



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE.

SECOND QUARTER MARKET REPORT

20  19

LEHIGH VALLEY, PENNSYLVANIA



Most Notable Transactions in Q2 2019

PROPERTIES SOLD



4311 Locust Drive
Submarket: Schnecksville
Acres: 19+
Property Type: Commercial/Light Ind.
Agent: Jay Haines



4502 Hamilton Boulevard
Submarket: Allentown
Square Feet: 9,088
Property Type: Commercial
Agent: Sarah Finney-Miller



1246-1250 W Tilghman Street
Submarket: Allentown
Square Feet: 6,875
Property Type: Office
Agent: Mike Adams & Sarah Finney-Miller



300 Bushkill Road
Submarket: Tatamy
Square Feet: 25,786
Property Type: Industrial/Flex
Agent: Mike Adams

PROPERTIES LEASED



236 Brodhead Road
Submarket: Bethlehem
Square Feet: 5,786
Property Type: Office
Agent: Sarah Finney-Miller



89 S Commerce Way
Submarket: Bethlehem
Square Feet: 25,090
Property Type: Flex
Agent: Mike Adams



2600 E Saucon Valley Road
Submarket: Center Valley
Square Feet: 11,150
Property Type: Warehouse
Agent: Mike Adams



1249 N Quebec Street
Submarket: Allentown
Square Feet: 9,572
Property Type: Industrial/Flex
Agent: Mike Adams

New Listings Highlight

AVAILABLE PROPERTIES FOR SALE AND/OR LEASE



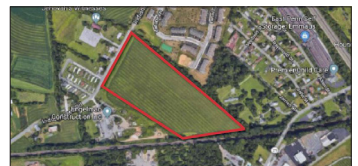
1862 Tollgate Road
Submarket: Palm
Square Feet: 12,400, 16,000, 22,400 & 28,400
Property Type: Warehouse/Office
Sale/Lease: Lease
Agent: Mike Adams
 Mark Magasich



1837 Linden Street
Submarket: Allentown
Square Feet: 8,400
Property Type: Office
Sale/Lease: Both
Agent: Mike Adams



450 Commerce Drive
Submarket: Quakertown
Square Feet: 116,600
Property Type: Industrial
Sale/Lease: Lease
Agent: Mike Adams



4650 Indian Creek Road
Submarket: Macungie
Acres: 20.7
Property Type: Industrial
Sale/Lease: Sale
Agent: Mike Adams

2019 Lehigh Valley Report

Vacancy Rate



OFFICE

Net Absorption



Construction



Asking Rents

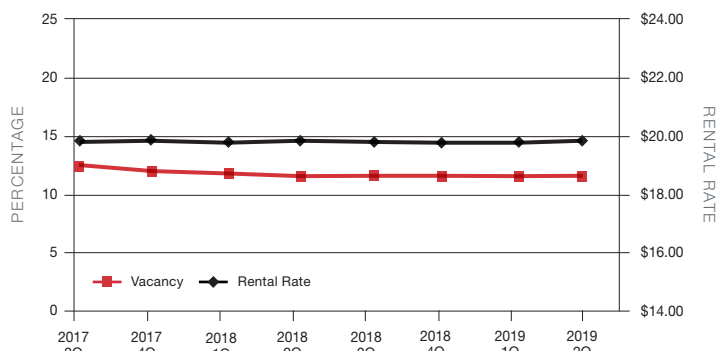


Availability Report

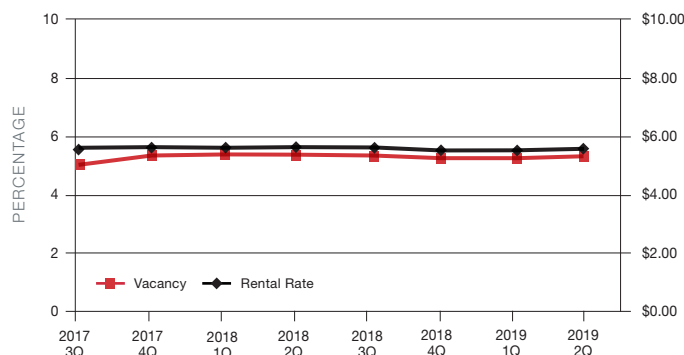
Existing RBA*: 28,984,958 SF
 Leased: 25,129,959 SF
 Leased Percentage: 86.7%
 Available: 3,854,999 SF
 Available Percentage: 13.3%

