

## FEATURED LISTINGS

### 1210-1236 Sesqui Street | Allentown, Lehigh County, PA



#### Price Reduced!

Back on the market! Industrial warehouse building situated on 3.88 acres, 2400 AMP 3-phase heavy power, LED lighting, has 12 docks with levelers, convenient to highways, and many more features

**Sale Price: \$8,500,000**

**Mike Adams**

610.871.1701

madams@naisummit.com

**Sarah Finney Miller**

610.871.1719

sfinney@naisummit.com

### Edgewood Avenue | Easton, Northampton County, PA

#### New Lease Rate

Substantial reduction of lease rate for a four building complex of industrial and flex space on 8.9 acres, currently occupied, well-maintained, open floor plans, freight and passenger elevators, 12' ceilings, easy access to Routes 33, 22 & 611

**Lease Rate: \$2.99/SF NNN**

**Matt Sprung**

610.871.1721

msprung@naisummit.com



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**NAI Summit**

1620 Pond Rd, Suite 150

Allentown PA 18104

610.264.0200

**naisummit.com**

## INDUSTRIAL / WAREHOUSE / FLEX

### NEW SUITE AVAILABLE



PROPERTY NAME	Riverview Commerce Park
ADDRESS	2670 & 2720 Lehigh Street
CITY	Whitehall
SALE/LEASE	Lease
AVAILABLE SF	3,000 & 3,000 SF
BUILDING SF	15,500 SF

LEASE RATE \$12.00-\$12.50/SF NNN

**FEATURES** Fully conditioned flex suites, public water/sewer, natural gas, Suite 2670 features 1,500 SF office and 1,500 SF warehouse which includes 1 dock door, Suite 2720 features 1 dock door and 1 drive-in door, ideal facilities 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

### PRICE REDUCED



PROPERTY NAME	Edgewood Campus
ADDRESS	Edgewood Ave & Bushkill Dr
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	±94,000 SF
BUILDING SF	±102,000 SF

LEASE RATE \$2.99/SF NNN

**FEATURES** PRICE REDUCTION! Multiple flex and industrial buildings for lease, 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	2800 Baglyos Circle
ADDRESS	2800 Baglyos Circle
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	16,000-41,000 SF
BUILDING SF	86,000 SF

LEASE RATE Call for details

**FEATURES** One space of 25,000 SF split equally between office & warehouse space with one dock door, 20' ceilings, second space of 16,000 SF warehouse with two dock doors available Dec 2023, office area is open floor plan, fully sprinklered, public utilities, zoned office/light industrial, near Routes 33, 22, I-78

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



PROPERTY NAME	10 Schultz Drive
ADDRESS	10 Schultz Drive
CITY	Delano
SALE/LEASE	Lease
AVAILABLE SF	49,285 SF
BUILDING SF	106,968 SF

LEASE RATE \$6.00/SF NNN

**FEATURES** Warehouse space with ±3,243 dedicated office area, 20' ceiling height, wet sprinklers, 13 dock doors, four with levelers, one drive-in door, columns 25'x50', 1600 amp, 480v, propane heat, located less than one mile to I-81 provides great connectivity to the region

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



PROPERTY NAME	801 W Greenleaf Street
ADDRESS	801 W Greenleaf Street
CITY	Allentown
SALE/LEASE	Both
AVAILABLE SF	32,329 SF
BUILDING SF	32,329 SF

### CONTACT

Sarah Finney Miller 610.871.1719  
Mike Adams 610.871.1701

## NEW LISTING

**SALE PRICE** \$1,600,000

**LEASE RATE** \$6.00/SF NNN

### FEATURES

Two-story standalone industrial building, ground floor warehouse is 22,110 SF, ceiling heights range 11'-15.5', one dock door, one drive-in, second floor space is 10,219 SF and accessible from street with 10' ceiling height, freight elevator, public utilities, separate parking lot included in sale





