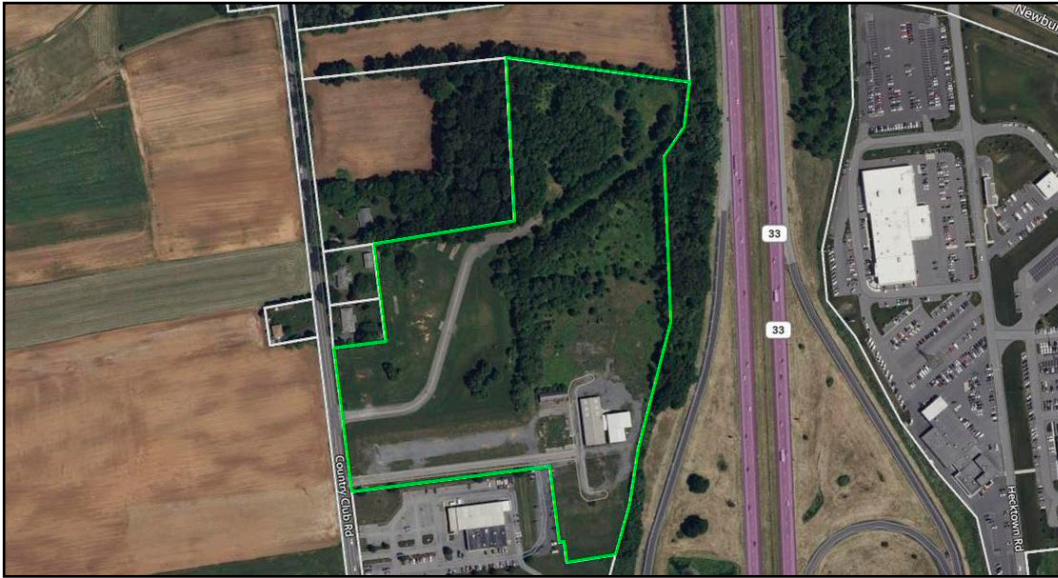


FEATURED LISTINGS

270 Country Club Road | Easton, Northampton County, PA



For Sale

Development opportunity!
Regional Mixed Use zoning allows for wide range of potential uses for this 23.58 acre parcel, features ±1,495' frontage along Rt 33

Call For Offers Due 07/15/25

Michael Adams, SIOR

610.871.1701

madams@naisummit.com

Sarah Finney Miller

610.871.1719

sfinney@naisummit.com

Lehigh St & South 22nd St | Easton, Northampton County, PA

Opportunity for Health Care Campus

Two adjacent buildings create a rare opportunity for campus-style facility ideal for counseling centers, therapy groups, and health/wellness practices, convenient to Route 22, next to St. Luke's Hospital

Total SF: 2,947

Call for Lease Rate!

Matt Sprung, AICP, PP

610.871.1721

msprung@naisummit.com



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NAI Summit

1620 Pond Rd, Suite 150
Allentown PA 18104

610.264.0200

naisummit.com

INDUSTRIAL / WAREHOUSE / FLEX



NEW LISTING

LEASE RATE
CALL FOR DETAILS

| | |
|--------------|----------------------|
| ADDRESS | 6520 Stonegate Drive |
| CITY | Allentown |
| SALE/LEASE | Lease |
| AVAILABLE SF | 24,000 SF |
| BUILDING SF | 44,360 SF |

CONTACT

Michael Adams, SIOR 610.871.1701
Michael Bartolacci 610.871.1709
Sarah Finney Miller 610.871.1719
Collin Holben 610.871.1691

FEATURES

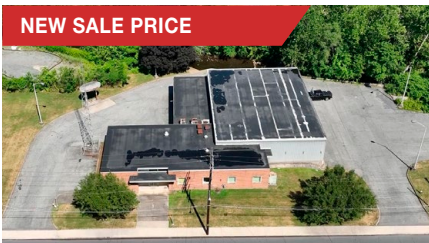
Premium industrial facility located in Prologis Lehigh Valley West, includes 3,874 SF of dedicated office space, 4 dock doors, 1 drive-in door, wet sprinklers, clear height 18'-10", column spacing is 40'x40', electrical service 400amps, close proximity to major transportation arteries



| | |
|--------------|----------------------------|
| ADDRESS | 881 Marcon Blvd, Suite 250 |
| CITY | Allentown |
| SALE/LEASE | Lease |
| LEASE RATE | Call for details |
| AVAILABLE SF | 15,090 SF |
| BUILDING SF | 32,644 SF |