Rental Rate Report

Office Range: \$8.17-\$28.33/YR
 Office Average: \$19.11/YR



INDUSTRIAL



Availability Report

Existing RBA*: 126,745,962
 Leased: 120,155,172 SF
 Leased Percentage: 94.8%
 Available: 6,590,790 SF
 Available Percentage: 5.2%

Direct Net Rental Rate Report

Industrial Range: \$4.90-\$8.50/YR
 Industrial Average: \$5.15/YR

Vacancy Rate



Net Absorption



Construction



Asking Rents



Vacancy Rate



RETAIL

Net Absorption



Construction



Asking Rents

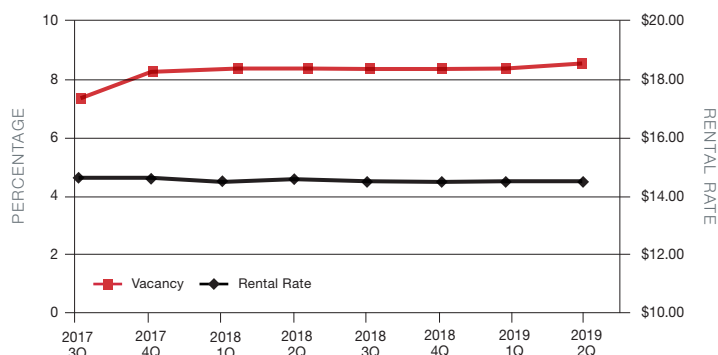


Availability Report

Existing RBA*: 49,094,563 SF
 Leased: 44,725,147 SF
 Leased Percentage: 91.3%
 Available: 4,369,416 SF
 Available Percentage: 8.9%

Direct Net Rental Rate Report

Retail Range: \$6.50-\$26.15/YR
 Retail Average: \$14.28/YR



*RBA: Rentable Building Area

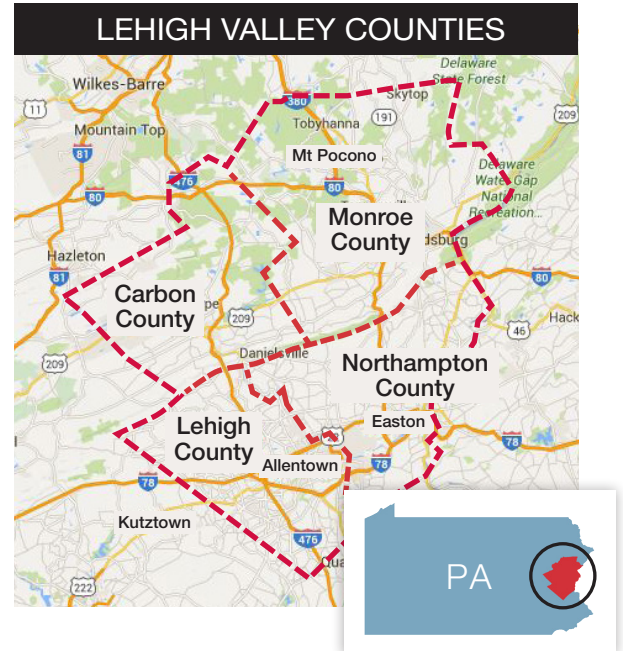
Lehigh Valley Overview

The Lehigh Valley is located in eastern Pennsylvania and is comprised of Lehigh, Northampton, Monroe and Carbon Counties. The third largest in the state, this region is well situated, just 95 miles to New York City and 53 miles north of Philadelphia and offers all of the amenities and more as its large urban neighbors.

Several factors make the Lehigh Valley an excellent location for business and industry. This region's growth is fueled by 11 institutions of higher learning and its nationally recognized health care facilities.

Due to its excellent highway infrastructure, rail service and the presence of an International airport, the Lehigh Valley market remains an attractive one to importers, exporters, manufacturers and high-tech companies. Developers are enticed to this area because of its abundant vacant land and favorable taxes.

An enterprising and diversified economy has led to higher income jobs, a growing and thriving population, along with tremendous commercial and industrial growth in this region. Some of the world's top companies call this area their home – Air Products and Chemicals, Inc; B. Braun Medical, Inc; Crayola and Olympus America – just to name a few.



Q2 At A Glance

OVERALL

Vacancy Rate



Net Absorption



Construction



Asking Rents



About Us

Operating as the Greater Lehigh Valley's largest locally owned commercial real estate company, 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.

Serving the Lehigh Valley and surrounding areas since 1982. Local market experts... global reach.

NAI Summit

By The Numbers

40+ Professionals

36+ Years Experience

\$23 million+ in sales this past year

5 million+ SF of managed properties

1 team focused on your real estate needs