**PROPERTY NAME** 4444 Innovation Way

**ADDRESS** 4444 Innovation Way

**CITY** Allentown

**SALE/LEASE** Lease

**AVAILABLE SF** 11,790 SF

**BUILDING SF** 200,000 SF

**LEASE RATE** \$12.00/SF NNN

**FEATURES** 11,790 SF space with flex conversion opportunity, 3-phase power, 12' clear ceiling height, potential for single drive-in door, Class A building, ample parking, convenient location near Lehigh Valley International Airport and Route 22

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



**LEASED**

**PROPERTY NAME** 735-745 Pittston Street

**ADDRESS** 735-745 Pittston Street

**CITY** Allentown

**SALE/LEASE** Lease

**AVAILABLE SF** 8,000-16,000 SF

**BUILDING SF** 25,155 SF

**LEASE RATE** Call for details

**FEATURES** Three-story industrial building, elevator served, sprinkler system, public water and sewer, Zoned I2-Limited Industrial District, truck loading, many upgrades including painting of building, white boxing of spaces, and new LED lights, parking lot repairs planned, accessible via I-78

**CONTACT** Mike Adams 610.871.1701



**RENDERING**

**PROPERTY NAME** 2843 Mitchell Avenue

**ADDRESS** 2843 Mitchell Avenue

**CITY** Allentown

**SALE/LEASE** Lease

**AVAILABLE SF** 20,000 SF

**BUILDING SF** 70,000 SF

**LEASE RATE** Call for details

**FEATURES** Construction begins Q3 2023, anticipated delivery date Q3 2024, set on 6.88 acres, 35' ceilings, 8" concrete slab, 2 drive-in loading docks, 4 drive-up 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



**PRICE REDUCED**

**RENDERING**

**PROPERTY NAME** 1001 Glenlivet Drive

**ADDRESS** 1001 Glenlivet Drive

**CITY** Allentown

**SALE/LEASE** Both

**AVAILABLE SF** 39,827 SF

**BUILDING SF** 39,827 SF

**PRICE/RATE** Call for details

**FEATURES** New construction, plans approved for warehouse development, 4.13 acres, 5 loading docks, 2 trailer storage, 25 parking spaces, frontage on Route 100, zoned light industrial, great location for distribution, assembly, light manufacturing, or life science users, easy access to I-78 and I-476

**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** 61,032 SF

**BUILDING SF** 61,032 SF

**LEASE RATE** Call for details

**FEATURES** Flex space, one dock door, potential conversion for additional dock doors, newly renovated, contiguous and divisible, on-site cafeteria, 24-hour secure access, on-site data center, UPS battery backup, multiple backup generators, served by LANTA bus routes, near Route I-78

**CONTACT** Kelly Berfield 610.871.1683 Jennifer Kennedy 610.871.1707



**PRICE CHANGE**

**PROPERTY NAME** 1006 Hanover Avenue

**ADDRESS** 1006 Hanover Avenue Unit 1B

**CITY** Allentown

**SALE/LEASE** Lease

**AVAILABLE SF** 14,007 SF

**BUILDING SF** 50,000 SF

**LEASE RATE** \$7.00/SF Gross

**FEATURES** Warehouse/flex space, ceiling clear height 18', two drive-in doors, small office area, enclosed space with metal canopy & exterior overhead door access, zoned B-3, sprinklers, public water/sewer

**CONTACT** Matt Sprung 610.871.1721



**LEASED**

**PROPERTY NAME** 6333 Winside Drive

**ADDRESS** 6333 Winside Drive

**CITY** Bethlehem

**SALE/LEASE** Lease

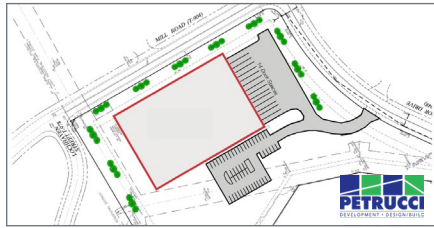
**AVAILABLE SF** 3,200 SF

**BUILDING SF** 11,400 SF

**LEASE RATE** Call for details

**FEATURES** Ready for immediate occupancy, industrial warehouse, one dock door, 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