FEATURES Flex suite comprised of warehouse with office space as needed, fully conditioned, clear ceiling height 14'-16', potential ability to add dock doors or ramped drive-in doors, subdivision is an option, near Route 22 & Airport Rd

CONTACT Michael Adams, SIOR 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681

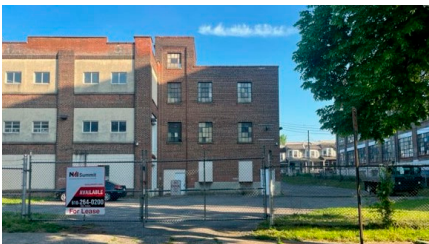


NEW SALE PRICE

| | |
|-------------|------------------|
| ADDRESS | 333 S 1st Street |
| CITY | Bangor |
| SALE/LEASE | Sale |
| SALE PRICE | \$599,990 |
| BUILDING SF | 10,682 SF |
| ACRES | 1.74 AC |

FEATURES Perfect for contractors/vendors that maintain a fleet of trucks, previous truck maintenance facility, 3-phase power, 1600 amp, dedicated office/operations area, 2 garage areas, 7 garage doors, 13'-20' ceiling height, interior dock, ample parking, power from adjacent substation

CONTACT Matt Sprung, AICP, PP 610.871.1721



| | |
|--------------|---------------------|
| ADDRESS | 735-745 Pittston St |
| CITY | Allentown |
| SALE/LEASE | Lease |
| LEASE RATE | \$6.00/SF NNN |
| AVAILABLE SF | ±8,300 SF |
| BUILDING SF | 25,155 SF |

FEATURES Third floor suite available in industrial building, shared freight elevator and loading dock, sprinkler system, public water/sewer, many upgrades and new LED lights, parking lot repairs planned, accessible via I-78

CONTACT Michael Adams, SIOR 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|------------------------|
| ADDRESS | 801 W Greenleaf Street |
| CITY | Allentown |
| SALE/LEASE | Lease |
| LEASE RATE | \$6.00/SF NNN |
| AVAILABLE SF | 36,260 SF |
| BUILDING SF | 36,260 SF |

FEATURES Two-story industrial building, freight elevator, one dock door, one drive-in door, wet sprinklers, ceiling heights range from 11'-15'6", first floor is 25,280 SF, second floor is 10,980 SF features conditioned warehouse space

CONTACT Michael Adams, SIOR 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|----------------------------|
| ADDRESS | 475-485 Business Park Lane |
| CITY | Allentown |
| SALE/LEASE | Sale |
| SALE PRICE | \$2,690,000 |
| AVAILABLE SF | 24,000 SF |
| BUILDING SF | 24,000 SF |

FEATURES Well-maintained industrial facility, versatile layout for manufacturing, operations and office use, 2 drive-in doors 16'x10', motion sensor lights, radiant heat, second floor/mezzanine warehouse with racks, great amenities

CONTACT Michael Adams, SIOR 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|---------------------|
| ADDRESS | 196 Commercial Blvd |
| CITY | Blakeslee |
| SALE/LEASE | Lease |
| LEASE RATE | \$7.00/SF NNN |
| AVAILABLE SF | 52,800 SF |
| BUILDING SF | 52,800 SF |

FEATURES Perfect for logistics and distribution! Three, single-story, industrial warehouse buildings with 24' ceiling height, covered loading dock pad, outdoor storage, trailer parking, fenced lot, total of 10 drive-in doors, 8.32 acres with ample parking, room for expansion, easy access to I-80

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|-----------------------|
| ADDRESS | 941 Marcon Blvd |
| CITY | Allentown |
| SALE/LEASE | Lease |
| LEASE RATE | \$12.00/SF NNN |
| AVAILABLE SF | 10,797 SF (Divisible) |
| BUILDING SF | 27,250 SF |

FEATURES Two adjacent flex suites in Class A facility, Suite 601: private dock & option for drive-in door, Suite 801: two drive-in doors with ±1,000 SF warehouse, well-maintained, 3-phase, wet sprinklers, 6" floor, near 22 & Airport Rd

