

### FEATURED LISTINGS

#### 2222 S 12th Street | Allentown, Lehigh County, PA



#### 9,017 SF Office

Multi-tenant office building great for investor or owner/user, each suite offers private offices, open work areas, conference rooms, and more, on-site parking, easy access to I-78

**Sale Price: \$1,400,000**

**Mike Adams**

610.871.1701

madams@naisummit.com

#### 1041 S Broadway | Wind Gap, Northampton County, PA

#### 5,932 SF Restaurant/Retail

Standalone single story restaurant business available for sale, all furniture, fixtures and equipment included, located directly off busy Routes 33 & 512

**Sale Price: Call for details**

**Sarah Finney Miller**

610.871.1719

sfinney@naisummit.com



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**NAI Summit**

1620 Pond Rd, Suite 150

Allentown PA 18104

610.264.0200

[naisummit.com](http://naisummit.com)

# INDUSTRIAL / WAREHOUSE / FLEX



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



PROPERTY NAME	2302-2310 26th Street SW
ADDRESS	2302 26th Street SW
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	27,000 SF
BUILDING SF	47,224 SF

LEASE RATE	\$8.50/SF NNN
FEATURES	Industrial warehouse set on 3.03 acres includes open concept office, conference rooms and lunchroom, all utilities are public, power is 3-phase, 1,600 AMP/240V, three dock doors, conveniently located off the Lehigh Street exit of Route I-78
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME	112 Park Avenue
ADDRESS	112 Park Avenue
CITY	Wind Gap
SALE/LEASE	Sale
AVAILABLE SF	18,336 SF
BUILDING SF	18,336 SF

SALE PRICE	\$599,900
FEATURES	Well-maintained 3 Story, 18,336 SF industrial brick and concrete building, 3 phase electric, freight elevator and office area, freight through either drive through door in the basement or a drive up door on the first floor, included in sale is a second lot that can accommodate a good size parking lot
CONTACT	Matt Sprung 610.871.1721



PROPERTY NAME	4444 Innovation Way
ADDRESS	4444 Innovation Way
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	38,000 - 80,000 SF
BUILDING SF	200,000 SF

LEASE RATE	\$7.00/SF NNN
FEATURES	80,000 SF warehouse space and ±38,000 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	196 Commercial Boulevard
ADDRESS	196 Commercial Boulevard
CITY	Blakeslee
SALE/LEASE	Lease
AVAILABLE SF	4,800 & 25,000 SF
BUILDING SF	52,800 SF

LEASE RATE	\$5.75/SF NNN
FEATURES	4,800 up to 52,800 SF throughout three buildings, set on 8.32 acres with ample parking and room for expansion, 24' ceiling height, outside storage, trailer parking, 4 drive-in doors in both larger buildings and 2 drive-in doors in smaller building, easy access to Routes 80, 115, 940, and 476
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	Sale
AVAILABLE SF	25,155 SF
BUILDING SF	25,155 SF

SALE PRICE	\$925,000
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	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 ±1.17acre 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



PROPERTY NAME	749 Roble Road, LVIP III
ADDRESS	749 Roble Road
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	19,200 SF
BUILDING SF	42,000 SF

LEASE RATE \$7.50/SF NNN

**FEATURES** Warehouse space with 1,180 SF of office situated in LVIP III, sprinkler system throughout, gas heat, 22' ceiling height, two 12'x14' drive-in doors, three dock doors, centrally located and adjacent to LV International Airport with access to Route 22, I-78 and I-476

**CONTACT** Mike Adams 610.871.1701, Sarah Finney 610.871.1719

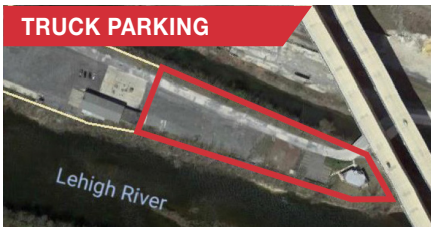


PROPERTY NAME	1350 Sullivan Trail, LVIP V
ADDRESS	1350 Sullivan Trail
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	12,294 SF
BUILDING SF	35,365 SF

LEASE RATE Call for details

**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, Mark Magasich 610.871.1699



PROPERTY NAME	125 Rock Hill Road
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

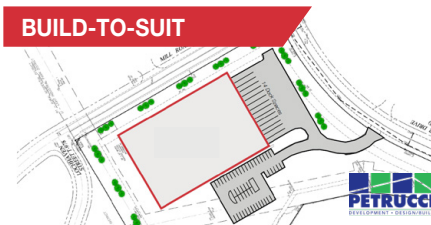


PROPERTY NAME	119 Technology Drive
ADDRESS	119 Technology Drive
CITY	Bethlehem
SALE/LEASE	Sale - Leaseback
AVAILABLE SF	48,000 SF
BUILDING SF	48,000 SF

