

## FEATURED LISTINGS



### INDUSTRIAL



1050 Mill Road, Allentown

For Lease

**New Construction Industrial Building Build to Suit up to 71,500 SF** **Call for Details**

Mike Adams

610.871.1701

madams@naisummit.com

Sarah Finney-Miller

610.871.1719

sfinney@naisummit.com



### OFFICE/RETAIL



3735 E Nazareth Highway, Easton

For Sale or Lease

**4,235 SF Office/Retail Suite for Lease**

**\$14.00/SF + Electric**

Jennifer Kennedy

610.871.1707

jennkennedy@naisummit.com

## INDUSTRIAL / WAREHOUSE / FLEX



|               |                            |
|---------------|----------------------------|
| PROPERTY NAME | 1235 Easton Road/132       |
| ADDRESS       | 1235 Easton Road, LVIP VII |
| CITY          | Bethlehem                  |
| SALE/LEASE    | Lease                      |
| AVAILABLE SF  | 22,500 SF                  |
| BUILDING SF   | 45,000 SF                  |

LEASE RATE Call for details

FEATURES Industrial suite includes high ceilings, outside storage, and rail service, conveniently located in LVIP VII, multiple corporate neighbors nearby, 22' ceiling height, easy access to main highways with immediate access to Interstate 78 and Route 412, less than 10 miles to PA/NJ border

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



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

SUBLEASE RATE Call for details

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

CONTACT Mike Adams 610.871.1701

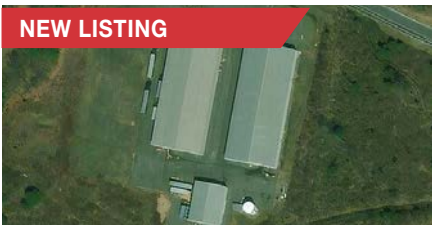


|               |                         |
|---------------|-------------------------|
| PROPERTY NAME | 4444 Innovation Way/168 |
| ADDRESS       | 4444 Innovation Way     |
| CITY          | Allentown               |
| SALE/LEASE    | Lease                   |
| AVAILABLE SF  | 38,000 - 80,000 SF      |
| BUILDING SF   | 200,000 SF              |

LEASE RATE Call for details

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



### NEW LISTING

|               |                              |
|---------------|------------------------------|
| PROPERTY NAME | 196 Commercial Boulevard/127 |
| ADDRESS       | 196 Commercial Boulevard     |
| CITY          | Easton                       |
| SALE/LEASE    | Lease                        |
| AVAILABLE SF  | 4,800 - 52,800 SF            |
| BUILDING SF   | 52,800 SF                    |

LEASE RATE Call for details

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 | 1050 Mill Road/187      |
| ADDRESS       | 1050 Mill Road          |
| CITY          | Allentown               |
| SALE/LEASE    | Lease                   |
| AVAILABLE SF  | 75,000 SF Build to Suit |
| BUILDING SF   | 75,000 SF Build to Suit |

LEASE RATE Call for details

FEATURES New construction industrial building build to suit up to 75,000 SF, 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 22/1-78

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



### TRUCK PARKING

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

LEASE RATE Call for details

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

CONTACT Mark Magasich 610.871.1699



### LEASED

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

LEASE RATE Call for details

FEATURES Industrial building with office built to suit, site has all permits including NPDES / DEP, 24' clear ceiling height, three dock doors, drive-in door, centrally located directly off Airport Road with easy access to Route 22 and the Lehigh Valley International Airport

CONTACT Mike Adams 610.871.1701





**SOLD**

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

**SALE PRICE** \$395,000

**FEATURES** Standalone office/flex building with flexible floor plan featuring open office areas, private offices, break room, storage and conference rooms, 3 Phase Power with 800+ Amps, gas backup generator, set on 15+ acres with fenced in parking lot/ storage yard, easy access to Routes 61, 81, and 209

**CONTACT** Sarah Finney 610.871.1719, Frank T. Smith 610.871.1682



**RENT INCENTIVE**

|               |                        |
|---------------|------------------------|
| PROPERTY NAME | 450 Commerce Drive/131 |
| ADDRESS       | 450 Commerce Drive     |
| CITY          | Quakertown             |
| SALE/LEASE    | Lease                  |
| AVAILABLE SF  | 111,000 SF             |
| BUILDING SF   | 116,000 SF             |