**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** 70,000 SF

**BUILDING SF** 70,000 SF

**LEASE RATE** Call for details

**FEATURES** Opportunity for build-to-suit industrial building up to 70,000 SF, potential truck parking or outdoor storage, 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



**PROPERTY NAME** 65 Willow Street

**ADDRESS** 65 Willow Street

**CITY** Kutztown

**SALE/LEASE** Sale

**AVAILABLE SF** ±7,500 SF

**BUILDING SF** ±7,500 SF

**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



**BACK ON THE MARKET**

**PROPERTY NAME** 1210-1236 Sesqui Street

**ADDRESS** 1210 Sesqui Street

**CITY** Allentown

**SALE/LEASE** Sale

**AVAILABLE SF** ±80,000 SF

**BUILDING SF** ±80,000 SF

**SALE PRICE** \$8,500,000

**FEATURES** PRICE REDUCED! 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, minutes to I-78, 309, & 476

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



**UNDER AGREEMENT**

**PROPERTY NAME** 119 Technology Drive

**ADDRESS** 119 Technology Drive

**CITY** Bethlehem

**SALE/LEASE** Sale

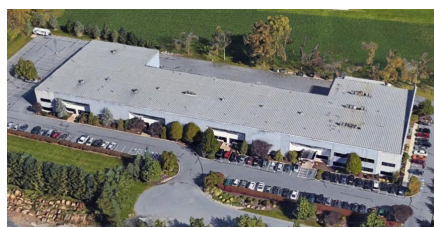
**AVAILABLE SF** 48,000 SF

**BUILDING SF** 48,000 SF

**SALE PRICE** Call for details

**FEATURES** 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** 630 Municipal Drive

**ADDRESS** 630 Municipal Drive

**CITY** Nazareth

**SALE/LEASE** Lease

**AVAILABLE SF** 20,000 SF

**BUILDING SF** 67,366 SF

**LEASE RATE** \$8.50/SF NNN

**FEATURES** Flex/Warehouse, available 9/1/2023, 2 dock doors, 3 drive-in doors, 24' clear height, 200 AMP, 3-phase electrical service, propane heat, zoned light industrial, professional business park setting, 5.14 acres, on-site parking, well-maintained, minutes to Routes 191, 22, 33

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





**PROPERTY NAME** 2525 Milford Square Pike

**ADDRESS** 2525 Milford Square Pike

**CITY** Quakertown

**SALE/LEASE** Sublease

**AVAILABLE SF** 31,250 SF

**BUILDING SF** 125,000 SF

**LEASE RATE** \$8.75/SF NNN

**FEATURES** Class A warehouse sublease from current tenant, lease runs until 9/30/2026, includes 1,500 SF office space, ceiling clear height 36'6", space in excellent condition, 3-phase power, 4 loading docks, 1 drive-in bay, sprinklers ESFR, great location off Rte 663 and minutes to I-476 and Rte 309

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

## OFFICE



**PROPERTY NAME** 2100 Ferry Street

**ADDRESS** 2100 Ferry Street

**CITY** Easton

**SALE/LEASE** Lease

**AVAILABLE SF** 4,764 SF

**BUILDING SF** 4,764 SF

**LEASE RATE** Call for details

**FEATURES** Office building for medical or professional user, single tenant, large private parking lot, 14 office/exam rooms, waiting area, reception, existing medical chart filing system, three (3) ADA restrooms, employee break room & private restroom, near St. Luke's Easton hospital, minutes to Route 22

**CONTACT** Matt Sprung 610.871.1721



**PROPERTY NAME** 2001 Fairview Avenue

**ADDRESS** 2001 Fairview Avenue

**CITY** Easton

**SALE/LEASE** Lease

**AVAILABLE SF** 7,567 SF

**BUILDING SF** 15,304 SF

**LEASE RATE** \$13.00/SF NNN

**FEATURES** ADA compliant built-out office suite for medical or professional users, 10 exam rooms, multiple private offices, reception and waiting area, 2 ADA restrooms, lower level provides additional offices and storage, off-street parking lot, minutes to Route 22

