

FEATURED LISTINGS

1210-1236 Sesqui Road | Allentown, Lehigh County, PA



±80,000 SF For Sale/Lease

Industrial/warehouse building, multiple docks with levelers, clear height 12-20', drive-in door, sprinklers, 2400 amps 480v 3-phase heavy power

Sale Price: \$9,200,000
Lease Rate: \$7.50/SF NNN

Mike Adams
610.871.1701
madams@naisummit.com
Sarah Finney Miller
610.871.1719
sfinney@naisummit.com

Mansion on 7th | 315 N 7th Street, Allentown, Lehigh County, PA

562-2,009 SF For Lease

Don't wait to tour this extensively renovated office building, upgraded electrical, new HVAC, first floor ADA accessible, construction nearing completion, 5 min walk to downtown Allentown amenities, 14 off-street assigned parking spaces

Lease Rate: \$15.00/SF

Jennifer Kennedy
610.871.1707
jennkennedy@naisummit.com



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NAI Summit
1620 Pond Rd, Suite 150
Allentown PA 18104
610.264.0200
naisummit.com

INDUSTRIAL / WAREHOUSE / FLEX



PROPERTY NAME 164 Seneca Road

ADDRESS 164 Seneca Road

CITY Lehighton

SALE/LEASE Sale

AVAILABLE SF ±32,000 SF

BUILDING SF ±32,000 SF

SALE PRICE \$2,275,000

FEATURES Extensive recent renovations, new propane warehouse heaters, newly finished office area, 9.25 acres, outside storage, two 3-ton cranes, two dock doors, six drive-ins, 20'-24' clear height, 2500 amp, 480v, heavy power, building can be expanded, utilities well water, septic, propane

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719

NEW LISTING



PROPERTY NAME 2670 Lehigh Street

ADDRESS 2670 Lehigh Street

CITY Whitehall

SALE/LEASE Lease

AVAILABLE SF 3,000 SF

BUILDING SF 12,000 SF

LEASE RATE \$12.00/SF NNN

FEATURES Flex space in industrial park, comprised of 1,500 SF office and 1,500 SF fully air-conditioned warehouse, reception area, four private offices, conference room, kitchenette, dock door for deliveries, ideal for laboratory, storage, or fabrication, easy access to Routes 22, 33, and I-78

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME 630 Municipal Drive

ADDRESS 630 Municipal Drive

CITY Nazareth

SALE/LEASE Lease

AVAILABLE SF 4,800 SF

BUILDING SF 67,366 SF

LEASE RATE \$7.95/SF NNN

FEATURES Flex space available January 1, 2023, in industrial/flex building, 24' clear ceilings, 1,000 SF of office, 2 ADA restrooms, electric 3-phase 200 amp, propane heat, 146 parking spaces, located off Route 191, access to Routes 22 and 33

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME 1150 Centre Street

ADDRESS 1150 Centre Street

CITY Easton

SALE/LEASE Lease

AVAILABLE SF ±18,000 SF

BUILDING SF 72,102 SF

LEASE RATE \$6.00/SF NNN

FEATURES Freestanding industrial building, set on 6+ acres with ample parking, 12' to 20'± ceiling height, ideal for a variety of Light Industrial or distribution uses, 480 volt 3-Phase electric, heated warehouse, loading docks, drive-in doors

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719

RATE REDUCED



PROPERTY NAME Edgewood Avenue

ADDRESS Edgewood Ave & Bushkill Dr

CITY Easton

SALE/LEASE Both

AVAILABLE SF ±94,000 SF

BUILDING SF ±94,000 SF

PRICE/RATE \$7,000,000 / \$5.00/SF NNN

FEATURES Complex of four (4) warehouse and industrial buildings, 8.9 acres situated on Bushkill Creek, open floor plans, 12' ceilings, sprinklers, freight and passenger elevators, currently occupied, well-maintained, on-site parking, minutes to Routes 22, 33, 611, and downtown Easton

CONTACT Matt Sprung 610.871.1721



PROPERTY NAME 881 Marcon Blvd

ADDRESS 881 Marcon Blvd

CITY Allentown

SALE/LEASE Lease

AVAILABLE SF ±10,635 SF

BUILDING SF 30,663 SF

LEASE RATE Call for details

FEATURES Flex space available in Lehigh Valley Executive Campus, includes 19 private offices plus open concept space, in-suite restrooms, conference room, storage area with two (2) dock doors, exterior private entrance, plenty of parking for staff and/or clients, convenient to Route 22 and Airport Rd

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719

**PROPERTY NAME** 6343 Winside Drive**ADDRESS** 6343 Winside Drive**CITY** Bethlehem**SALE/LEASE** Lease**AVAILABLE SF** 7,200 SF**BUILDING SF** 11,400 SF**LEASE RATE** \$8.00/SF NNN

FEATURES Two suites available, Suite 6343 is 4,000 SF with one dock door, Suite 6333 is 3,200 SF with one dock door and one drive-in, 14' clear ceiling height, 3-phase power, located in industrial park, convenient to Routes 22 & 512, minutes to Lehigh Valley International Airport (ABE)