SALE PRICE Call for details

**FEATURES** Industrial Research and Development one-story building available for sale with leaseback opportunity, includes office, finished clean room, and warehouse areas, two ingress and egress, 18'-22' ceiling height, ample parking, multiple corporate neighbors, excellent access to main highways

**CONTACT** Mike Adams 610.871.1701, Sarah Finney 610.871.1719



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

## INDUSTRIAL/WAREHOUSE/FLEX *(continued)*



PROPERTY NAME	495 Business Park Lane
ADDRESS	495 Business Park Lane
CITY	Allentown
SALE/LEASE	Both
AVAILABLE SF	8,100 SF
BUILDING SF	8,100 SF

PRICE/RATE: \$850,000 / \$12.00/SF NNN

**FEATURES** Two story office/industrial space, includes 1,700 SF warehouse with Drive in Door and 16' ceilings, zoned Limited Industrial, extra garage space for maintenance area, 3 phase electric, 400 AMP, recent exterior renovations, 2 HVAC systems, close to Route 22 and LV International Airport

**CONTACT** Mike Adams 610.871.1701



PROPERTY NAME	1830 E. Race Street/LVIP II
ADDRESS	1830 E. Race Street
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	21,638 SF
BUILDING SF	21,638 SF

LEASE RATE \$8.50/SF NNN

**FEATURES** Warehouse/flex space set on 3 acres situated in LVIP II, three dock doors, two drive-in doors, two 3-ton cranes, one 5-ton crane, one 15-ton crane, 1,500 amp 3-phase 480v, gas heat, centrally located & adjacent to LV International Airport with access to Route 22, I-78 and I-476

**CONTACT** Mike Adams 610.871.1701, Sarah Finney 610.871.1719

## OFFICE



PROPERTY NAME	Northwood Medical Center
ADDRESS	3735 Easton-Nazareth Hwy, #204
CITY	Easton
SALE/LEASE	Sale
AVAILABLE SF	2,230 SF
BUILDING SF	47,718 SF

SALE PRICE \$345,000

**FEATURES** Second floor office condo, located in Class A three-story medical and professional building, currently fit out for a dentist office with reception/waiting room, 5 exam rooms, 2 x-ray stations, lab room, parking for ±219 vehicles, public utilities including water and sewer

**CONTACT** Sarah Finney 610.871.1719, Mike Adams 610.871.1701



PROPERTY NAME	1350 Sullivan Trail, LVIP V
ADDRESS	1350 Sullivan Trail, LVIP V
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	1,350 - 12,294 SF
BUILDING SF	35,000 SF

LEASE RATE Call for details

**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, Mark Magasich 610.871.1699

## NEW RENOVATIONS



PROPERTY NAME	5920 Hamilton Boulevard
ADDRESS	5920 Hamilton Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	890 & 2,575 SF
BUILDING SF	24,335 SF

LEASE RATE \$12.00-13.50/SF NNN

**FEATURES** Major lobby renovations COMPLETE! 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** Mike Adams 610.871.1701, Sarah Finney 610.871.1719

## NEW OWNERSHIP



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 \$18.50/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



## OFFICE (continued)



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	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



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

LEASE RATE	\$15.00/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, Sarah Finney 610.871.1719



PROPERTY NAME	125 Rock Hill Road
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
ADDRESS	100 N 3rd Street
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	1,200 - 2,000 SF
BUILDING SF	33,500 SF

LEASE RATE	\$13.50/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, Jennifer Kennedy 610.871.1707



PROPERTY NAME	1900 Am Drive
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	\$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, high residential area, excellent demographics, minutes to Route 663 and 476
CONTACT	Jennifer Kennedy 610.871.1707, Mike Adams 610.871.1701



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

PRICE/RATE	\$1,400,000/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	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME	1401 N Cedar Crest Blvd
ADDRESS	1401 N Cedar Crest Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	219 - 9,842 SF
BUILDING SF	33,244 SF

LEASE RATE	Call for details
FEATURES	Office spaces 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, 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	Call for details
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	2,470 - 7,772 SF (Divisible)
BUILDING SF	49,683 SF

LEASE RATE	Call for details
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



### COMPETITIVE RATES

PROPERTY NAME	4444 Innovation Way
ADDRESS	4444 Innovation Way
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	38,275 SF (Divisible)
BUILDING SF	200,000 SF