**CONTACT** Matt Sprung 610.871.1721



**PROPERTY NAME** 1350 Sullivan Trail

**ADDRESS** 1350 Sullivan Trail

**CITY** Easton

**SALE/LEASE** Lease

**AVAILABLE SF** 1,372 SF & 5,700 SF

**BUILDING SF** 35,000 SF

**LEASE RATE** Call for details

**FEATURES** Two office/flex suites available in multi-tenant flex building, 10-14' ceiling heights, 100% wet sprinkler system, natural gas, area amenities include restaurants, banks and retail stores, minutes to Easton's Centre Square, easy access to Routes 611 and 22

**CONTACT** Mike Adams 610.871.1701, Mark Magasich 610.871.1699



**PROPERTY NAME** Eberhart Road Business Center

**ADDRESS** 2000 Eberhart Road

**CITY** Whitehall

**SALE/LEASE** Lease

**AVAILABLE SF** 2,250 SF

**BUILDING SF** 11,640 SF

**CONTACT**

Sarah Finney Miller 610.871.1719

Mike Adams 610.871.1701

## NEW LISTING

**LEASE RATE**

**\$11.00/SF NNN**

### FEATURES

Competitive rate for a move-in ready medical office suite, located in a multi-tenant professional business center, includes reception area, private offices, conference room, kitchenette, restrooms, space is in excellent condition, public utilities, convenient to Route 145

## NEW SUITES AVAILABLE

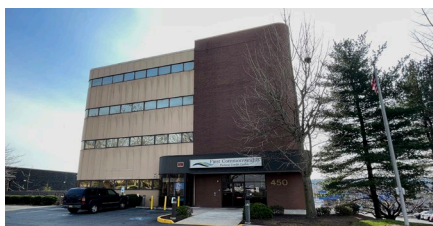


PROPERTY NAME	<b>Bethlehem Medical Arts Center</b>
ADDRESS	5325 Northgate Drive
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	1,729 - 8,550 SF
BUILDING SF	53,656 SF

LEASE RATE \$19.00/SF - \$20.00/SF Modified Gross

**FEATURES** New first and second floor medical suites available! Two-story, Class A medical office building, ample parking, located in a dense residential area with excellent area demographics, recent common area renovations and updates, easy access to Routes 22, 33, 378 and LV International Airport

CONTACT Jennifer Kennedy 610.871.1707, Sarah Finney 610.871.1719

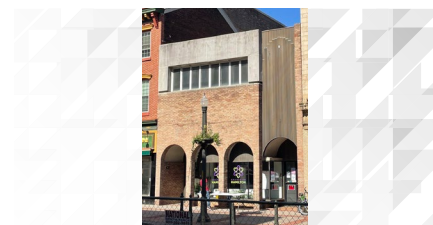


PROPERTY NAME	<b>446-450 Union Blvd</b>
ADDRESS	446-450 Union Blvd
CITY	Allentown
SALE/LEASE	Both
AVAILABLE SF	10,584 SF
BUILDING SF	17,640 SF

PRICE/RATE \$1,500,000 / \$10.00/SF NNN

**FEATURES** Five-story office building for sale, with two suites available for lease, lots of natural light, second floor suite move-in ready, third floor suite offers large open area for customization, bank tenant occupies main floor & lower level, large parking lot, convenient to Allentown and Bethlehem

CONTACT Matt Sprung 610.871.1721

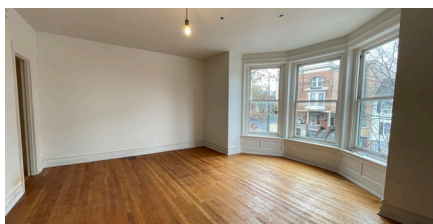


PROPERTY NAME	<b>927 W Hamilton St</b>
ADDRESS	927 W Hamilton St
CITY	Allentown
SALE/LEASE	Both
AVAILABLE SF	±2,600 SF
BUILDING SF	±6,510 SF