CONTACT Mike Adams 610.871.1701**BACK ON THE MARKET****PROPERTY NAME** 4444 Innovation Way**ADDRESS** 4444 Innovation Way**CITY** Allentown**SALE/LEASE** Lease**AVAILABLE SF** 39,666 - 75,000 SF**BUILDING SF** 200,000 SF**LEASE RATE** \$8.25-\$12.00/SF NNN

FEATURES 75,000 SF warehouse space and 39,666 SF Class A open office area, office can be converted to warehouse, 193 parking spaces, motion sensor LED lighting, quality flooring, increased thickness for manufacturing, 20' ceiling height, convenient location near LV Int'l Airport and Route 22

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719**PROPERTY NAME** 735-745 Pittston Street**ADDRESS** 735-745 Pittston Street**CITY** Allentown**SALE/LEASE** Lease**AVAILABLE SF** 8,000-25,155 SF**BUILDING SF** 25,155 SF**LEASE RATE** \$5.85-6.50/SF NNN

FEATURES Three-story industrial building, elevator served, sprinkler system, public water and sewer, Zoned I2-Limited Industrial District, permitted uses include but not limited to: distribution, moving/storage, self-storage, warehouse, adaptive reuse is allowed by special exception, accessible via I-78

CONTACT Mike Adams 610.871.1701**PROPERTY NAME** 2843 Mitchell Avenue**ADDRESS** 2843 Mitchell Avenue**CITY** Allentown**SALE/LEASE** Lease**AVAILABLE SF** 70,000 SF**BUILDING SF** 70,000 SF**LEASE RATE** Call for details

FEATURES New Construction, industrial building plans approved, 70,000 SF divisible to 25,000 SF, on 6.88 acres, 35' ceilings, 8" concrete slab, drive-in loading docks, tailgate docks, heavy power, all utilities, fully sprinklered, easy access to Route 309 & I-78

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719**SOLD****PROPERTY NAME** 533 S. Carldon Street**ADDRESS** 533 S. Carldon Street**CITY** Allentown**SALE/LEASE** Sale**AVAILABLE SF** 9,700 SF**BUILDING SF** 9,700 SF**SALE PRICE** \$1,100,000

FEATURES Three (3) buildings on fenced ±1.17 acre lot with parking on-site, Building #1: 1,600 SF drive-in garage, Building #2: 4,050 SF divided into two spaces each two garage doors, Building #3: 4,050 SF with loading dock and offices, ideal for contractors, mechanics, and landscapers

CONTACT Matt Sprung 610.871.1721**TRUCK PARKING****PROPERTY NAME** 125 Rock Hill Road**ADDRESS** 125 Rock Hill Road**CITY** Parryville**SALE/LEASE** Lease**ACRES** ±1**ZONING** I - Industrial**LEASE RATE** Call for details

FEATURES IDEAL FOR TRUCK PARKING! Approximately ±1 acre with large flat parking lot, minutes to Routes 209, 248, 443, 476

CONTACT Mike Adams 610.871.1701

INDUSTRIAL/WAREHOUSE/FLEX (continued)



PROPERTY NAME 119 Technology Drive

ADDRESS 119 Technology Drive

CITY Bethlehem

SALE/LEASE Sale

AVAILABLE SF 48,000 SF

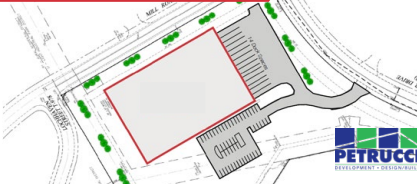
BUILDING SF 48,000 SF

SALE PRICE \$6,950,000

FEATURES PRICE REDUCED! Industrial research and development facility, includes office, finished clean rooms and warehouse, multiple backup generators, 18'-22' ceiling height, 3 dock doors, multiple corporate neighbors, two ingress and egress, excellent access to main highways

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719

BUILD-TO-SUIT



PROPERTY NAME 1050 Mill Road

ADDRESS 1050 Mill Road

CITY Allentown

SALE/LEASE Lease

AVAILABLE SF 71,500 SF Build to Suit

BUILDING SF 71,500 SF Build to Suit

LEASE RATE Call for details

FEATURES Build to suit industrial building up to 71,500 SF by Developer & Builder JG Petrucci Co., 8.5 acre site in professional business park with multiple corporate neighbors, light industrial zoning, conveniently located right off Route 100 with easy access to Route 22/I-78

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719

PRICE REDUCED



PROPERTY NAME 65 Willow Street

ADDRESS 65 Willow Street

CITY Kutztown

SALE/LEASE Sale

AVAILABLE SF ±7,500

BUILDING SF ±7,500

SALE PRICE \$795,000

FEATURES Vacant building, zoned heavy industrial, four overhead doors, ±1,200SF office space, outdoor storage, 220v, oil heat, potential for building expansion, 0.92 acre lot, variety of permitted uses including manufacturing, assembly/packing of products, distribution centers, minutes to US 222

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719

NEW LISTING



PROPERTY NAME 1210-1236 Sesqui Street

ADDRESS 1210 Sesqui Street

CITY Allentown

SALE/LEASE Both

AVAILABLE SF ±80,000 SF

BUILDING SF ±80,000 SF

SALE/LEASE \$9,200,000 / \$7.50/SF NNN

FEATURES Industrial/warehouse building, 2400 amps 480v 3-phase heavy power, 100% standard wet sprinklers, LED lighting, front warehouse is 38,000 SF, clear height 12', 12 docks with levelers, rear warehouse is 42,000 SF, clear height 20', one drive-in door, minutes to Routes I-78, 398, 476