**LEASE RATE** \$5.75/SF NNN

**FEATURES** Class A industrial building set on 11+ acres including air-conditioned office area with elevator, 26'-30' ceiling height, 2000 amps 480 volt power, two drive-in doors, nine dock doors with levelers and bumpers, 100% wet sprinkler system, Three Phase Power, conveniently located minutes from 476

**CONTACT** 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  | 18,024 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, Sarah Finney 610.871.1719



|               |                          |
|---------------|--------------------------|
| PROPERTY NAME | 119 Technology Drive/180 |
| 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



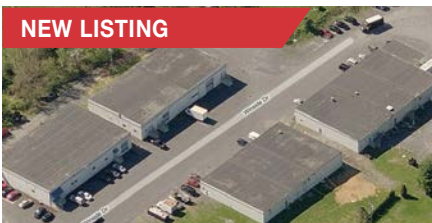
**NEW LISTING**

|               |                                    |
|---------------|------------------------------------|
| PROPERTY NAME | 941 Marcon Boulevard, LVIP III/241 |
| ADDRESS       | 941 Marcon Boulevard, LVIP III     |
| CITY          | Allentown                          |
| SALE/LEASE    | Lease                              |
| AVAILABLE SF  | 6,400 SF                           |
| BUILDING SF   | 27,520 SF                          |

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

**FEATURES** Warehouse suite with office space, one dock door, one drive in door, single story Class A flex building, 19' ceiling storage areas, plenty of parking for employees and clients, convenient LVIP III location, easy access to local highway systems, Airport Road & Route 22

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



**NEW LISTING**

|               |                             |
|---------------|-----------------------------|
| PROPERTY NAME | Winside Industrial Park/876 |
| ADDRESS       | 6363 & 6373 Winside Drive   |
| CITY          | Bethlehem                   |
| SALE/LEASE    | Lease                       |
| AVAILABLE SF  | 2,530, 3,600, & 6,130 SF    |
| BUILDING SF   | 27,520 SF                   |

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

**FEATURES** Two industrial suites available, can be leased together for a total of 6,130 SF or separately, located in a business park location, 14' clear ceiling height, Three Phase Power, conveniently located off Airport Road with easy access to Routes 22 & 512, minutes to Lehigh Valley International Airport

**CONTACT** Mike Adams 610.871.1701



**NEW LISTING**

|               |                        |
|---------------|------------------------|
| PROPERTY NAME | 1150 Centre Street/889 |
| ADDRESS       | 1150 Centre Street     |
| CITY          | Easton                 |
| SALE/LEASE    | Lease                  |
| AVAILABLE SF  | 75,102 SF              |
| BUILDING SF   | 75,102 SF              |

**LEASE RATE** \$8.50/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, Natural Gas and Public Utilities

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

## OFFICE

### UNDER AGREEMENT



**PROPERTY NAME** 5995 Route 378/188

**ADDRESS** 5995 Route 378

**CITY** Center Valley

**SALE/LEASE** Sale

**AVAILABLE SF** 2,912 SF

**BUILDING SF** 5,824± SF

**SALE PRICE** \$650,000

**FEATURES** Conveniently located off of Route 378 with direct access to Route 309, minutes from I-78 and Route 145, high residential area with excellent demographics, ideal for office or retail uses, excellent curb appeal with high visibility, ample corporate neighbors and amenities in immediate area

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

### FOR LEASE



**PROPERTY NAME** 4444 Innovation Way/168

**ADDRESS** 4444 Innovation Way

**CITY** Allentown

**SALE/LEASE** Lease

**AVAILABLE SF** 38,000± SF

**BUILDING SF** 200,000 SF

**LEASE RATE** Call for details

**FEATURES** Fully air-conditioned industrial building, includes 75,000 SF industrial space also available for lease, set on 25+ acre lot, 193 parking spaces, motion sensed LED lighting, quality flooring, multiple employee entrances, convenient location near Lehigh Valley International Airport and major highways