LEASE RATE	\$12.00/SF NNN
FEATURES	38,275 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

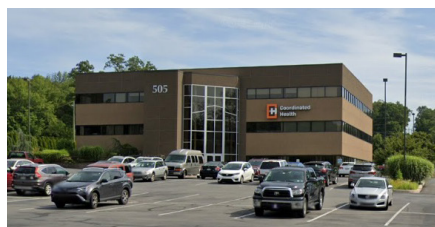


PROPERTY NAME	3435 Winchester Road
ADDRESS	3435 Winchester Road
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	4,287 & 8,480 SF (Divisible)
BUILDING SF	76,697 SF

LEASE RATE	Call for details
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



## OFFICE (continued)



**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** Call for details

**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** 25 N Main Street

**ADDRESS** 25 N Main Street

**CITY** Coopersburg

**SALE/LEASE** Both

**AVAILABLE SF** 2,895 SF

**BUILDING SF** 20,000 SF

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

**FEATURES** One suite 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



**PROPERTY NAME** 1530 8th Avenue

**ADDRESS** 1530 8th Avenue

**CITY** Bethlehem

**SALE/LEASE** Lease

**AVAILABLE SF** 2,000 - 18,204 SF

**BUILDING SF** 18,204 SF

**LEASE RATE** Call for details

**FEATURES** Office suites available for lease in a multi-tenant professional office building, excellent location with easy access to Routes 378, 22, 33 & I-78, ample area amenities in close proximity including restaurants, retails, four major hospitals, and the Lehigh Valley International Airport

**CONTACT** Sarah Finney 610.871.1719, Matt Sprung 610.871.1721



**PROPERTY NAME** 1620 Pond Road

**ADDRESS** 1620 Pond Road

**CITY** Allentown

**SALE/LEASE** Lease

**AVAILABLE SF** 1,022 SF

**BUILDING SF** 31,426 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** Jennifer Kennedy 610.871.1707



**PROPERTY NAME** 2440 Brodhead Road/LVIP V

**ADDRESS** 2440 Brodhead Road

**CITY** Bethlehem

**SALE/LEASE** Lease

**AVAILABLE SF** 2,650 & 4,210 SF

**BUILDING SF** 40,500 SF

**LEASE RATE** \$9.50/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** 495 Business Park Lane

**ADDRESS** 495 Business Park Lane

**CITY** Allentown

**SALE/LEASE** Both

**AVAILABLE SF** 8,100 SF

**BUILDING SF** 8,100 SF

**PRICE/RATE** \$850,000 / \$12.00/SF NNN

**FEATURES** Two story office/industrial building for sale or lease, excellent location close to Route 22, includes 1,700 SF warehouse, extra garage space for maintenance area, 5+ private offices, conference/training rooms, 3 phase electric, 400 AMP, recent exterior renovations, 2 HVAC systems

**CONTACT** Mike Adams 610.871.1701

## NEW LISTING

**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 & 2,280 SF**BUILDING SF** 26,428 SF**LEASE RATE** Call for details

**FEATURES** Office suite available in two story, Class A medical/professional office building, ample parking, variety of area amenities including Costco, Target, Old Navy, Starbucks and much more, directly off Route 222 with easy access to Route 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 & 10,437 SF**BUILDING SF** 67,366 SF**LEASE RATE** \$9.50 & \$10.50/SF NNN

**FEATURES** Office suites available 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

**CONTACT** Mike Adams 610.871.1701, Sarah Finney 610.871.1719

## UNDER AGREEMENT

**PROPERTY NAME** 5740 Lower Macungie Road**ADDRESS** 5740 Lower Macungie Road**CITY** Macungie**SALE/LEASE** Sale**AVAILABLE SF** 4,875 SF**BUILDING SF** 4,875 SF**SALE PRICE** \$730,000

**FEATURES** Fully restored Victorian office building, fifteen (15) offices, four (4) bathrooms, copy/supply room, server room, kitchen area, highly visible location on a lighted intersection, central air, low taxes, security system, many nearby area amenities, easy access to Routes 22 and 100

**CONTACT** Mike Adams 610.871.1701**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** \$15.00/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	929 W. Hamilton Street
ADDRESS	929 W. Hamilton Street
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	5,000 SF
BUILDING SF	9,681 SF

LEASE RATE \$12.00/SF Modified Gross

**FEATURES** First floor suite for storefront retail or office, frontage 26' on Hamilton Street, five minute walk to PPL Center, and other downtown amenities, on-street parking, public parking garages nearby