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719

OFFICE



PROPERTY NAME 881 Marcon Blvd

ADDRESS 881 Marcon Blvd

CITY Allentown

SALE/LEASE Lease

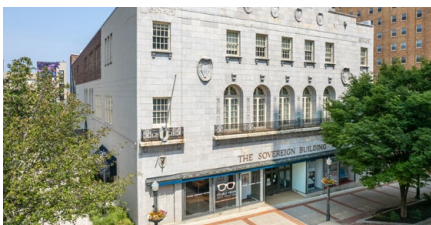
AVAILABLE SF ±10,635 SF

BUILDING SF 30,663 SF

LEASE RATE Call for details

FEATURES Flex space available in Lehigh Valley Executive Campus, includes 19 private offices plus open concept space, in-suite restrooms, conference room, storage area with two (2) dock doors, exterior private entrance, plenty of parking for staff and/or clients, convenient to Route 22 and Airport Rd

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME The Sovereign Building

ADDRESS 609 W Hamilton St

CITY Allentown

SALE/LEASE Lease

AVAILABLE SF 150-4,000 SF

BUILDING SF 80,000 SF

LEASE RATE Call for details

FEATURES Three story building in the heart of downtown Allentown, adjacent to Arts Walk, steps from Lehigh County Courthouse, office suites available on all floors including lower level, spaces are divisible, first floor office/retail, private executive suites (150-200 SF) with 24/7 key card access

CONTACT Jennifer Kennedy 610.871.1707



PROPERTY NAME	1350 Sullivan Trail, LVIP V
ADDRESS	1350 Sullivan Trail, LVIP V
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	±2,700 SF
BUILDING SF	35,000 SF

LEASE RATE Call for details

FEATURES Office suite available in multi-tenant flex building located in Lehigh Valley Industrial Park V, 14' ceiling heights, 100% wet sprinkler system, area amenities include restaurants, banks and retail stores, minutes to Easton Centre Square, easy access to Routes 191, 512 and 22

CONTACT Mike Adams 610.871.1701, Mark Magasich 610.871.1699



PROPERTY NAME	5920 Hamilton Boulevard
ADDRESS	5920 Hamilton Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	2,575 SF
BUILDING SF	24,335 SF

LEASE RATE \$13.50/SF NNN

FEATURES Ground level suite available, flexible floor plans, ample parking, various medical tenants which provides high foot traffic, property managed professionally, located in business complex directly off Hamilton Blvd, easy access to I-78 and Route 33

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME	Bethlehem Medical Arts Center
ADDRESS	5325 Northgate Drive
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	1,729 - 4,080 SF
BUILDING SF	53,656 SF

LEASE RATE \$19.00/SF Modified Gross

FEATURES Multiple suites available in a two-story, Class A medical office building, ample parking, located in a dense residential area with excellent area demographics, directly off Route 512 with easy access to Routes 22, 33, 378 and LV International Airport

CONTACT Jennifer Kennedy 610.871.1707, Sarah Finney 610.871.1719

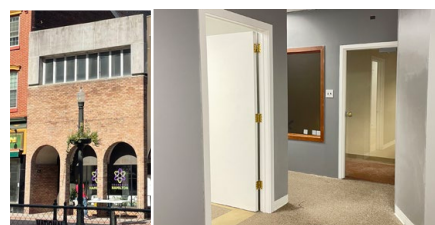


PROPERTY NAME	2350 Schoenersville Road
ADDRESS	2350 Schoenersville Road
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	2,645 SF
BUILDING SF	2,645 SF

LEASE RATE \$12.00/SF NNN

FEATURES Office space available within this charming office building, located on busy Schoenersville Road, close to retail center and Lehigh Valley Hospital campus, on-site parking for patrons and employees, nearby LANTA bus stop, easy access to Routes 22 & 78

CONTACT Matt Sprung 610.871.1721



PROPERTY NAME	927 W Hamilton St
ADDRESS	927 W Hamilton St
CITY	Allentown
SALE/LEASE	Both
AVAILABLE SF	±2,600 SF
BUILDING SF	±6,510 SF

PRICE/RATE \$900,000 / \$13.00/SF Modified Gross

FEATURES Two-story, multi-tenant, retail/office building, 2nd floor suite for lease, some off-street parking, electric and heating updated, local alarm system installed, basement storage area, located in Neighborhood Improvement Zone, great foot-traffic, near major downtown entertainment and amenities

CONTACT Jennifer Kennedy 610.871.1707



PROPERTY NAME	941 Marcon Boulevard, LVIP III
ADDRESS	941 Marcon Boulevard, LVIP III
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	1,200 SF
BUILDING SF	27,520 SF

LEASE RATE \$13.50/SF NNN

FEATURES Office suite available for lease located in single story Class A flex building, plenty of parking for employees and clients, convenient Lehigh Valley Industrial Park III professional business park location, easy access to local highway systems, Airport Rd & Route 22