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	<b>Mansion on 7th</b>
ADDRESS	315 N 7th Street
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	562 - 2,009 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 spaces available to rent, minutes to Routes 22, walking distance to all major downtown Allentown amenities

CONTACT Jennifer Kennedy 610.871.1707

## PRICE REDUCED



PROPERTY NAME	<b>224 Roseberry Street</b>
ADDRESS	224 Roseberry Street
CITY	Phillipsburg, NJ
SALE/LEASE	Sale
AVAILABLE SF	2,000 SF
BUILDING SF	2,000 SF

SALE PRICE \$210,000

**FEATURES** First floor office condo, divided into two 1,000 SF units, great for owner/occupant or starting investor, located in a two-story 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	<b>100 N 3rd Street</b>
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





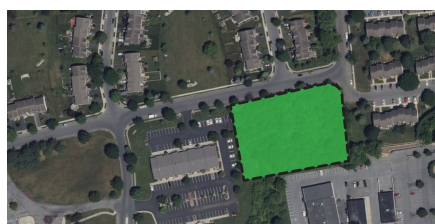
PROPERTY NAME	1001 Main Street
ADDRESS	1001 Main Street
CITY	Northampton
SALE/LEASE	Lease
AVAILABLE SF	±842 SF
BUILDING SF	41,500 SF

LEASE RATE	\$24.00/SF Modified Gross
FEATURES	Space in multi-tenant property, ample parking, suite includes waiting area and reception, two exam areas, lab room, ADA restroom, and private office, public utilities, permitted uses include: medical and professional offices, retail, and personal services, serviced by LANTA bus route
CONTACT	Mark Magasich 610.871.1699, Mike Adams 610.871.1701



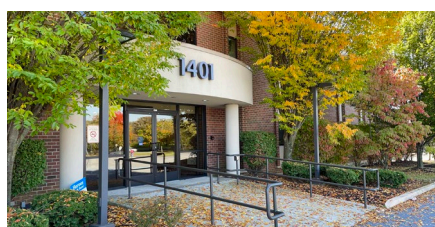
PROPERTY NAME	1900 Am Drive
ADDRESS	1900 Am Drive
CITY	Quakertown
SALE/LEASE	Lease
AVAILABLE SF	5,374, 5,401 & 7,840 SF
BUILDING SF	45,303 SF

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



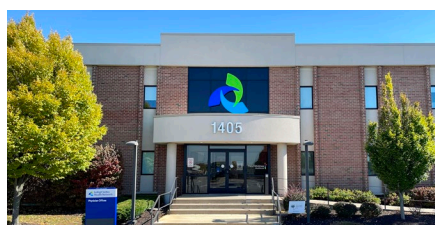
PROPERTY NAME	4317 Easton Avenue
ADDRESS	4317 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	12,000-60,000 SF
BUILDING SF	12,000-60,000 SF

LEASE RATE	Call for details
FEATURES	1.4 acre ground lease, fully approved for single story 12,000 SF building with potential of up to five-story 60,000 SF building, utilities and curb cuts already in place, zoned office/business, high traffic location, excellent demographics, variety of area amenities, offers easy access to Routes 33, 22, and I-78
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



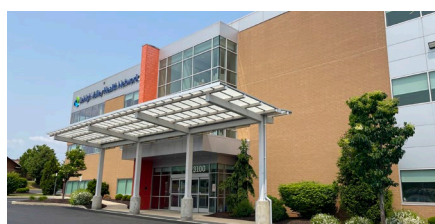
PROPERTY NAME	1401 N Cedar Crest Blvd
ADDRESS	1401 N Cedar Crest Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	1,924 - 6,984 SF
BUILDING SF	33,244 SF