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

### NEW RENOVATIONS



**PROPERTY NAME** 5920 Hamilton Boulevard/106

**ADDRESS** 5920 Hamilton Boulevard

**CITY** Allentown

**SALE/LEASE** Lease

**AVAILABLE SF** 890 & 2,575 SF

**BUILDING SF** 24,335 SF

**LEASE RATE** \$12.00/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** Sarah Finney-Miller 610.871.1719

### LEASE INCENTIVES



**PROPERTY NAME** Bethlehem Medical Arts Ctr/156

**ADDRESS** 5325 Northgate Drive

**CITY** Bethlehem

**SALE/LEASE** Lease

**AVAILABLE SF** 3,002 & 3,539 SF

**BUILDING SF** 54,000 SF

**LEASE RATE** \$17.50 Modified Gross

**FEATURES** Office suites available in a two-story, Class A medical office building, suites can be combined for a total of 3,000 SF, ample parking, located in a high residential area with excellent area demographics, directly off Route 512 with easy access to Routes 22, 33, 378 and LV International Airport

**CONTACT** Sarah Finney-Miller 610.871.1719



**PROPERTY NAME** 1350 Sullivan Trail, LVIP V

**ADDRESS** 1350 Sullivan Trail, LVIP V

**CITY** Easton

**SALE/LEASE** Lease

**AVAILABLE SF** 18,024 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, Sarah Finney 610.871.1719



**PROPERTY NAME** Lehigh Hills, Route 100/148

**ADDRESS** Lehigh Hills, Route 100

**CITY** Fogelsville

**SALE/LEASE** Lease

**AVAILABLE SF** 15,000 - 50,000 SF

**BUILDING SF** 15,000 - 50,000 SF

**LEASE RATE** \$20.00-\$23.00/SF NNN

**FEATURES** New office center directly on busy Route 100 available for lease, offices build to suit, directly next to Lehigh Hills Shopping center with ample corporate neighbors, high traffic counts, large residential area, ideal for medical, retail, office, restaurants and service-related uses

**CONTACT** Sarah Finney 610.871.1719, Frank T. Smith 610.871.1682

### NEW LISTING



**PROPERTY NAME** 941 Marcon Boulevard, LVIP III/241

**ADDRESS** 941 Marcon Boulevard, LVIP III

**CITY** Allentown

**SALE/LEASE** Lease

**AVAILABLE SF** 1,200 & 6,400 SF

**BUILDING SF** 27,520 SF

**LEASE RATE** \$8.50/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 | 5050 Tilghman Street/422 |
| ADDRESS       | 5050 Tilghman Street     |
| CITY          | Allentown                |
| SALE/LEASE    | Sublease                 |
| AVAILABLE SF  | 1,242 SF                 |
| BUILDING SF   | 66,774 SF                |

SUBLEASE RATE \$20.00/SF Modified Gross

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

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



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

LEASE RATE \$14.00/SF NNN

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

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



|               |                        |
|---------------|------------------------|
| PROPERTY NAME | 125 Rock Hill Road/685 |
| ADDRESS       | 125 Rock Hill Road     |
| CITY          | Parryville             |
| SALE/LEASE    | Lease                  |
| AVAILABLE SF  | 2,000 SF               |
| BUILDING SF   | 2,000 SF               |

LEASE RATE Call for details

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

**CONTACT** Mark Magasich 610.871.1699



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

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

LEASE RATE \$19.25/SF plus Electric and Janitorial

**FEATURES** **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 Arts Center/510 |
| ADDRESS       | 3735 Easton Nazareth Highway      |
| CITY          | Easton                            |
| SALE/LEASE    | Both                              |
| AVAILABLE SF  | 10,445 SF                         |
| BUILDING SF   | 47,718 SF                         |

PRICE/RATE Call for details

**FEATURES** Unique opportunity to own a Class A office condo in Northwood Medical Arts Center, potential to subdivide, glass door entry with reception and waiting area, highly visible well maintained building with ample parking, easy access to Routes 22 & 33, ample area amenities nearby

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



|               |                          |
|---------------|--------------------------|
| PROPERTY NAME | 2001 Fairview Avenue/229 |
| ADDRESS       | 2001 Fairview Avenue     |
| CITY          | Easton                   |
| SALE/LEASE    | Lease                    |
| AVAILABLE SF  | 1,770 - 5,646 SF         |
| BUILDING SF   | 15,304 SF                |