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME Mansion on 7th

ADDRESS 315 N 7th Street

CITY Allentown

SALE/LEASE Lease

AVAILABLE SF ±7,178 SF

BUILDING SF ±7,178 SF

LEASE RATE \$15.00/SF NNN

FEATURES Beautifully renovated historical three-story brick building, zoned Limited Business/Residential District, first floor space great for cafe, new electrical and zoned HVAC, off-site parking lot with 14 assigned spaces, minutes to Routes 22, walking distance to all major downtown Allentown amenities

CONTACT Jennifer Kennedy 610.871.1707



PROPERTY NAME 224 Roseberry Street

ADDRESS 224 Roseberry Street

CITY Phillipsburg, NJ

SALE/LEASE Sale

AVAILABLE SF 2,000 SF

BUILDING SF 2,000 SF

SALE PRICE \$230,000

FEATURES First floor office condo for sale, located in a two-story medical and professional office building, currently fit out as a medical office with reception area, waiting area, five exam rooms, two offices, kitchenette/laboratory, and two restrooms, plentiful parking on-site

CONTACT Sarah Finney 610.871.1719, Mike Adams 610.871.1701, Matt Sprung 610.871.1721



NEW LISTING

PROPERTY NAME 2223 Linden Street

ADDRESS 2223 Linden Street

CITY Bethlehem

SALE/LEASE Lease

AVAILABLE SF 3,000 SF

BUILDING SF 11,268 SF

LEASE RATE \$22.00/SF Plus Utilities

FEATURES First floor office suite in multi-tenant medical building, well-appointed and beautiful finishes, large reception & waiting area, 5-6 exam rooms, ADA restrooms, laboratory space, work room, 2 private offices, 27 parking spaces in lot, additional 20 on-street parking spaces available

CONTACT Jennifer Kennedy 610.871.1707



RATE REDUCED

PROPERTY NAME Edgewood Avenue

ADDRESS Edgewood Ave & Bushkill Dr

CITY Easton

SALE/LEASE Both

AVAILABLE SF ±94,000 SF

BUILDING SF ±94,000 SF

PRICE/RATE \$7,000,000 / \$5.00/SF NNN

FEATURES Complex of four (4) warehouse and industrial buildings, 8.9 acres situated on Bushkill Creek, open floor plans, 12' ceilings, sprinklers, freight and passenger elevators, currently occupied, well-maintained, on-site parking, minutes to Routes 22, 33, 611, and downtown Easton

CONTACT Matt Sprung 610.871.1721



PROPERTY NAME 100 N 3rd Street

ADDRESS 100 N 3rd Street

CITY Easton

SALE/LEASE Lease

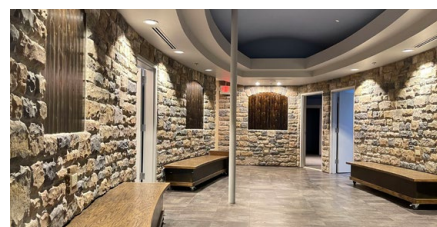
AVAILABLE SF 649 - 2,000 SF

BUILDING SF 33,336 SF

LEASE RATE \$13.50/SF NNN

FEATURES Office suites available in a five-story, professional office building situated at a lighted intersection, two blocks from Easton Centre Square, dense residential area with proposed residential developments nearby, ±7,200 vehicles per day, easy access to Routes 22 and 611

CONTACT Jennifer Kennedy 610.871.1707



PROPERTY NAME 613-623 N 19th Street

ADDRESS 613-623 N 19th Street

CITY Allentown

SALE/LEASE Lease

AVAILABLE SF ±3,200 SF

BUILDING SF 9,604 SF

LEASE RATE \$15.00/SF NNN

FEATURES Retail/office suite in Allentown's West End Theater District, formerly a music school, includes lobby, waiting area, beautifully designed common area, multiple private rooms, two large open space rooms, zoned urban commercial, on-site parking, serviced by LANTA bus route

CONTACT Jennifer Kennedy 610.871.1707

**FREE RENT INCENTIVE**

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

LEASE RATE	\$18.50/SF plus Electric and Janitorial
FEATURES	THREE MONTHS FREE RENT up front with a 5 year lease! Suites can be subdivided, located in a Class A, two-story, expansive atrium-style lobby and one dock door, set on 6.38 acres with ample parking, dense residential area, excellent demographics, minutes to Route 663 and 476
CONTACT	Jennifer Kennedy 610.871.1707, Mike Adams 610.871.1701



PROPERTY NAME	1401 N Cedar Crest Blvd
ADDRESS	1401 N Cedar Crest Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	1,924 - 6,984 SF
BUILDING SF	33,244 SF

LEASE RATE	\$19.25/SF Modified Gross
FEATURES	Office spaces located in a professional park setting with multiple corporate neighbors, ample parking, abundant area amenities in immediate area, dense residential area with excellent 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, Jennifer Kennedy 610.871.1707



PROPERTY NAME	1405 N Cedar Crest Blvd
ADDRESS	1405 N Cedar Crest Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	1,009 - 4,369 SF
BUILDING SF	38,327 SF