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

## COMPETITIVE RATES



PROPERTY NAME 4444 Innovation Way

ADDRESS 4444 Innovation Way

CITY Allentown

SALE/LEASE Lease

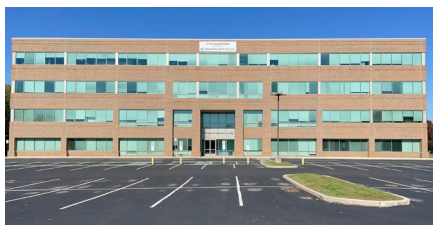
AVAILABLE SF 11,350-40,540 SF

BUILDING SF 200,000 SF

LEASE RATE \$9.00/SF-\$10.00/SF NNN

**FEATURES** Class A office suites, can be delivered mostly furnished, multiple conference rooms and private offices, portion of office can be converted into flex space with one drive-in door, lots of area amenities nearby, easy access to Route 22, I-78, Airport Rd. and the L.V. 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 &amp; 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 417 N 14th Street

ADDRESS 417 N 14th Street

CITY Allentown

SALE/LEASE Lease

AVAILABLE SF 1,815 SF

BUILDING SF 24,181 SF

LEASE RATE \$14.51/SF NNN

**FEATURES** Second floor suite available, shell-space, comprised of two large open concept rooms, private entrance, under construction, updates include new electrical, restrooms, HVAC, and windows throughout, off-street and on-street parking options, convenient to downtown Allentown amenities

CONTACT Jennifer Kennedy 610.871.1707



PROPERTY NAME 2205 Lehigh Street

ADDRESS 2205 Lehigh Street

CITY Easton

SALE/LEASE Lease

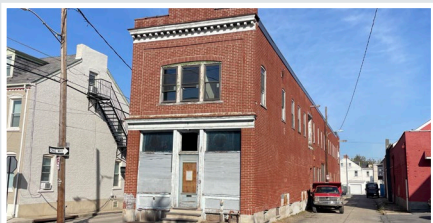
AVAILABLE SF 1,085 SF

BUILDING SF 1,085 SF

LEASE RATE \$18.00/SF NNN

**FEATURES** Standalone office building for professional or medical user, on-street parking, handicap accessible, public water and sewer, located cross from St. Luke's Hospital - Easton Campus, less than a mile to Route 22 with easy access to Route 33, I-78

CONTACT Matt Sprung 610.871.1721



PROPERTY NAME 1021 W Turner Street

ADDRESS 1021 W Turner Street

CITY Allentown

SALE/LEASE Lease

AVAILABLE SF 1,500 SF

BUILDING SF 6,960 SF

## CONTACT

Jennifer Kennedy 610.871.1707

## NEW LISTING

## LEASE RATE

\$21.18/SF Gross

## FEATURES

First floor office/retail suite, under construction and available March 2024, public water/sewer, historical mixed-use building, on-street parking, located in a very walkable neighborhood, convenient to downtown Allentown, served by public transportation





**PROPERTY NAME** 229 S 22nd Street

**ADDRESS** 229 S 22nd Street

**CITY** Easton

**SALE/LEASE** Lease

**AVAILABLE SF** 1,862 SF

**BUILDING SF** 1,862 SF

**LEASE RATE** \$18.00/SF NNN

**FEATURES** Standalone office building for professional or medical user, on site and street parking, handicap accessible, public water and sewer, located cross from St. Luke's Hospital - Easton Campus, less than a mile to Route 22 with easy access to Route 33, I-78

**CONTACT** Matt Sprung 610.871.1721



**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** 25 N Main Street

**ADDRESS** 25 N Main Street

**CITY** Coopersburg

**SALE/LEASE** Lease

**AVAILABLE SF** 2,895 SF

**BUILDING SF** 19,730 SF

**LEASE RATE** \$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** 3037 S Pike Avenue

**ADDRESS** 3037 S Pike Avenue

**CITY** Allentown

**SALE/LEASE** Lease

**AVAILABLE SF** 91-2,500 SF

**BUILDING SF** 5,000 SF

**LEASE RATE** \$20.00/SF - \$30.00/SF Modified Gross

**FEATURES** Two-story office building for multi-tenants, extensively renovated, shared entrance, range of suite sizes available, perfect for work-from-home users seeking a small professional space, potential uses include counseling, financial services, daycare and more, access to I-78 and 309

