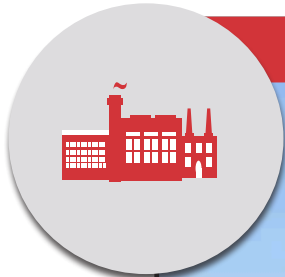


FEATURED LISTINGS



INDUSTRIAL



450 Commerce Drive, Quakertown
111,000 SF Industrial with Office & RENT INCENTIVE
Mike Adams 610.871.1701
Sarah Finney-Miller 610.871.1719

For Lease
\$5.75/SF NNN
madams@naisummit.com
sfinney@naisummit.com



OFFICE



3735 E Nazareth Highway, Easton
10,445 SF Class A Office Condo
Sarah Finney-Miller 610.871.1719
Mike Adams 610.871.1701

For Sale or Lease
Call for Details
sfinney@naisummit.com
madams@naisummit.com

INDUSTRIAL / WAREHOUSE / FLEX

NEW LISTING



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

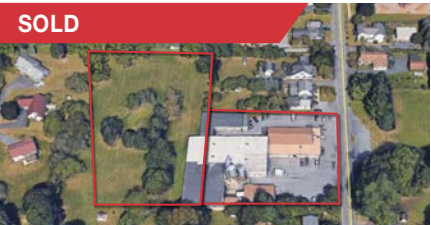
SUBLEASE RATE	Call for details
FEATURES	Warehouse suite in conveniently located industrial building in LVIP III including 2,000 SF office, 3 Phase Power, 20' ceilings, private offices, conference rooms, two dock doors, one drive-in door, just 1/2 mile to Route 22 and minutes to PA Turnpike 476
CONTACT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

SOLD



PROPERTY NAME	1510 Richmond Road/127
ADDRESS	1510 Richmond Road
CITY	Easton
SALE/LEASE	Both
AVAILABLE SF	31,429 SF
BUILDING SF	31,429 SF

PRICE/RATE	\$1,150,000/Call for details
FEATURES	One-story industrial building including office area which includes waiting area with service counter, workspace, private offices, storage room, conference room and restroom, two parcels included totaling 3.09 acre lot with 35 parking spaces, 15-20' clear ceiling height, dock and door-in doors
CONTACT	Mike Adams 610.871.1701



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 built 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

SEPT 2021 DELIVERY



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



UNDER AGREEMENT

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



NEW LISTING

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

OFFICE



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 SF
BUILDING SF	27,520 SF

LEASE PRICE	\$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



NEW LISTING

PROPERTY NAME	2211 Mack Boulevard/651
ADDRESS	2211 Mack Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	4,235 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



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



NEW LISTING

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



UNDER AGREEMENT

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



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



TRUCK PARKING & OFFICE

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



FREE RENT INCENTIVE

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



NEW LISTING

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

OFFICE (continued)



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	6,600 - 10,437 SF
BUILDING SF	67,366 SF

PRICE/RATE	Call for details/\$8.25/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 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



PROPERTY NAME	1530 8th Avenue/247
ADDRESS	1530 8th Avenue
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	6,149 SF
BUILDING SF	20,000 SF

LEASE RATE	\$20.50/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



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

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	Successful Childcare Business/184
ADDRESS	Confidential
CITY	Lehigh Valley, PA
SALE/LEASE	Sale
AVAILABLE SF	10,000 SF
BUILDING SF	10,000 SF

SALE PRICE	Call for details for Real Estate & Business Information
FEATURES	Active childcare center with currently 178 children enrolled, all furniture and equipment included in sale, one-story commercial building built in 1995 with remodels in 2005 and 2013, single or multi-tenant building, set on three acres with potential for future development, excellent area demographics
CONTACT	Sarah Finney 610.871.1719, Mike Adams 610.871.1701



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	Greenridge Plaza/226
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



PROPERTY NAME The Shops at Bethlehem/613
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 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 \$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 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



PROPERTY NAME 751 Union Boulevard/186
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



NEW LISTING

PROPERTY NAME 2211 Mack Boulevard/651
ADDRESS 2211 Mack Boulevard
CITY Allentown
SALE/LEASE Lease
AVAILABLE SF 4,235 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



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



NEW LISTING

PROPERTY NAME MacArthur Convenience Ctr/170
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



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



PROPERTY NAME	Successful Childcare Business/184
ADDRESS	Confidential
CITY	Lehigh Valley, PA
SALE/LEASE	Sale
AVAILABLE SF	10,000 SF
BUILDING SF	10,000 SF

SALE PRICE	Call for details for Real Estate & Business Information
FEATURES	Active, successful childcare center with high enrollment, currently 178 children enrolled, commercial building also available for sale with all furniture and equipment included, set on three acres with potential for future development, excellent area demographics
CONTACT	Sarah Finney 610.871.1719, Mike Adams 610.871.1701



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

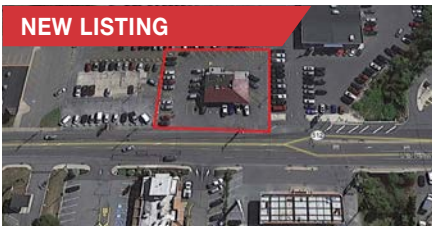
SALE PRICE	Call for details
FEATURES	Industrial Research and Development one-story building available for sale with leaseback opportunity, includes office, finished clean room, and warehouse areas, two ingress and egress, 18'-22' ceiling height, ample parking, multiple Corporate neighbors, excellent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

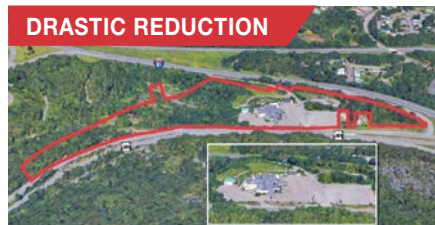


NEW LISTING

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



NEW LISTING

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



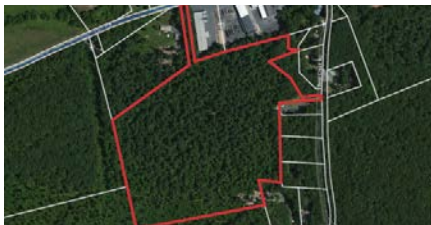
PROPERTY NAME 3625 & 3443 Shankweiler Rd/101
ADDRESS 3625 & 3443 Shankweiler Road
CITY Allentown
SALE/LEASE Sale
ACRES 193+ AC
ZONING Agricultural - Residential

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.

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DECADES
OF EXCELLENCE



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\$29+ MILLION
IN TRANSACTIONS
IN 2020



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