LEASE RATE	\$19.25/SF Modified Gross
FEATURES	Office spaces in a professional park setting with multiple corporate neighbors, ample parking, in residential area with excellent demographics, abundant area amenities, close to Route 22, easy access to Route 309, I-78, and PA Turnpike 476, available suite sizes in sqft: 1,009; 1,028; 1,133; 1,800; 1,915; 2,156; 2,491; 4,369
CONTACT	Sarah Finney 610.871.1719, Jennifer Kennedy 610.871.1707



PROPERTY NAME	3100 Emrick Boulevard
ADDRESS	3100 Emrick Boulevard
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	7,772 SF (Divisible)
BUILDING SF	49,683 SF

LEASE RATE	\$21.00/SF Modified Gross
FEATURES	Class A office space, highly visible location in professional office park Lehigh Valley Industrial Park VI, ample parking, various area amenities in immediate area, 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, Jennifer Kennedy 610.871.1707



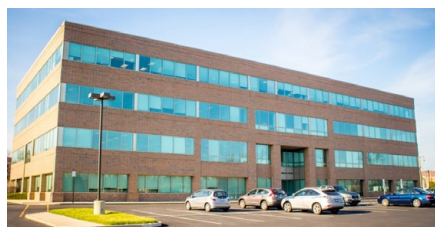
PROPERTY NAME	5740 Lower Macungie Road
ADDRESS	5740 Lower Macungie Road
CITY	Macungie
SALE/LEASE	Lease
AVAILABLE SF	2,000 SF
BUILDING SF	4,875 SF

LEASE RATE	\$14.00/SF NNN
FEATURES	Office space in Victorian-style building, three private offices, reception, conference room, multi-purpose room, two bathrooms, two copy/supply rooms, kitchen area, highly visible location, central air, low taxes, security system, many nearby area amenities, easy access to Routes 22 and 100
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719

**COMPETITIVE RATES**

PROPERTY NAME	4444 Innovation Way
ADDRESS	4444 Innovation Way
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	±39,666 SF (Divisible)
BUILDING SF	200,000 SF

LEASE RATE	\$12.00/SF NNN
FEATURES	±39,666 SF divisible Class A fully furnished office area with full cafeteria, multiple conference rooms and private offices, office can be converted into warehouse/flex space, corporate neighbors and area amenities nearby, easy access to Route 22, I-78, Airport Rd. and the LV International Airport
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



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

LEASE RATE \$19.25/SF Modified Gross

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, Jennifer Kennedy 610.871.1707



PROPERTY NAME	505 Independence Road
ADDRESS	505 Independence Road
CITY	East Stroudsburg
SALE/LEASE	Lease
AVAILABLE SF	811, 1,826, 2,643 SF
BUILDING SF	19,242 SF

LEASE RATE \$19.25/SF Modified Gross

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, Jennifer Kennedy 610.871.1707



PROPERTY NAME	2299 Brodhead Road
ADDRESS	2299 Brodhead Road, Suite G
CITY	Bethlehem Twp
SALE/LEASE	Sale
AVAILABLE SF	1,800 SF
BUILDING SF	44,944 SF

SALE PRICE \$240,000

FEATURES Office condo, formerly a dental office, large well-designed waiting area, spacious reception, 4 office/exam rooms, ADA bathroom, kitchen/break room, plenty of storage and closets, secondary rear access door, central HVAC, minutes to Route 512 and 22

CONTACT Mark Magasich 610.871.1699, Kelly Berfield 610.871.1683



PROPERTY NAME	25 N Main Street
ADDRESS	25 N Main Street
CITY	Coopersburg
SALE/LEASE	Both
AVAILABLE SF	2,895 SF
BUILDING SF	19,730 SF

PRICE/RATE Call for details / \$12.00/SF NNN

FEATURES One suite fully ready for dental office in multi-tenant office building set on 3 acres with ample parking, 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



PROPERTY NAME	1991 Northampton Street
ADDRESS	1991 Northampton Street
CITY	Easton
SALE/LEASE	Sublease
AVAILABLE SF	216-10,000 SF
BUILDING SF	264,800 SF

LEASE RATE \$12.75/SF NNN

FEATURES Up to 10,000 SF office space available in office/flex building, rent includes CAM, real estate taxes, building insurance, security expense and electric utilities, abundant parking spaces, easy access to Routes 22, 248 and 33

CONTACT Mike Adams 610.871.1701

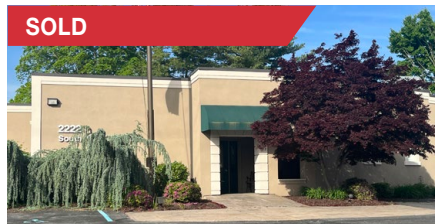


PROPERTY NAME	2440 Brodhead Road/LVIP V
ADDRESS	2440 Brodhead Road
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	2,650 SF
BUILDING SF	40,500 SF

LEASE RATE \$14.00/SF NNN

FEATURES Office suite available in multi-tenant flex building located in professional business park, Lehigh Valley Industrial Park V, 20' clear ceilings, 100% wet sprinkler system, conveniently located with a variety of corporate neighbors nearby, easy access to Routes 191, 512 and 22

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME	2222 S. 12th Street
ADDRESS	2222 S. 12th Street
CITY	Allentown
SALE/LEASE	Sale
AVAILABLE SF	9,017 SF
BUILDING SF	9,017 SF