LEASE RATE Call for details

**FEATURES** ADA Compliant built out office suite for medical or professional uses, recently improved with plans on further exterior improvement, off-street parking lot, includes waiting area, reception, multiple offices, ample storage, & kitchen, high residential area, excellent visibility, minutes to Route 22

**CONTACT** Jennifer Kennedy 610.871.1707



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

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



|               |                         |
|---------------|-------------------------|
| PROPERTY NAME | 630 Municipal Drive/129 |
| ADDRESS       | 630 Municipal Drive     |
| CITY          | Nazareth                |
| SALE/LEASE    | Both                    |
| AVAILABLE SF  | 5,500 - 10,437 SF       |
| BUILDING SF   | 67,366 SF               |

|            |  |
|------------|--|
| PRICE/RATE | Call for details/\$7.50-\$8.50/SF NNN office   |
| FEATURES   | Multiple office suites in industrial/flex building, 28'-30' ceiling height, 146 parking spaces, three drive-in doors, three loading docks, located right off Route 191 with easy access to Routes 22 and 33, building available for sale as an investment property |
| CONTACT    | Mike Adams 610.871.1701, Sarah Finney 610.871.1719   |



|               |                              |
|---------------|------------------------------|
| PROPERTY NAME | 1405 N Cedar Crest Blvd/102  |
| ADDRESS       | 1405 N Cedar Crest Boulevard |
| CITY          | Allentown                    |
| SALE/LEASE    | Lease                        |
| AVAILABLE SF  | 1,009 - 6,860 SF             |
| BUILDING SF   | 38,327 SF                    |

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



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

|            |  |
|------------|--|
| LEASE RATE | \$21.00/SF Modified Gross Plus Utilities & Janitorial  |
| FEATURES   | Class A office space, highly visible location in professional office park 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-Miller 610.871.1719   |



## NEW LISTING

|               |                        |
|---------------|------------------------|
| PROPERTY NAME | 2132 S 12th Street/292 |
| ADDRESS       | 2132 S 12th Street     |
| CITY          | Allentown              |
| SALE/LEASE    | Lease                  |
| AVAILABLE SF  | 5,600 SF (divisible)   |
| BUILDING SF   | 55,245 SF              |

|            |   |
|------------|---|
| LEASE RATE | \$16.00/SF Full Service Gross   |
| FEATURES   | Conveniently located second floor office suite available directly off Lehigh Street, situated minutes to the Lehigh Auto Mile with ample area amenities nearby, 250 parking spaces, ADA Compliant, flexible zoning allows for many office and non-office uses, minutes from Interstate 78 |
| CONTACT    | Sarah Finney-Miller 610.871.1719  |



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

|            |  |
|------------|--|
| LEASE RATE | AGGRESSIVE RATES! \$3.00-\$6.00/SF Modified Gross  |
| FEATURES   | Flexible zoning, suites can be leased together, open floor plans, set on 1.37 acres with plentiful parking, ample amenities nearby, conveniently located 1 mile off Route 33 with easy access to Routes 512, 22, I-78 and I-80, rates include property taxes, insurance, and lawn/snow maintenance |
| CONTACT    | Sarah Finney-Miller 610.871.1719   |



|               |                              |
|---------------|------------------------------|
| PROPERTY NAME | 3435 Winchester Road/122     |
| ADDRESS       | 3435 Winchester Road         |
| CITY          | Allentown                    |
| SALE/LEASE    | Lease                        |
| AVAILABLE SF  | 4,287 & 8,480 SF (divisible) |
| BUILDING SF   | 76,697 SF                    |

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



## OFFICE (continued)



|               |                            |
|---------------|----------------------------|
| PROPERTY NAME | 505 Independence Drive/110 |
| ADDRESS       | 505 Independence Drive     |
| 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 Plus Utilities & Janitorial   |
| FEATURES   | Second floor office suites available for lease in professional office building, ample parking, variety of area amenities, located in proximity to multiple medical care related sites, easy access to Routes 80, 209, and 611 |
| CONTACT    | Sarah Finney-Miller 610.871.1719  |