CONTACT Jennifer Kennedy 610.871.1707

## COMMERCIAL / RETAIL / MIXED USE / OTHER



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



PROPERTY NAME	1530 8th Avenue
ADDRESS	1530 8th Avenue
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	6,149 SF
BUILDING SF	18,204 SF

LEASE RATE Call for details

**FEATURES** Suite available for lease in a multi-tenant professional office building, Includes 5 teller stations, 2 lane drive-through, storage vault, private offices, conference room, in-suite restrooms, staff lounge, excellent location with easy access to Routes 378, 22, 33 & I-78, ample area amenities

CONTACT Sarah Finney 610.871.1719, Matt Sprung 610.871.1721



PROPERTY NAME	The Shops at Bethlehem
ADDRESS	2920 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	1,750 - 31,320 SF
BUILDING SF	166,937 SF

LEASE RATE Call for details

**FEATURES** Retail spaces: 1,700 SF inline and 2,250 SF second generation restaurant available for immediate occupancy, dense residential area, ±820 parking spaces, new Volta Charging Station, anchored by Giant, on busy Easton Avenue with high visibility, tenant improvement allowance available

CONTACT Jennifer Kennedy 610.871.1707, Sarah Finney 610.871.1719

### NEW LISTING



PROPERTY NAME	1041 S Broadway
ADDRESS	1041 S Broadway
CITY	Wind Gap
SALE/LEASE	Sale
AVAILABLE SF	5,392 SF
BUILDING SF	5,392 SF

SALE PRICE Call for details

**FEATURES** Real estate & restaurant business available for sale for investor or owner-occupant, standalone single story building with 45+ parking spaces, all furniture, fixtures and equipment included, business grosses over \$26,000/ week, located in high traffic area directly off of Route 33 & 512

CONTACT Sarah Finney 610.871.1719, Mike Adams 610.871.1701



PROPERTY NAME	MacArthur Convenience Center
ADDRESS	3690 Lehigh Street
CITY	Whitehall
SALE/LEASE	Lease
AVAILABLE SF	890 SF & 1,200 SF
BUILDING SF	18,770 SF

LEASE RATE Call for details

**FEATURES** Move in ready space available for lease in the MacArthur Convenience Center, situated in 18,770 SF readily accessible retail center set on 4.59 AC, ample off-street parking, less than a mile from multiple shopping centers, Lehigh Street in Whitehall is major artery off Route 145

CONTACT 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 \$15.00/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 and 611

CONTACT Matt Sprung 610.871.1721



PROPERTY NAME	929 W. Hamilton Street
ADDRESS	929 W. Hamilton Street
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	5,000 SF
BUILDING SF	9,681 SF

LEASE RATE \$12.00/SF Modified Gross

**FEATURES** First floor suite for storefront retail or office, frontage 26' on Hamilton Street, five minute walk to PPL Center, and other downtown amenities, on-street parking, public parking garages nearby

CONTACT Jennifer Kennedy 610.871.1707

## INVESTMENT



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

SALE PRICE Call for details

**FEATURES** Industrial Research and Development one-story building available for sale with leaseback opportunity, includes office, finished clean room, and warehouse areas, two ingress and egress, 18'-22' ceiling height, ample parking, multiple Corporate neighbors, excellent access to main highways

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719

### NEW LISTING



PROPERTY NAME	1041 S Broadway
ADDRESS	1041 S Broadway
CITY	Wind Gap
SALE/LEASE	Sale
AVAILABLE SF	5,392 SF
BUILDING SF	5,392 SF

SALE PRICE Call for details

**FEATURES** Real estate & restaurant business available for sale for investor or owner-occupant, standalone single story building with 45+ parking spaces, all furniture, fixtures and equipment included, business grosses over \$26,000/ week, located in high traffic area directly off of Route 33 & 512

CONTACT Sarah Finney 610.871.1719, Mike Adams 610.871.1701



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

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

**FEATURES** One suite 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

### PRICE REDUCED



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 currently occupied, close proximity to Routes 33, 22 and 78

CONTACT Jennifer Kennedy 610.871.1707, Kelly Berfield 610.871.1683



# LAND



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

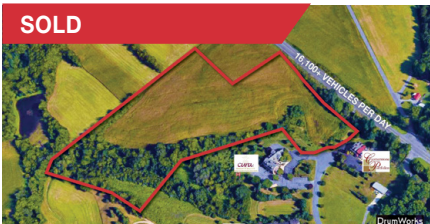
SALE PRICE	\$195,000
FEATURES	± 2.47 acre land parcel with public water and sewer nearby, permitted uses include single-family attached and detached dwellings, semi-detached dwellings, and adaptive reuse for affordable or multi-family housing, additional contiguous acreage available to purchase for combined ±3.55 acres
CONTACT	Matt Sprung 610.871.1721