SALE PRICE	\$1,400,000
FEATURES	Office building for multi-tenants or owner/user, entire building available in fall 2022, one tenant suite recently renovated, each suite features multiple private offices, conference rooms, open work areas, kitchenettes and restrooms, on-site parking, easy access to I-78.
CONTACT	Mike Adams 610.871.1701



PROPERTY NAME	Bethlehem Office Commons
ADDRESS	3893 Adler Place
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	3,500 SF
BUILDING SF	14,590 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	Mark Magasich 610.871.1699



PROPERTY NAME	5018 Medical Center Circle
ADDRESS	5018 Medical Center Circle
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	1,700 SF
BUILDING SF	26,428 SF

LEASE RATE	Call for details
FEATURES	Second floor office suite available in two story, Class A medical/professional office building, ample parking, variety of area amenities including major retailers, restaurants and much more, great visibility and access to Route 222, convenient to Routes 22, 309, I-78 and PA Turnpike 476
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME	630 Municipal Drive
ADDRESS	630 Municipal Drive
CITY	Nazareth
SALE/LEASE	Lease
AVAILABLE SF	6,600
BUILDING SF	67,366 SF

LEASE RATE	\$7.50/SF NNN
FEATURES	Office suite available in industrial/flex building, second floor, open concept layout with perimeter offices, conference rooms, access to shared loading dock, private restrooms, breakroom, 3-phase 200 amp electric service, easy access to Routes 191, 22 and 33
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME	1555 Spillman Drive
ADDRESS	1555 Spillman Drive
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	4,858 - 18,308 SF
BUILDING SF	60,000 SF

LEASE RATE	\$18.50/SF NNN
FEATURES	Office suites, call center layout, newly renovated, add'l configurations up to ±30,000 SF, 24-hour secure access, on-site data center, UPS battery backup, multiple backup generators, potential for exclusive entrance and private bathrooms, shared dock door, easy access to Route I-78
CONTACT	Kelly Berfield 610.871.1683 Jennifer Kennedy 610.871.1707



PROPERTY NAME	16 Centre Square
ADDRESS	16 Centre Square
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	6,500 SF
BUILDING SF	34,255 SF

LEASE RATE	\$12.00/SF NNN
FEATURES	First floor office space for lease in the heart of Easton, on-street public parking and parking garages are available in the downtown area, 800± residential units proposed or in development within a 5 minute walk, easy access to Routes 22, 78 and 611
CONTACT	Matt Sprung 610.871.1721



PROPERTY NAME	2800 Baglyos Circle
ADDRESS	2800 Baglyos Circle
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	25,000 SF
BUILDING SF	86,000 SF

LEASE RATE \$12.00/SF NNN

FEATURES Located in Lehigh Valley Industrial Park IV, combination of 12,500 SF office and 12,500 SF warehouse, dock loading, 20' ceilings, office area is open floor plan, fully sprinklered, all public utilities, zoned office/light industrial campus, easily accessible from Routes 33, 22 and I-78

CONTACT Mike Adams 610.871.1701



PROPERTY NAME	894 Marcon Boulevard
ADDRESS	894 Marcon Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	±8,250 SF
BUILDING SF	28,800 SF

LEASE RATE \$10.50/SF NNN

FEATURES Office/Flex space for sublease, located in Lehigh Valley Executive Campus, adjacent to LVIA, current lease goes until 4/30/2027 with options for longer lease term, 18' ceiling heights and wet sprinklers, one dock height loading door, easily accessible from Route 22 via Airport Road exit

CONTACT Sarah Finney 610.871.1719, Mike Adams 610.871.1701

COMMERCIAL / RETAIL / MIXED USE / OTHER

UNDER AGREEMENT



PROPERTY NAME	213 Blue Ridge Road
ADDRESS	213 Blue Ridge Road
CITY	Saylorsburg
SALE/LEASE	Sale
AVAILABLE SF	±5,050 SF
BUILDING SF	±5,050 SF

SALE PRICE \$720,000

FEATURES Former nineteen (19) bed group home set on scenic five (5) acres in Monroe County, location is rural yet accessible, repurpose potential for a bed & breakfast, zoned Rural Residential, allows for variety of residential, commercial, and recreational uses, accessible via Route 209

CONTACT Matt Sprung 610.871.1721



PROPERTY NAME	The Shops at Bethlehem
ADDRESS	2920 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	1,550 - 31,320 SF
BUILDING SF	166,937 SF

LEASE RATE Call for details

FEATURES Retail 1,550 SF and 1,750 SF inline spaces available for immediate occupancy, dense residential area, new facade and parking lot improvements, ±820 parking spaces, Volta Charging Station, anchored by Giant Food Stores and Petco, high visibility, tenant improvement allowance available

CONTACT Jennifer Kennedy 610.871.1707



PROPERTY NAME	3708 Freemansburg Avenue
ADDRESS	3708 Freemansburg Avenue
CITY	Bethlehem Township
SALE/LEASE	Both
AVAILABLE SF	10,908 SF
BUILDING SF	10,908 SF

PRICE/RATE \$1,290,000 / Call for details

FEATURES First floor open concept layout office or retail space in Neighborhood Overlay District on busy Freemansburg Avenue, two offices, storage room, private restroom and kitchenette, larger parking lot, second floor fully renovated available in fall 2022, close proximity to Routes 33, 22 and 78