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|---------------------|
| ADDRESS | 4444 Innovation Way |
| CITY | Allentown |
| SALE/LEASE | Lease |
| LEASE RATE | \$12.00/SF NNN |
| AVAILABLE SF | 11,790 SF |
| BUILDING SF | 200,000 SF |

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

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|-------------------|
| ADDRESS | 7584 Morris Court |
| CITY | Allentown |
| SALE/LEASE | Lease |
| LEASE RATE | \$14.50/SF NNN |
| AVAILABLE SF | 8,000 SF |
| BUILDING SF | 54,112 SF |

FEATURES Flex office suite, well-maintained facility with collaborative workstation offices, an open layout production area, fully conditioned warehousing, a commercial ventilation hood, one dock door, 1200 amp 3-phase heavy power, wet sprinklers, 20' 6" ceiling height, convenient to I-78

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|----------------------------|
| ADDRESS | 600 Brighton St, Suite 100 |
| CITY | Allentown |
| SALE/LEASE | Sublease |
| LEASE RATE | \$9.00/SF NNN |
| AVAILABLE SF | 78,908 SF |
| BUILDING SF | 250,000 SF |

FEATURES Warehouse/distribution space for sublease, features 16 dock doors, ceiling height 24'5", column spacing 54'x34', adjacent to private rail spur that can be activated with Norfolk Southern, small mezzanine, ±1,200 SF office

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|---------------------|
| ADDRESS | 405 Allentown Drive |
| CITY | Allentown |
| SALE/LEASE | Lease |
| LEASE RATE | \$11.00/SF NNN |
| AVAILABLE SF | 7,800 SF |
| BUILDING SF | 13,920 SF |

FEATURES Space available in one-story industrial building, includes 2,500 SF warehouse with 12' drive-in door and 18' clear ceiling height, office area includes 3 bathrooms, break room and conference room, located off Airport Rd with easy access to Route 22

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|----------------------------|
| ADDRESS | Edgewood Ave & Bushkill Dr |
| CITY | Easton |
| SALE/LEASE | Lease |
| LEASE RATE | \$6.00/SF NNN |
| AVAILABLE SF | ±94,000 SF |
| BUILDING SF | 102,000 SF |

FEATURES New Ownership! Multiple office and light industrial buildings, 8.9 acres situated on Bushkill Creek, open floor plans, 12' ceilings, sprinklers, freight and passenger elevators, well-maintained, on-site parking, minutes to Routes 22, 33, 611, and downtown Easton

CONTACT Matt Sprung, AICP, PP 610.871.1721



| | |
|-------------|-----------------|
| ADDRESS | 112 Park Avenue |
| CITY | Wind Gap |
| SALE/LEASE | Lease |
| LEASE RATE | \$7.00/SF NNN |
| BUILDING SF | 18,336 SF |
| ACRES | 18,336 SF |

FEATURES Industrial building for light manufacturing, 3-story, freight elevator, 3-phase power, one (1) drive-in door and one (1) drive-up garage access, public utilities, lease includes nearby 0.22 acres vacant lot for parking, convenient to Route 33 provides easy access to Routes 78 and 80

CONTACT Matt Sprung, AICP, PP 610.871.1721



| | |
|--------------|----------------|
| ADDRESS | 759 Roble Road |
| CITY | Allentown |
| SALE/LEASE | Lease |
| LEASE RATE | \$9.00/SF NNN |
| AVAILABLE SF | 16,800 SF |
| BUILDING SF | 52,000 SF |

FEATURES Warehouse featuring 2 dock doors with levelers, 2 dock doors with temporary ramps, wet sprinklers, 100' truck court, 22' clear height, LED lighting, columns 60'x25', floor 6", 480v 3-phase power, heated warehouse, potential for subdividing space, convenient to Route 22

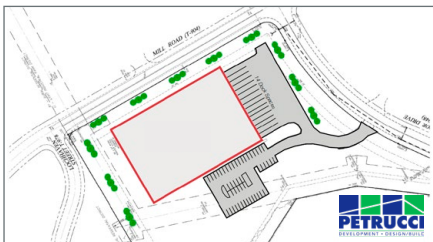
CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|----------------------|
| ADDRESS | 2202 N Irving Street |
| CITY | Allentown |
| SALE/LEASE | Lease |
| LEASE RATE | Call for details |
| AVAILABLE SF | 13,000-27,750 SF |
| BUILDING SF | 27,750 SF |

