

## FEATURED LISTINGS

### 1555 Spillman Drive | Bethlehem, Northampton County, PA



#### 5,514-30,000 SF Office

For sublease, recently renovated Class A office area, secure building, backup generators, variety of suite configurations, furnishings negotiable, dock door

**Lease Rate: \$20.00/SF NNN**

**Kelly Berfield**

610.871.1683

kberfield@naisummit.com

**Jennifer Kennedy**

610.871.1707

jennkennedy@naisummit.com

### 2843 Mitchell Avenue | Allentown, Lehigh County, PA

#### 70,000 SF Industrial

For lease, divisible to 25,000, new construction, plans approved, 35' ceilings, 8" concrete slab, loading docks, heavy power, 5 min to Route I-78

**Lease Rate: \$9.00/SF NNN**

**Mike Adams**

610.871.1701

madams@naisummit.com

**Sarah Finney Miller**

610.871.1719

sfinney@naisummit.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**NAI Summit**

1620 Pond Rd, Suite 150

Allentown PA 18104

610.264.0200

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

# INDUSTRIAL / WAREHOUSE / FLEX

## NEW LISTING



**PROPERTY NAME** 630 Municipal Drive

**ADDRESS** 630 Municipal Drive

**CITY** Nazareth

**SALE/LEASE** Lease

**AVAILABLE SF** 4,800

**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



**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** Call for details / \$10.00/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

## UNDER AGREEMENT



**PROPERTY NAME** 3668 Crescent Court East

**ADDRESS** 3668 Crescent Court East

**CITY** Whitehall

**SALE/LEASE** Sale

**AVAILABLE SF** 5,920 SF

**BUILDING SF** 5,920 SF

**SALE PRICE** \$800,000

**FEATURES** Free-standing commercial warehouse property on 4.13 acres, 20' ceilings, large drive-in bay with two overhead doors, small wash bay, on-site parking, zoned Regional/Community Commercial, permitted uses include: vehicle sales, transportation services, repair shop, access to Routes 145 & 22

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

## 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

## UNDER AGREEMENT



**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



## NEW LISTING

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 \$9.00/SF NNN

**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

## UNDER AGREEMENT

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 Mark Magasich 610.871.1699

## PRICE REDUCED

PROPERTY NAME **119 Technology Drive**

ADDRESS 119 Technology Drive

CITY Bethlehem

SALE/LEASE Sale - Leaseback

AVAILABLE SF 48,000 SF

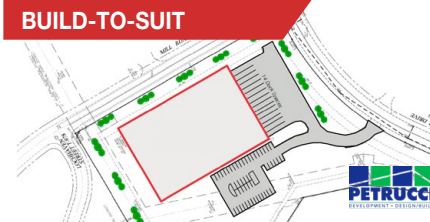
BUILDING SF 48,000 SF

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

## 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

PROPERTY NAME **495 Business Park Lane**

ADDRESS 495 Business Park Lane

CITY Allentown

SALE/LEASE Both

AVAILABLE SF 6,446 SF

BUILDING SF 6,446 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

## INDUSTRIAL/WAREHOUSE/FLEX (continued)

### FULLY LEASED



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	\$9.00/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



PROPERTY NAME	611 S Albert Street
ADDRESS	611 S Albert Street
CITY	Allentown
SALE/LEASE	Sale
AVAILABLE SF	±140,756
BUILDING SF	±140,756

SALE PRICE	Call for details
FEATURES	Developer/investor opportunity, ±140,756 existing building, 8.6 acres land along Lehigh River, fenced parcel, zoned I-3 industrial, adjacent to a canal and recreation area, potential use packaging, storage, manufacturing, or for redevelopment, minutes to Route 22 and I-78.
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719

## OFFICE



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

### PRICE REDUCED



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	\$325,000
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	±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	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	<b>Bethlehem Medical Arts Center</b>
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	<b>2350 Schoenersville Road</b>
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	<b>941 Marcon Boulevard, LVIP III</b>
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	<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 \$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	<b>1837 W Linden Street</b>
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	<b>Edgewood Avenue</b>
ADDRESS	Edgewood Ave & Bushkill Dr
CITY	Easton
SALE/LEASE	Both
AVAILABLE SF	±94,000 SF
BUILDING SF	±94,000 SF

PRICE/RATE Call for details / \$10.00/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



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 Hwy #101
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 - 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, 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 \$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	2,470 - 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



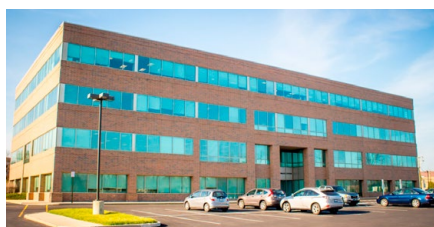
PROPERTY NAME	2299 Brodhead Road
ADDRESS	2299 Brodhead Road, Suite G
CITY	Bethlehem Twp
SALE/LEASE	Sale
AVAILABLE SF	1,800 SF
BUILDING SF	44,944 SF