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

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



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

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



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

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



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

|            |   |
|------------|---|
| LEASE RATE | \$11.00/SF NNN  |
| FEATURES   | Office suite available in single story office building in Bethlehem Business Park with ample parking, directly off Route 512 with easy access to Routes 22, 33, I-78 and the Lehigh Valley International Airport, ample area amenities nearby |
| CONTACT    | Mark Magasich 610.871.1699  |



|               |                        |
|---------------|------------------------|
| PROPERTY NAME | 41 Corporate Drive/599 |
| ADDRESS       | 41 Corporate Drive     |
| CITY          | Easton                 |
| SALE/LEASE    | Lease                  |
| AVAILABLE SF  | 3,000 SF               |
| BUILDING SF   | 7,388 SF               |

|            |  |
|------------|--|
| LEASE RATE | \$14.00/SF NNN   |
| FEATURES   | 2nd Floor office with flexible layout, ideal for many professional or medical uses, space features reception/waiting area, 6 private offices/exam rooms, large conference room, break room, and storage rooms, located within a professional business park, ample parking, direct access off of 25th Street exit from Route 22 |
| CONTACT    | Sarah Finney 610.871.1719, Mike Adams 610.871.1701   |



|               |                               |
|---------------|-------------------------------|
| PROPERTY NAME | 2440 Brodhead Road/LVIP V/116 |
| ADDRESS       | 2440 Brodhead Road, LVIP V    |
| CITY          | Bethlehem                     |
| SALE/LEASE    | Both                          |
| AVAILABLE SF  | 2,465 & 4,210 SF              |
| BUILDING SF   | 40,500 SF                     |

|            |  |
|------------|--|
| PRICE/RATE | Call for details/\$7.50-8.50/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   |



NEW LISTING

|               |                     |
|---------------|---------------------|
| PROPERTY NAME | 1530 8th Avenue/247 |
| ADDRESS       | 1530 8th Avenue     |
| CITY          | Easton              |
| SALE/LEASE    | Lease               |
| AVAILABLE SF  | 4,283 - 20,008 SF   |
| BUILDING SF   | 20,000 SF           |

|            |  |
|------------|--|
| LEASE RATE | \$15.00/SF NNN   |
| FEATURES   | Office suite 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, Frank T. Smith 610.871.1682   |



NEW LISTING

|               |                              |
|---------------|------------------------------|
| PROPERTY NAME | 3708 Freemansburg Avenue/578 |
| ADDRESS       | 3708 Freemansburg Avenue     |
| CITY          | Bethlehem Township           |
| SALE/LEASE    | Lease                        |
| AVAILABLE SF  | 5,454 SF                     |
| BUILDING SF   | 10,908 SF                    |

|            |   |
|------------|---|
| LEASE RATE | \$16.50/SF Modified Gross   |
| 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 occupied by Baransu Yoga Studio, close proximity to Routes 33, 22 and 78 |
| CONTACT    | Kelly Berfield 610.871.1683, Jennifer Kennedy 610.871.1701  |



NEW LISTING

|               |                         |
|---------------|-------------------------|
| PROPERTY NAME | 2211 Mack Boulevard/651 |
| ADDRESS       | 2211 Mack Boulevard     |
| CITY          | Allentown               |
| SALE/LEASE    | Lease                   |
| AVAILABLE SF  | 1,813 SF                |
| BUILDING SF   | 9,474 SF                |

|            |  |
|------------|--|
| LEASE RATE | \$14.00/SF + Electric  |
| FEATURES   | Office/retail suite available for lease, includes reception area, private offices, and break room, ample parking and handicapped accessible, 280,000 SF LV Health Network facility adjacent to site, ample area amenities and corporate neighbors nearby, easy access to Routes 145, 78, 309, 22 and 222 |
| CONTACT    | Jennifer Kennedy 610.871.1707  |



NEW LISTING

|               |                                |
|---------------|--------------------------------|
| PROPERTY NAME | 5018 Medical Center Circle/107 |
| ADDRESS       | 5018 Medical Center Circle     |
| CITY          | Allentown                      |
| SALE/LEASE    | Lease                          |
| AVAILABLE SF  | 1,700 SF                       |
| BUILDING SF   | 24,800 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  |