FEATURES Flex suite in Lehigh Valley Executive Campus, excellent location near Rt 22, features two (2) dock doors, ceiling height 16' clear, fully conditioned, potential for additional loading configurations, available September 2025, minimum divisible 13,000 SF, can be delivered as warehouse

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|------------------|
| ADDRESS | 1050 Mill Road |
| CITY | Allentown |
| SALE/LEASE | Lease |
| LEASE RATE | Call for details |
| AVAILABLE SF | 70,000 SF |
| BUILDING SF | 70,000 SF |

FEATURES Opportunity for build-to-suit industrial building up to 70,000 SF, potential truck parking or outdoor storage, 8.5 acre site in professional business park, light industrial zoning, conveniently located right off Rt 100 access to Rt 22 & I-78

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|------------------------|
| ADDRESS | 2800 Baglyos Circle |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| LEASE RATE | \$10.00-\$12.00/SF NNN |
| AVAILABLE SF | 12,500-25,000 SF |
| BUILDING SF | 86,000 SF |

FEATURES Multiple suites available in fully air conditioned warehouse facilities, 20' ceiling height, fully sprinklered, public utilities, one (1) dock door, available office area is open flexible layout

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|----------------------------|
| ADDRESS | 1510 Valley Center Parkway |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| LEASE RATE | \$11.00-\$14.00/SF NNN |
| AVAILABLE SF | 3,000-6,461 SF |
| BUILDING SF | 48,208 SF |

FEATURES Single-story Class A building with direct tenant access, flex suites available, potential for dock or drive-in configuration, ample parking, park-like campus, great area amenities, property manager on-site, minutes to Route 22

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|--------------------|
| ADDRESS | 6323 Winside Drive |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| PRICE/RATE | \$11.00/SF NNN |
| AVAILABLE SF | 3,200 SF |
| BUILDING SF | 9,600 SF |

FEATURES Flex suite located in industrial building complex, 2 dock doors, 1 drive-in door, small office area, 2 private restrooms, excellent location off Route 987 north of Lehigh Valley International Airport

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|-------------------------|
| ADDRESS | 1210-1236 Sesqui Street |
| CITY | Allentown |
| SALE/LEASE | Both |
| PRICE/RATE | Call for details |
| AVAILABLE SF | ±80,000 SF |
| BUILDING SF | ±80,000 SF |

FEATURES Warehouse building, potential for expansion, 2400amp/480v 3-phase heavy power, LED lighting, front warehouse: 38,000 SF, clear height 12', twelve (12) docks w/levelers, rear warehouse: 42,000 SF, clear height 20', one (1) dock door, thermal insulated metal wall, near I-78 and 309

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|-----------------------|
| ADDRESS | 1150 Centre Street |
| CITY | Easton |
| SALE/LEASE | Lease |
| LEASE RATE | \$7.50/SF NNN |
| AVAILABLE SF | 72,102 SF (Divisible) |
| BUILDING SF | 72,102 SF |

FEATURES Warehouse facility, minimum divisible 18,000 SF, with 12'-20' ceiling height, second-floor office area, heated warehouse, truck tailgates and drive-in door, outdoor storage, and roof-top solar power system

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|--------------------|
| ADDRESS | 1337 Nelson Street |
| CITY | Allentown |
| SALE/LEASE | Lease |
| LEASE RATE | Call for details |
| AVAILABLE SF | ±4,000-8,000 SF |
| BUILDING SF | ±8,000 SF |

FEATURES Freestanding, multi-tenant building, warehouse space, four (4) dock doors, 16' ceiling height, small office space, ADA restrooms, public water/sewer, zoned industrial, centrally located and convenient to Rt 22 and Airport Road

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|-------------------|
| ADDRESS | 54 S Commerce Way |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| LEASE RATE | Call for details |
| AVAILABLE SF | ±3,600 SF |
| BUILDING SF | 41,200 SF |

FEATURES Office/flex suites available in Lehigh Valley Industrial Park IV, Suite 175 offers ±1,200 SF office with reception, two private offices, conference rooms and more, Suite 180 offers ±2,400 SF flex with warehouse, two (2) dock doors, one private office, conference room, close to Rts 22, 33, and I-78