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	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	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

**RENT INCENTIVES**

PROPERTY NAME	1530 8th Avenue
ADDRESS	1530 8th Avenue
CITY	Bethlehem
SALE/LEASE	Both
AVAILABLE SF	2,000 - 18,204 SF (Divisible)
BUILDING SF	18,204 SF

PRICE/RATE	\$3,500,000 / \$15.00/SF NNN
FEATURES	FIRST YEAR RENT INCENTIVE: \$10.00SF/NNN 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 LVIA
CONTACT	Sarah Finney 610.871.1719, Matt Sprung 610.871.1721



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

LEASE RATE	\$12.75/SF NNN
FEATURES	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	495 Business Park Lane
ADDRESS	495 Business Park Lane
CITY	Allentown
SALE/LEASE	Both
AVAILABLE SF	±6,446 SF
BUILDING SF	±6,446 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

**UNDER AGREEMENT**

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 suites 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

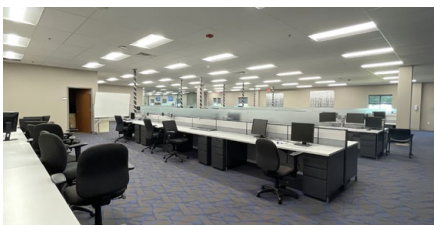


PROPERTY NAME	630 Municipal Drive
ADDRESS	630 Municipal Drive
CITY	Nazareth
SALE/LEASE	Lease
AVAILABLE SF	6,600
BUILDING SF	67,366 SF

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 \$20.00/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



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



NEW LISTING

PROPERTY NAME	3420 Walbert Avenue
ADDRESS	3420 Walbert Avenue, Suite 201
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	2,000 SF
BUILDING SF	10,986 SF

LEASE RATE \$22.00/SF Modified Gross

FEATURES Suite in medical office building, includes 8 private offices/exam rooms, some with built-in cabinets, reception area, two in-suite restrooms, utility closet with sink, additional furniture currently in space is negotiable, on-site parking, easy access to Route 22

CONTACT Jennifer Kennedy 610.871.1707

**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

**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 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 spaces, 1,750 SF inline space available for immediate occupancy, coming soon 1,550 SF space, dense residential area, ±820 parking spaces, Volta Charging Station, anchored by Giant Food Stores, on busy Easton Avenue with 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**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, owner/user, or redevelopment opportunity, freestanding single story building with 45+ parking spaces, all furniture and equipment may be included, lease purchase and owner financing options, located in high traffic area 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 spaces 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, 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



PRICE REDUCED

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

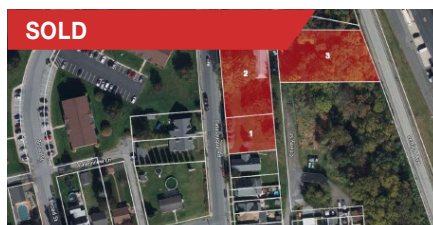


PROPERTY NAME	1041 S Broadway
ADDRESS	1041 S Broadway
CITY	Wind Gap
SALE/LEASE	Sale
AVAILABLE SF	5,392 SF
BUILDING SF	5,392 SF

SALE PRICE Call for details

FEATURES Real estate & restaurant business available for sale for investor, owner/user, or redevelopment opportunity, freestanding single story building with 45+ parking spaces, all furniture and equipment may be included, lease purchase and owner financing options, located in high traffic area off of Route 33 & 512

CONTACT Sarah Finney 610.871.1719, Mike Adams 610.871.1701



SOLD

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

## INVESTMENT (continued)



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

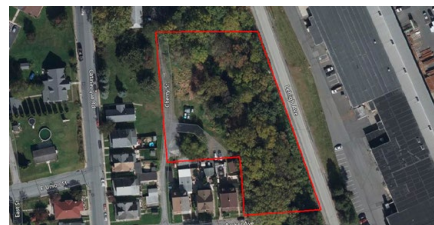
SALE PRICE	Call for details
FEATURES	POTENTIAL FOR REDEVELOPMENT! Warehouse and industrial complex of 4 buildings, 8.9 acres situated on Bushkill Creek, open floor plans, 12' ceilings, sprinklers, currently occupied, well-maintained, on-site parking, minutes to Routes 22, 33, 611, and downtown Easton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