## COMMERCIAL / RETAIL / MIXED USE / OTHER



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

|            |   |
|------------|---|
| PRICE/RATE | \$795,000/\$15.00/SF NNN  |
| FEATURES   | Beautiful 2-story retail/office in-line row located in the heart of the Southside's fast growing Arts Business District, 1st floor retail space for lease, ideal for Owner Occupant or Investor, high ceilings, full open basement for additional uses or storage, prime location, newly built parking garage within walking distance |
| CONTACT    | Sarah Finney 610.871.1719, Kelly Berfield 610.871.1683  |



|               |                     |
|---------------|---------------------|
| PROPERTY NAME | 1041 S Broadway/192 |
| ADDRESS       | 1041 S Broadway     |
| CITY          | Wind Gap            |
| SALE/LEASE    | Sale - Real Estate  |
| AVAILABLE SF  | 5,392 SF            |
| BUILDING SF   | 5,392 SF            |

|            |  |
|------------|--|
| SALE PRICE | \$1,100,000 - Real Estate Only   |
| FEATURES   | Real estate & restaurant business available for sale ideal for investor or owner-occupant, standalone single story building with 45+ parking spaces, all furniture, inventory and equipment to be included in sale, 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 | <b>The Shops at Bethlehem/613</b> |
| ADDRESS       | 2920 Easton Avenue                |
| CITY          | Bethlehem                         |
| SALE/LEASE    | Lease                             |
| AVAILABLE SF  | 1,750 - 19,000 SF                 |
| BUILDING SF   | 166,937 SF                        |

**LEASE RATE** Generous TI Allowance! Call for details

**FEATURES** Retail suites up to 2,250 SF available for immediate occupancy, proposed 5,000 SF standalone building & 12,500 SF retail suite in center, high residential area, ample parking with over 820 spaces, anchored by Giant, Petco, & The Maxx Fitness Center, directly on busy Easton Avenue with high visibility

**CONTACT** Sarah Finney-Miller 610.871.1719



#### NEW LISTING

|               |                            |
|---------------|----------------------------|
| PROPERTY NAME | <b>1530 8th Avenue/247</b> |
| ADDRESS       | 1530 8th Avenue            |
| CITY          | Bethlehem                  |
| SALE/LEASE    | Lease                      |
| AVAILABLE SF  | 6,149 SF                   |
| BUILDING SF   | 20,000 SF                  |

**LEASE RATE** \$20.50/SF NNN

**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, Frank T. Smith 610.871.1682



#### NEW LISTING

|               |                                     |
|---------------|-------------------------------------|
| PROPERTY NAME | <b>3708 Freemansburg Avenue/578</b> |
| ADDRESS       | 3708 Freemansburg Avenue            |
| CITY          | Bethlehem Township                  |
| SALE/LEASE    | Lease                               |
| AVAILABLE SF  | 5,454 SF                            |
| BUILDING SF   | 10,908 SF                           |

**LEASE RATE** \$16.50/SF Modified Gross

**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 occupied by Baransu Yoga Studio, close proximity to Routes 33, 22 and 78

**CONTACT** Kelly Berfield 610.871.1683, Jennifer Kennedy 610.871.1701



|               |                                |
|---------------|--------------------------------|
| PROPERTY NAME | <b>751 Union Boulevard/186</b> |
| ADDRESS       | 751 Union Boulevard            |
| CITY          | Allentown                      |
| SALE/LEASE    | Lease                          |
| AVAILABLE SF  | 3,840 SF                       |
| BUILDING SF   | 236,000 SF                     |

**LEASE RATE** Call for details

**FEATURES** Highly visible first floor with large windows, includes lower level with full kitchen with walk-in freezer, walk-in refrigerator, employee break room, three bay sink, and more, conveniently located on Union Boulevard with high traffic counts and easy access to Airport Road and Route 22