**CONTACT** Jennifer Kennedy 610.871.1707



**PROPERTY NAME** Bethlehem Office Commons

**ADDRESS** 3895 Adler Place

**CITY** Bethlehem

**SALE/LEASE** Lease

**AVAILABLE SF** 1,320 SF

**BUILDING SF** 14,590 SF

**LEASE RATE** \$11.25/SF NNN

**FEATURES** Office suite available in single story building in Bethlehem Business Park, large parking lot, 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** \$13.00/SF NNN

**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	1555 Spillman Drive
ADDRESS	1555 Spillman Drive
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	61,023 SF (Divisible)
BUILDING SF	61,023 SF

LEASE RATE	Call for details
FEATURES	Office suites, newly renovated, contiguous and divisible, on-site cafeteria, 24-hour secure access, on-site data center, UPS battery backup, multiple backup generators, shared dock door, potential for exclusive entrances, served by LANTA bus routes, near Route I-78
CONTACT	Kelly Berfield 610.871.1683 Jennifer Kennedy 610.871.1707



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 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	12,500 SF
BUILDING SF	86,000 SF

LEASE RATE	\$12.00/SF NNN
FEATURES	20' ceilings, office area is open floor plan, fully sprinklered, public utilities, zoned office/light industrial, near Routes 33, 22, I-78
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719

## COMMERCIAL / RETAIL / MIXED USE / OTHER



PROPERTY NAME	The Shops at Bethlehem
ADDRESS	2920 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	13,000 SF
BUILDING SF	166,937 SF

LEASE RATE	Call for details
FEATURES	2 pad sites available for ground lease, one fronts busy Easton Ave, 13,000 SF flex/retail space located on rear of building with one dock door, center is located in a dense residential area, anchored by Giant Food Stores, great visibility, tenant improvement allowance available
CONTACT	Jennifer Kennedy 610.871.1707



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



PROPERTY NAME	MacArthur Convenience Center
ADDRESS	3690 Lehigh Street
CITY	Whitehall
SALE/LEASE	Sublease
AVAILABLE SF	880 SF
BUILDING SF	18,770 SF

LEASE RATE	Call for details
FEATURES	Move in ready space available for lease in MacArthur Convenience Center, open layout with restroom, ample off-street parking, located minutes from highly traveled MacArthur Rd, Lehigh Street in Whitehall is a major artery off Route 145
CONTACT	Jennifer Kennedy 610.871.1707





PROPERTY NAME	7655 PA Route 309
ADDRESS	7655 PA Route 309
CITY	New Tripoli
SALE/LEASE	Both
AVAILABLE SF	6,452 SF
ACRES	±3.4

**CONTACT**

Sarah Finney Miller 610.871.1719  
Mike Adams 610.871.1701

**NEW LISTING****SALE PRICE \$700,000****LEASE RATE \$7,800/MO****FEATURES**

Rare opportunity to purchase a 3 building site, includes 2 specialty commercial buildings plus a residence for live/work or add'l income, Building 1 is a two-story 4,952 SF flex building with drive-in door, Building 2 is a brand new 1,500 SF garage w 2 overhead doors, previously a distillery

**INVESTMENT****UNDER AGREEMENT**

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** Call for details

**FEATURES** 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**PRICE REDUCED**

PROPERTY NAME	Edgewood Campus
ADDRESS	Edgewood Ave & Bushkill Dr
CITY	Easton
SALE/LEASE	Sale
AVAILABLE SF	±102,000 SF
BUILDING SF	±102,000 SF

**SALE PRICE** \$6,200,000

**FEATURES** Four interconnected buildings, 8.9 acres, open floor plans, 12' ceilings, sprinklers throughout, currently occupied, well-maintained, on-site parking, minutes to Routes 22, 33, 611, and downtown Easton

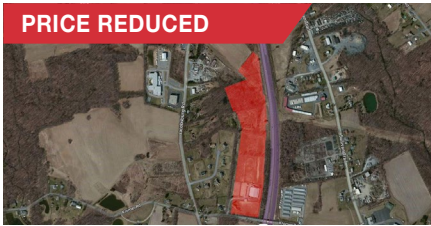
**CONTACT** Matt Sprung 610.871.1721

# 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



PRICE REDUCED

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

SALE PRICE	\$3,500,000
FEATURES	±25 acre land includes two parcels, frontage on Route 33, parcels sit in two municipalities, zoned General Commercial, many uses by right including warehouse, assembly & packaging facility, office, self-storage, possible redevelopment as high-density residential
CONTACT	Matt Sprung 610.871.1721