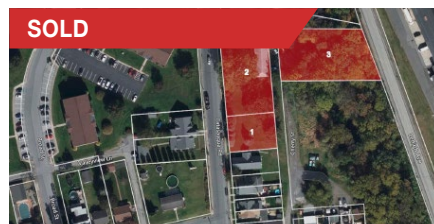
SALE PRICE	\$1,290,000
FEATURES	Standalone retail/office building, zoned medium density residential with neighborhood enhancement overlay, on busy Freemansburg Avenue, first floor open concept layout, second floor has large open rooms, private offices and storage rooms, large parking lot, close proximity to Routes 33, 22 & 78
CONTACT	Jennifer Kennedy 610.871.1707, Kelly Berfield 610.871.1683

## LAND



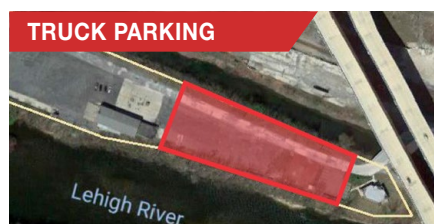
PROPERTY NAME	9 Packer Avenue
ADDRESS	9 Packer Avenue
CITY	Whitehall
SALE/LEASE	Sale
ACRES	2.47 AC
ZONING	R5A-High Density Residential w/o Apts

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	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



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	Mark Magasich 610.871.1699





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	5928 Old Bethlehem Pike
ADDRESS	5928 Old Bethlehem Pike
CITY	Center Valley
SALE/LEASE	Sale
ACRES	4.55 AC
ZONING	C - 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



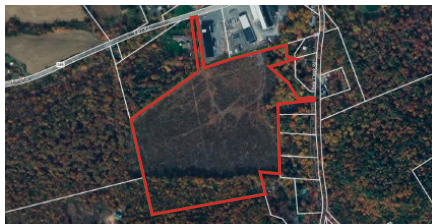
PROPERTY NAME	Route 443 & Mall Lane
ADDRESS	Route 443 & Mall Lane
CITY	Lehighton
SALE/LEASE	Sale
ACRES	Up to 48+ AC
ZONING	C1 - Planned Commercial

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



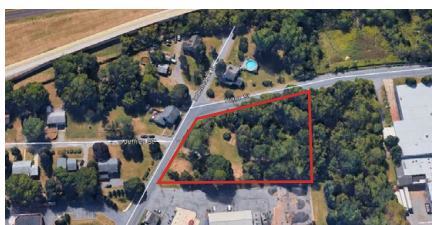
PROPERTY NAME	2300 Route 309
ADDRESS	2300 Route 309
CITY	Ashley Borough
SALE/LEASE	Sale
ACRES	±16.4 AC
ZONING	C - Commercial

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	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	3rd & Union Street
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 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 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



PROPERTY NAME	611 S Albert Street
ADDRESS	611 S Albert Street
CITY	Allentown
SALE/LEASE	Sale
ACRES	8.6 AC
ZONING	I3 - General Industrial

SALE PRICE	Call for details
FEATURES	Developer/investor opportunity to own 8.6 acres of industrial land along Lehigh River, 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

**NAISummit**

1620 Pond Road, Suite 150 | Allentown PA 18104  
610.264.0200 | [naisummit.com](http://naisummit.com)



**Frank T. Smith,**  
CPM®, CCIM  
*Principal*  
[fsmith@naisummit.com](mailto:fsmith@naisummit.com)



**Mike Adams**  
*Senior Vice President*  
[madams@naisummit.com](mailto:madams@naisummit.com)

**\$71+**  
**MILLION**   
IN TRANSACTIONS 2021



**Sarah Finney Miller**  
*Vice President*  
[sfinney@naisummit.com](mailto:sfinney@naisummit.com)



**Kelly Berfield**  
*Chief Revenue Officer*  
[kberfield@naisummit.com](mailto:kberfield@naisummit.com)

  
**4 DECADES**  
OF EXCELLENCE



**Jennifer Kennedy**  
*Associate Broker*  
[jennkennedy@naisummit.com](mailto:jennkennedy@naisummit.com)



**Matt Sprung**  
*Associate Broker*  
[msprung@naisummit.com](mailto:msprung@naisummit.com)



**Mark Magasich**  
*Associate*  
[mmagasich@naisummit.com](mailto:mmagasich@naisummit.com)

Founded in 1982, NAI Summit is a trusted and respected leader in the Greater Lehigh Valley commercial real estate community. Our experienced brokerage team represents some of the areas' largest companies, property investors, and local government entities.

Our real estate professionals, together with the NAI Summit comprehensive marketing program, guarantee that the properties we represent will receive maximum marketplace exposure. We provide clients with access to brokers in each discipline; with expertise in office, industrial, medical, flex, retail, multi-family, land, distressed and investment properties.

# One *team*

# ...with a strategy to deliver *results*.

Connect With Us

