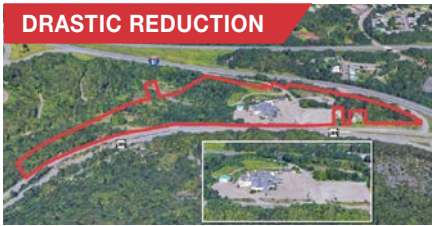
SALE PRICE	\$1,850,000
FEATURES	Active First Class sports training facility, rigid frame clear span construction with 2,000 SF clubhouse, set on 2.3 acres, includes 2,000 SF office, Zoned B-2, paved on-site parking, LED lighting, actively run facility with membership base and professional staff, details will be provided upon request
CONTACT	Mike Adams 610.871.1701



PROPERTY NAME	Successful Childcare Business/184
ADDRESS	Confidential
CITY	Lehigh Valley, PA
SALE/LEASE	Sale
AVAILABLE SF	10,000 SF
BUILDING SF	10,000 SF

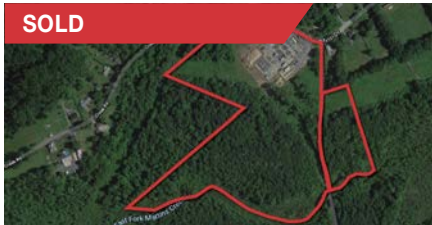
SALE PRICE	Call for details for Real Estate & Business Information
FEATURES	Active, successful childcare center with high enrollment, currently 178 children enrolled, commercial building also available for sale with all furniture and equipment included, set on three acres with potential for future development, excellent area demographics
CONTACT	Sarah Finney 610.871.1719, Mike Adams 610.871.1701

LAND



PROPERTY NAME	2300 Route 309/152
ADDRESS	2300 Route 309
CITY	Ashley Borough
SALE/LEASE	Sale
ACRES	16.4+ AC
ZONING	Commercial

SALE PRICE	\$1,290,000
FEATURES	16.4+ acres with parking for over 200 cars and multiple entry points and egress, includes 30,000 SF full service entertainment center with multiple amenities included, excellent visibility and signage opportunity with high traffic counts, high residential area, easy access to Routes 81 and 29
CONTACT	Jay Haines 610.871.1721, Frank T. Smith 610.871.1682



PROPERTY NAME	908 Lake Minsi Drive/455
ADDRESS	908 Lake Minsi Drive
CITY	Bangor
SALE/LEASE	Sale
ACRES	25+ AC
ZONING	Residential / Agricultural

SALE PRICE	Call for details
FEATURES	25.67 acres suitable for many uses including residential and agricultural, development opportunity near major highways including Routes 191, 512, 33, and I-80, motivated seller
CONTACT	Mike Adams 610.871.1701



PROPERTY NAME	2150 Fair Road/117
ADDRESS	2150 Fair Road
CITY	Schuylkill Haven
SALE/LEASE	Sale
ACRES	24.56 AC
ZONING	Industrial

SALE PRICE	Call for details
FEATURES	Large Industrial zoned property which allows for a variety of uses, PPL Electric, septic, and well on-site, ideal for investor or owner-user, excellent area demographics, easy access to Routes 183, 209, 443, 61, 81, and less than six miles to I-78
CONTACT	Mike Adams 610.871.1701



PROPERTY NAME	2992 Corporate Court/224
ADDRESS	2992 Corporate Court
CITY	Orefield
SALE/LEASE	Sale
ACRES	13+ AC
ZONING	Commercial

SALE PRICE	\$375,000
FEATURES	Commercial land located in a professional business park setting directly off busy Route 100 with beautiful scenic views, flexible commercial zoning, ideal for a single or multi-building development, excellent signage opportunity, easy access to Routes 22, 309, 100, I-78, and PA Turnpike 476
CONTACT	Frank T. Smith, CCIM, CPM® 610.871.1682



PROPERTY NAME 3625 & 3443 Shankweiler Rd/101
ADDRESS 3625 & 3443 Shankweiler Road
CITY Allentown
SALE/LEASE Sale
ACRES 193+ AC
ZONING Agricultural - Residential

SALE PRICE Call for details
FEATURES Four parcels, located in the highly rated Parkland School District with great area demographics, seven buildings on-site ranging in size from 2,262 SF up to 15,367 SF including commercial/restaurant, retail, storage/warehouse, and residential, easy access to Routes 309, 22 and PA Turnpike 476
CONTACT Sarah Finney 610.871.1719, Mike Adams 610.871.1701



PROPERTY NAME Route 443 & Mall Lane/153
ADDRESS Route 443 & Mall Lane
CITY Lehighton
SALE/LEASE Sale
ACRES Up to 48+ AC
ZONING Mixed Use

SALE PRICE OWNER FINANCING AVAILABLE! Call for details
FEATURES Mixed use land for sale, pad sites available, frontage on busy Route 443, high traffic counts, multiple development opportunities including commercial, retail, medical and residential, right next to Carbon Plaza, Lowe's, Walmart and other corporate neighbors
CONTACT Frank T. Smith, CCIM, CPM® 610.871.1682



PROPERTY NAME Route 145 & Columbia Street/540
ADDRESS Route 145 & Columbia Street
CITY Whitehall
SALE/LEASE Sale
ACRES 2.947 AC
ZONING C-2A Local Commercial

SALE PRICE \$990,000
FEATURES Flexible zoning allows for many uses, high visibility with frontage along Route 145 with daily traffic count of 30,952 vehicles per day, immediately adjacent to busy Weis market at lighted intersection, high residential area with excellent area demographics, various shopping centers nearby, 5 miles to Route 22
CONTACT Frank T. Smith 610.871.1682, Mark Magasich 610.871.1699



PROPERTY NAME Lehigh Hills, Route 100/119
ADDRESS Lehigh Hills, Route 100
CITY Fogelsville
SALE/LEASE Lease
ACRES 1.3 & 1.4 AC
ZONING Commercial

LEASE RATE Pads: \$65,000 - \$75,000
FEATURES Two pad sites directly on busy Route 100 available for lease, directly next to Lehigh Hills Shopping center and newly built 15,000 SF shopping center with ample corporate neighbors, high traffic counts, large residential area, ideal for medical, retail, office, restaurants and service-related uses
CONTACT Sarah Finney 610.871.1719, Frank T. Smith 610.871.1682



PROPERTY NAME 1050 Mill Road/100
ADDRESS 1050 Mill Road
CITY Allentown
SALE/LEASE Sale
ACRES 8.5 AC
ZONING Light Industrial

SALE PRICE \$1,100,000
FEATURES Available in a professional business park with multiple corporate neighbors, conveniently located in high residential area with excellent demographics, variety of amenities in immediate area, right off Route 100, minutes to Routes 22/I-78 and Route 222, three miles to PA Turnpike 476
CONTACT Mike Adams 610.871.1701

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