CONTACT Jennifer Kennedy 610.871.1707, Kelly Berfield 610.871.1683

RATE REDUCED



PROPERTY NAME	16 Centre Square
ADDRESS	16 Centre Square
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	6,500 SF
BUILDING SF	34,255 SF

LEASE RATE \$12.00/SF NNN

FEATURES First floor retail space for lease in the heart of Easton, close proximity to the Crayola Factory, State Theater and bustling downtown restaurants and nightlife, on-street public parking and parking garages are available in the downtown area, easy access to Routes 22, 611, and I-78

CONTACT Matt Sprung 610.871.1721

INVESTMENT



PROPERTY NAME	Pine & Front Streets
ADDRESS	102 Pine St & 601 Front St
CITY	Catasauqua
SALE/LEASE	Sale
AVAILABLE SF	9,584 SF
BUILDING SF	9,584 SF

SALE PRICE \$2,750,000

FEATURES Investment includes popular pizzeria business with PA Liquor license, adjacent cafe with partially fenced sidewalk patio, two second floor residential units, prominent location in small town, easy access to Whitehall retail centers, close to Routes 145 and 22

CONTACT Jennifer Kennedy 610.871.1707



PROPERTY NAME	119 Technology Drive
ADDRESS	119 Technology Drive
CITY	Bethlehem
SALE/LEASE	Sale
AVAILABLE SF	48,000 SF
BUILDING SF	48,000 SF

SALE PRICE \$6,950,000

FEATURES PRICE REDUCED! Industrial research and development facility, includes office, finished clean rooms and warehouse, multiple backup generators, 18'-22' ceiling height, 3 dock doors, multiple corporate neighbors, two ingress and egress, excellent access to main highways

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME	25 N Main Street
ADDRESS	25 N Main Street
CITY	Coopersburg
SALE/LEASE	Sale
AVAILABLE SF	2,895 SF
BUILDING SF	19,730 SF

SALE PRICE Call for details

FEATURES Multi-tenant commercial property set on 3 acres with ample parking, 85% occupied, multiple stable long-term tenants, potential for up to ±2,800 SF expansion, excellent traffic count with over 9,000 vehicles per day, variety of area amenities nearby, easy access to Route 309

CONTACT Mike Adams 610.871.1701, Mark Magasich 610.871.1699



PROPERTY NAME	Edgewood Avenue
ADDRESS	Edgewood Ave & Bushkill Dr
CITY	Easton
SALE/LEASE	Sale
AVAILABLE SF	±94,000 SF
BUILDING SF	±94,000 SF

SALE PRICE \$7,000,000

FEATURES POTENTIAL FOR REDEVELOPMENT! Warehouse and industrial complex of 4 buildings, 8.9 acres situated on Bushkill Creek, open floor plans, 12' ceilings, sprinklers, currently occupied, well-maintained, on-site parking, minutes to Routes 22, 33, 611, and downtown Easton

CONTACT Matt Sprung 610.871.1721



PROPERTY NAME	3708 Freemansburg Avenue
ADDRESS	3708 Freemansburg Avenue
CITY	Bethlehem Township
SALE/LEASE	Sale
AVAILABLE SF	10,908 SF
BUILDING SF	10,908 SF

SALE PRICE \$1,290,000

FEATURES Standalone retail/office building, zoned medium density residential with neighborhood enhancement overlay, on busy Freemansburg Avenue, first floor open concept layout, second floor has large open rooms, private offices and storage rooms, large parking lot, close proximity to Routes 33, 22 & 78

CONTACT Jennifer Kennedy 610.871.1707, Kelly Berfield 610.871.1683



LAND



PROPERTY NAME	Route 209
ADDRESS	Route 209
CITY	East Stroudsburg
SALE/LEASE	Sale
ACRES	± 54.86 AC
ZONING	C - Commercial

SALE PRICE	\$999,000
FEATURES	±54.86 acres, current land use: agricultural/timber, no buildings, frontage on Route 209, easy access to Route 80
CONTACT	Matt Sprung 610.871.1721



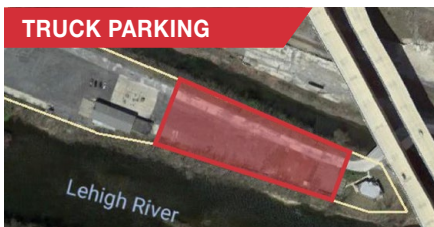
PROPERTY NAME	425 Kromer Road
ADDRESS	425 Kromer Road
CITY	Wind Gap
SALE/LEASE	Sale
ACRES	±25 AC
ZONING	GC - General Commercial

SALE PRICE	\$4,500,000
FEATURES	±25 acre land includes two parcels, frontage on Kromer Road, parcels sit in two municipalities, zoned General Commercial, many uses by right including warehouse, assembly & packaging facility, office, self-storage, perfect for redevelopment as high-density residential
CONTACT	Matt Sprung 610.871.1721



PROPERTY NAME	9 Packer Avenue
ADDRESS	9 Packer Avenue
CITY	Whitehall
SALE/LEASE	Sale
ACRES	2.47 AC
ZONING	R5A-High Density Residential w/o Apts