±1.3 Acres  
Pad Site

±0.52 Acres  
Pad Site

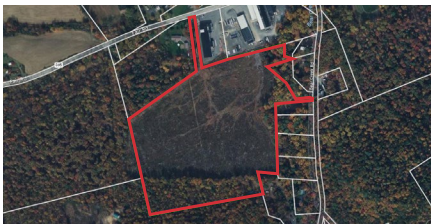
PROPERTY NAME	The Shops at Bethlehem
ADDRESS	2920 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Lease
ACRES	±0.52 and ±1.3 AC
ZONING	GC - General Commercial

LEASE RATE	Call for details
FEATURES	Two pad sites for ground lease in grocery anchored neighborhood shopping center, highly visible, traffic count of +16,000 average daily trips, dense residential area, join retailers Giant Grocery, Petco, Dairy Queen, Dave's Home Furnishings, Maxx Fitness, and more, served by LANTA Bus Route
CONTACT	Jennifer Kennedy 610.871.1707



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



UNDER AGREEMENT

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	Call for details
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	C-1 - Neighborhood Commercial

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



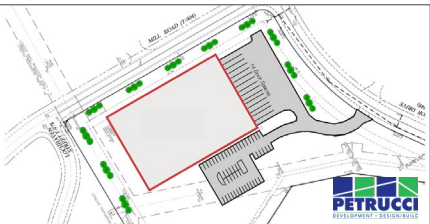
PROPERTY NAME	1001 Glenlivet Drive
ADDRESS	1001 Glenlivet Drive
CITY	Allentown
SALE/LEASE	Both
AVAILABLE SF	39,827 SF
BUILDING SF	39,827 SF

PRICE/RATE	Call for details
FEATURES	New construction, plans approved for warehouse development, 4.13 acres, 5 loading docks, 2 trailer storage, 25 parking spaces, frontage on Route 100, zoned light industrial, great location for distribution, assembly, light manufacturing, or life science users, easy access to I-78 and I-476
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



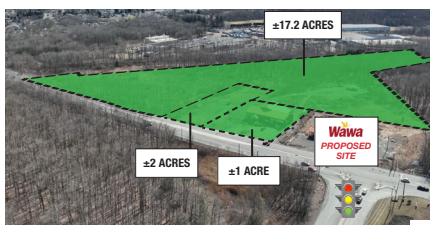
PROPERTY NAME	4317 Easton Avenue
ADDRESS	4317 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	12,000-60,000 SF
BUILDING SF	12,000-60,000 SF

LEASE RATE	Call for details
FEATURES	1.4 acre ground lease, fully approved for single story 12,000 SF building with potential of up to five-story 60,000 SF building, utilities and curb cuts already in place, zoned office/business, high traffic location, excellent demographics, variety of area amenities, offers easy access to Routes 33, 22, and I-78
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	70,000 SF
BUILDING SF	70,000 SF

LEASE RATE	Call for details
FEATURES	Ground lease, potential truck parking or outdoor storage, 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



PROPERTY NAME	West Side Claremont Avenue
ADDRESS	West Side Claremont Avenue
CITY	Tamaqua
SALE/LEASE	Sale
ACRES	±20.2 AC
ZONING	HC - Highway Commercial

SALE PRICE	Call for details
FEATURES	Three parcels totaling ±20.2 acres located on Claremont Ave/Route 309, adjacent to proposed Wawa development site, zoned Highway Commercial (HC), municipal sewer and water, frontage on divided highway with access to signalized intersection, near Route 209 and I-81
CONTACT	Matt Sprung 610.871.1721

# Brokerage Team



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**MILLION**   
IN TRANSACTIONS 2022



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OF EXCELLENCE



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