**CONTACT** Jennifer Kennedy 610.871.1707, Kelly Berfield 610.871.1683



|               |                                |
|---------------|--------------------------------|
| PROPERTY NAME | <b>2211 Mack Boulevard/651</b> |
| ADDRESS       | 2211 Mack Boulevard            |
| CITY          | Allentown                      |
| SALE/LEASE    | Lease                          |
| AVAILABLE SF  | 1,813 SF                       |
| BUILDING SF   | 9,474 SF                       |

**LEASE RATE** Call for details

**FEATURES** Office/retail suite available for lease, includes reception area, private offices, and break room, ample parking and handicapped accessible, 280,000 SF LV Health Network facility adjacent to site, ample area amenities and corporate neighbors nearby, easy access to Routes 145, 78, 309, 22 and 222

**CONTACT** Jennifer Kennedy 610.871.1707



#### GREAT TI INCENTIVES

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

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

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

**CONTACT** Sarah Finney-Miller 610.871.1719



#### NEW LISTING

|               |                                      |
|---------------|--------------------------------------|
| PROPERTY NAME | <b>MacArthur Convenience Ctr/170</b> |
| ADDRESS       | 3690 Lehigh Street                   |
| CITY          | Whitehall                            |
| SALE/LEASE    | Lease                                |
| AVAILABLE SF  | 890 SF                               |
| BUILDING SF   | 18,770 SF                            |

**LEASE RATE** \$11.00/SF NNN

**FEATURES** Move in ready suite 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   | Lehigh Hills, Route 100/148 |
| ADDRESS         | Lehigh Hills, Route 100     |
| CITY            | Fogelsville                 |
| SALE/LEASE      | Lease                       |
| AVAILABLE SF/AC | 2,000 - 15,000 SF           |
| BUILDING SF     | 15,000 SF                   |

LEASE RATE \$23.00-\$25.00/SF NNN

**FEATURES** New 15,000 SF retail shopping center directly on busy Route 100 available for lease, directly next to Lehigh Hills Shopping center with ample corporate neighbors, high traffic counts, large residential area, ideal for medical, retail, office, restaurants and service-related uses

CONTACT Sarah Finney 610.871.1719, Frank T. Smith 610.871.1682

## INVESTMENT



### UNDER AGREEMENT

|               |                          |
|---------------|--------------------------|
| PROPERTY NAME | 2070 Lawfer Avenue/249   |
| ADDRESS       | 2070 Lawfer Avenue       |
| CITY          | South Whitehall Township |
| SALE/LEASE    | Sale                     |
| AVAILABLE SF  | Fully Leased 4 Unit      |
| BUILDING SF   | 1,714 SF                 |

SALE PRICE \$415,000

**FEATURES** Meticulously maintained 4 unit located within quiet neighborhood of South Whitehall Township, central air and gas heat, two parking spaces and two garages in rear about 2500 SF total, strong annual income, up to date leases, separate electric & heat for the two residential units

CONTACT Sarah Finney-Miller 610.871.1719



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

SALE PRICE \$5,195,000

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

CONTACT Frank T. Smith 610.871.1682



### NEW LISTING

|               |                                |
|---------------|--------------------------------|
| PROPERTY NAME | 5018 Medical Center Circle/107 |
| ADDRESS       | 5018 Medical Center Circle     |
| CITY          | Allentown                      |
| SALE/LEASE    | Sale                           |
| AVAILABLE SF  | 24,800 SF                      |
| BUILDING SF   | 24,800 SF                      |

LEASE RATE Call for details

**FEATURES** Class A, multi-tenant, two story medical/professional office building, ample parking, high visibility, 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/129 |
| ADDRESS       | 630 Municipal Drive     |
| CITY          | Nazareth                |
| SALE/LEASE    | Sale                    |
| AVAILABLE SF  | 6,600 - 10,437 SF       |
| BUILDING SF   | 67,366 SF               |

SALE PRICE Call for details

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

CONTACT Mike Adams 610.871.1701



|               |                        |
|---------------|------------------------|
| PROPERTY NAME | 21-23 E 3rd Street/421 |
| ADDRESS       | 23 E 3rd Street        |
| CITY          | Bethlehem              |
| SALE/LEASE    | Sale                   |
| AVAILABLE SF  | 5,200 SF               |
| BUILDING SF   | 6,756 SF               |