SALE PRICE	\$195,000
FEATURES	2.47 acre land parcel with public water and sewer nearby, permitted uses include single-family attached and detached dwellings, semi-detached dwellings, and adaptive reuse for affordable or multi-family housing
CONTACT	Matt Sprung 610.871.1721



PROPERTY NAME	125 Rock Hill Road
ADDRESS	125 Rock Hill Road
CITY	Parryville
SALE/LEASE	Lease
ACRES	±1
ZONING	I - Industrial

LEASE RATE	Call for details
FEATURES	IDEAL FOR TRUCK PARKING! Approximately ±1 acre large, flat parking lot with beautiful scenic views, minutes to Routes 209, 248, 443 and PA Turnpike 476
CONTACT	Mike Adams 610.871.1701



PROPERTY NAME	44 Barto Road
ADDRESS	44 Barto Road
CITY	Washington Twp, Berks County
SALE/LEASE	Sale
ACRES	± 9 AC
ZONING	C - Commercial

SALE PRICE	Call for details
FEATURES	Commercial land tract located in Washington Township with frontage on Route 100, surrounded by existing and proposed residential developments, highly visible traffic count of 17,361 average daily trips, PennDot approved traffic circle to be constructed, gas/water/sewer/electric utilities nearby
CONTACT	Matt Sprung 610.871.1721



PROPERTY NAME	Route 443 & Mall Lane
ADDRESS	Route 443 & Mall Lane
CITY	Lehighton
SALE/LEASE	Sale
ACRES	Up to 48+ AC
ZONING	C1 - Planned Commercial

SALE PRICE	\$3,950,000
FEATURES	Commercially zoned land for sale, frontage on busy Route 443, high traffic counts, multiple development opportunities including commercial, industrial, medical, and residential, corporate neighbors include GIANT, Big Lots, Lowe's, WalMart, Dollar Tree and many more
CONTACT	Frank T. Smith, CCIM, CPM® 610.871.1682



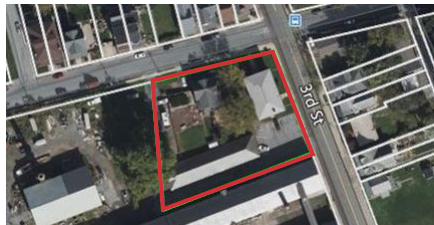
PROPERTY NAME	2150 Fair Road
ADDRESS	2150 Fair Road
CITY	Schuylkill Haven
SALE/LEASE	Sale
ACRES	24.56 AC
ZONING	I - Industrial

SALE PRICE	\$995,000
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



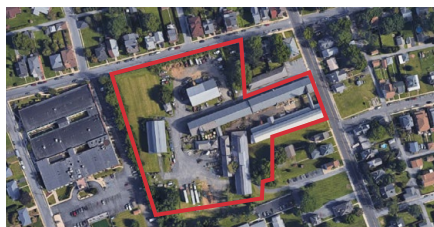
PROPERTY NAME	210 Industrial Drive N
ADDRESS	210 Industrial Drive N
CITY	Easton
SALE/LEASE	Sale
ACRES	1.41 AC
ZONING	LIB - Light Industrial-Business

SALE PRICE	\$375,000
FEATURES	1.41 acre vacant corner lot zoned Light Industrial-Business, allows for a variety of uses, located approximately a mile from I-78 close to the PA/NJ border, walking distance to LANTA bus route, convenient to a variety of area amenities and main highways, public water available, septic approved
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME	304 E Union Street
ADDRESS	304 E Union Street
CITY	Whitehall
SALE/LEASE	Sale
ACRES	0.84 AC
ZONING	Neighborhood Commercial(C-1)

SALE PRICE	\$1,300,000
FEATURES	REDEVELOPMENT OPPORTUNITY! Corner lot, zoning allows range of uses including bank, beauty shop, day-care, florist, funeral home, laundromat, office, retail store, service establishments, special exception uses include restaurants, located near Route 22 at Fullerton Avenue exit
CONTACT	Jennifer Kennedy 610.871.1707



PROPERTY NAME	1022 3rd Street
ADDRESS	1022 3rd Street
CITY	Whitehall
SALE/LEASE	Sale
ACRES	7.47 AC
ZONING	R5-High Density Residential

SALE PRICE	\$3,600,000
FEATURES	REDEVELOPMENT OR RE-PURPOSE OPPORTUNITY! Two parcels totaling 7.47 acres, level topography, zoning allows for apartments, single-family attached and semi-attached dwellings, adaptive use for affordable or multifamily housing, located near Route 22 at Fullerton Avenue exit
CONTACT	Jennifer Kennedy 610.871.1707



PROPERTY NAME	West Side Claremont Avenue
ADDRESS	West Side Claremont Avenue
CITY	Tamaqua
SALE/LEASE	Sale
ACRES	±2.04 AC
ZONING	HC - Highway Commercial

SALE PRICE	\$699,990
FEATURES	±2.04 acres located on Claremont Ave/Route 309, near Route 209 and I-81. Zoned Highway Commercial (HC), permitted uses include retail, restaurant, self-storage, vehicular & mobile home sales, rental, displays
CONTACT	Matt Sprung 610.871.1721

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