## UNDER CONTRACT

PROPERTY NAME	Catasauqua Rd & Lehigh Ave
ADDRESS	Catasauqua Rd & Lehigh Ave
CITY	Whitehall
SALE/LEASE	Sale
ACRES	± 1.08 AC
ZONING	R5A-High Density Residential w/o Apts

SALE PRICE	Call for Details
FEATURES	Three (3) residential lots, Zoned R-5A, permitted uses include single-family attached and detached dwellings, single-family semi-detached dwellings, concept plans available, additional contiguous acreage available to purchase for combined ±3.55 acres
CONTACT	Matt Sprung 610.871.1721



## SOLD

PROPERTY NAME	2992 Corporate Court
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	Edison Walk
ADDRESS	44 Barto Road
CITY	Washington Twp, Berks County
SALE/LEASE	Sale
ACRES	± 18 AC
ZONING	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



## UNDER AGREEMENT

PROPERTY NAME	5928 Old Bethlehem Pike
ADDRESS	5928 Old Bethlehem Pike
CITY	Center Valley
SALE/LEASE	Sale
ACRES	4.55 AC
ZONING	Commercial

SALE PRICE	\$1,250,000
FEATURES	Commercial land located directly off Route 378 in Center Valley, excellent signage opportunities with over 600 feet of frontage on busy Route 378 with over 19,000 vehicles per day, excellent demographics, flexible commercial zoning, direct access to Route 309 with easy access to I-78, Routes 33 and 145
CONTACT	Sarah Finney 610.871.1719, Mike Adams 610.871.1701



PROPERTY NAME	Route 443 & Mall Lane
ADDRESS	Route 443 & Mall Lane
CITY	Lehighton
SALE/LEASE	Sale
ACRES	Up to 48+ AC
ZONING	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** 2300 Route 309

**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** 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** 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

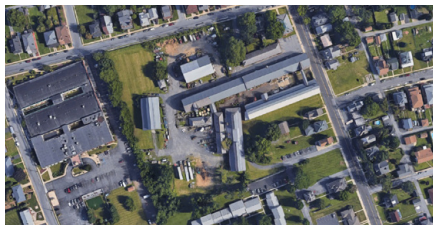
**ACRES** 1.41 AC

**ZONING** Light Industrial

**SALE PRICE** Call for details

**FEATURES** 1.41 acre vacant corner lot zoned Light Industrial which allows for a variety of uses, located approximately a mile from I-78 close to the PA border, walking distance to bus & rail, conveniently located 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** 3rd and Union Streets

**ADDRESS** 1074 3rd Street

**CITY** Whitehall

**SALE/LEASE** Sale

**ACRES** 8.31 AC

**ZONING** R5-High Density Residential

**SALE PRICE** \$4,900,000

**FEATURES** REDEVELOPMENT OR RE-PURPOSE OPPORTUNITY! Three parcels totaling 8.31 acres, zoning allows for apartments, single-family attached and semi-attached dwellings, adaptive use for affordable or multifamily housing, located within close proximity to Route 22 with easy on/off at Fullerton Avenue

**CONTACT** Jennifer Kennedy 610.871.1707



**PROPERTY NAME** West Side Claremont Avenue

**ADDRESS** West Side Claremont Avenue

**CITY** Tamaqua

**SALE/LEASE** Sale

**ACRES** ±2 AC

**ZONING** Commercial

**SALE PRICE** Call for details

**FEATURES** ±2 acres located on Claremont Ave/Route 309, near Route 209 and 1-81. Zoned Highway Commercial (HC), permitted uses include retail, restaurant, self-storage, vehicular & mobile home sales, rental, displays

**CONTACT** Matt Sprung 610.871.1721

**NEW LISTING**



**PROPERTY NAME** 611 S Albert Street

**ADDRESS** 611 S Albert Street

**CITY** Allentown

**SALE/LEASE** Sale

**ACRES** 8.6 AC

**ZONING** Industrial

**SALE PRICE** Call for details

**FEATURES** Developer/investor opportunity to own 8.6 acres of industrial land along Lehigh River, mostly cleared with utilities to site, fenced parcel, zoned I-3 industrial, adjacent to a canal and recreation area, potential use packaging, storage, manufacturing, and more, minutes to Route 22 and I-78.

**CONTACT** Mike Adams 610.871.1701, Sarah Finney 610.871.1719



MEET OUR TEAM

# Brokerage Experts

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