SALE PRICE \$795,000

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

CONTACT Sarah Finney 610.871.1719, Kelly Berfield 610.871.1683



## INVESTMENT (continued)



|               |                          |
|---------------|--------------------------|
| PROPERTY NAME | 119 Technology Drive/180 |
| 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 | 2440 Brodhead Road/LVIP V/116 |
| ADDRESS       | 2440 Brodhead Road, LVIP V    |
| CITY          | Bethlehem                     |
| SALE/LEASE    | Sale                          |
| AVAILABLE SF  | 40,500 SF                     |
| BUILDING SF   | 40,500 SF                     |

**SALE PRICE** Call for details

**FEATURES** Multi-tenant flex building built in 2000, currently 89.6% occupied with history of over 95% occupancy, set on 9+ acres, located in a corporate park environment, LVIP V, 20' clear ceilings and precast construction, ample area amenities, easy access to Routes 191, 512 and 22

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



|               |                               |
|---------------|-------------------------------|
| PROPERTY NAME | 1041 S Broadway/192           |
| ADDRESS       | 1041 S Broadway               |
| CITY          | Wind Gap                      |
| SALE/LEASE    | Sale - Real Estate & Business |
| AVAILABLE SF  | 5,392 SF                      |
| BUILDING SF   | 5,392 SF                      |

**SALE PRICE** \$1,400,000 - Real Estate & Business

**FEATURES** Real estate & restaurant business available for sale ideal for investor or owner-occupant, standalone single story building with 45+ parking spaces, all furniture, inventory and equipment to be included in sale, 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

## LAND

### DRASTIC REDUCTION



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

**SALE PRICE** \$1,290,000

**FEATURES** 16.4+ acres with parking for over 200 cars and multiple entry points and egress, includes 30,000 SF full service entertainment center with multiple amenities included, excellent visibility and signage opportunity with high traffic counts, high residential area, easy access to Routes 81 and 29

**CONTACT** Frank T. Smith, CCIM, CPM® 610.871.1682

### NEW LISTING



|               |                            |
|---------------|----------------------------|
| PROPERTY NAME | 210 Industrial Drive N/100 |
| 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, water, sewer, and gas available, 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

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



|               |                             |
|---------------|-----------------------------|
| PROPERTY NAME | 5928 Old Bethlehem Pike/100 |
| 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 | 3625 & 3443 Shankweiler Rd/101 |
| ADDRESS       | 3625 & 3443 Shankweiler Road   |
| CITY          | Allentown                      |
| SALE/LEASE    | Sale                           |
| ACRES         | 193+ AC                        |
| ZONING        | Agricultural - Residential     |

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



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

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



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

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



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

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



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

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



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

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



Serving the Eastern Pennsylvania region since 1982.

# About Us

NAI Summit has been combining the industry's best real estate practices with our relationship-oriented philosophy to meet client business goals. Our mission is to provide the highest quality by adding value to our client's assets and real estate needs through expert analysis, in-depth market knowledge, and personalized service. We aim to exceed your expectations, building a relationship based on trust with a common goal of long-term success in mind, not just the next transaction.



## Build on the Power *of our network*

NAI Summit is the largest full-service commercial/industrial real estate firm serving Eastern Pennsylvania. We are the Greater Lehigh Valley representative for NAI Global – the world's largest commercial real estate organization. Through NAI Global, we gain instant and total access to the world of best practices shared by market-leading, fellow NAI Global member firms.

NAI Global is a leading global commercial real estate brokerage firm. NAI Global offices are leaders in their local markets and work in unison to provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than **300 offices** strategically located throughout North America, Latin America, Europe, Africa and Asia Pacific, with **over 5,100 local market professionals**, managing in excess of **1.1 billion square feet** of property and facilities. Annually, NAI Global completes in **excess of \$20 billion** in commercial real estate transactions throughout the world.

## NAI Summit By The Numbers

**40+**   
PROFESSIONALS

  
**4**  
**DECADES**  
OF EXCELLENCE

 **5+ MILLION**  
SF MANAGED

  
**\$29+ MILLION**  
IN TRANSACTIONS  
IN 2020

  
**1 TEAM**  
FOCUSED ON YOUR  
REAL ESTATE NEEDS