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|---------------------|
| ADDRESS | 630 Municipal Drive |
| CITY | Nazareth |
| SALE/LEASE | Lease |
| LEASE RATE | \$8.50/SF NNN |
| AVAILABLE SF | 20,000 SF |
| BUILDING SF | 67,366 SF |

FEATURES Flex/Warehouse, two (2) dock doors, three (3) drive-in doors, 24' clear height, 200amp, 3-phase electrical service, propane heat, zoned light industrial, professional business park setting, 5.14 acres, on-site parking, well-maintained, minutes to Routes 191, 22 and 33

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681

OFFICE



NEW SUITES

| | |
|--------------|-----------------------|
| ADDRESS | 3893-3897 Adler Place |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| LEASE RATE | \$12.00/SF NNN |
| AVAILABLE SF | 600-5,022 SF |
| BUILDING SF | 14,590 SF |

FEATURES Single story office suites in a professionally managed park-like business campus just off Route 512, features direct tenant access, variety of suite sizes, ample on-site parking, multiple LANTA bus routes, minutes to 22, lots of area amenities

CONTACT Mark Magasich 610.871.1699



| | |
|--------------|-------------------------|
| ADDRESS | 240 Union Station Plaza |
| CITY | Bethlehem |
| SALE/LEASE | Sale |
| SALE PRICE | Call for details |
| AVAILABLE SF | 25,289 SF |
| BUILDING SF | 25,289 SF |

FEATURES Redevelopment opportunity! Two-story historic building, former train station, fully renovated and upgraded to single-tenant office layout in 2002, additional renovations 2015, currently occupied and well-maintained, on-site parking lot, great southside Bethlehem location

CONTACT Michael Bartolacci 610.871.1709

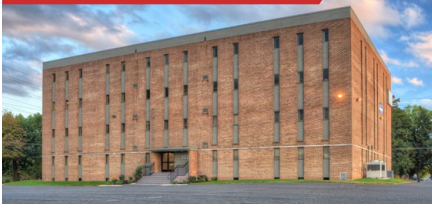


LEASED

| | |
|--------------|--------------------------|
| ADDRESS | 1620 Pond Road, Suite 75 |
| CITY | Allentown |
| SALE/LEASE | Lease |
| LEASE RATE | Call for details |
| AVAILABLE SF | 1,712 SF |
| BUILDING SF | 47,070 SF |

FEATURES Lower level office suite, with 2 large private offices, conference room, kitchenette and storage, on-site parking, public transportation nearby, excellent area demographics, lots of nearby amenities, convenient to 22, 309, and I-476

CONTACT Jennifer Kennedy 610.871.1707

AGGRESSIVE LEASE RATE

| | |
|--------------|--------------------|
| ADDRESS | 2132 S 12th Street |
| CITY | Allentown |
| SALE/LEASE | Lease |
| LEASE RATE | \$16.50/SF Gross |
| AVAILABLE SF | 1,320-8,212 SF |
| BUILDING SF | 44,196 SF |

FEATURES Full-service gross lease rate includes all utilities, range of suite sizes available, recent upgrades include new mechanicals and HVAC, two elevators, ADA compliant, ample surface parking on-site, generous tenant incentives, convenient location near I-78

CONTACT Sarah Finney Miller 610.871.1719, Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681



| | |
|--------------|-----------------------------|
| ADDRESS | 881 Marcon Blvd, Suite 3900 |
| CITY | Allentown |
| SALE/LEASE | Lease |
| LEASE RATE | \$13.00/SF NNN |
| AVAILABLE SF | ±2,500 SF |
| BUILDING SF | 32,644 SF |

FEATURES Office space available in Lehigh Valley Executive Campus, exterior private entrance, plenty of parking for staff and clients, centrally located in the Lehigh Valley, easy access via Route 22, served by LANTA bus routes

CONTACT Michael Adams, SIOR, 610.871.1701 Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|------------------------------|
| ADDRESS | 667 Union Blvd |
| CITY | Allentown |
| SALE/LEASE | Both |
| PRICE/RATE | \$1,200,000 / \$18.75/SF NNN |
| AVAILABLE SF | 7,356 SF |
| BUILDING SF | 7,356 SF |

FEATURES Opportunity for an owner/user or investor, fit out for office tenant, flexible zoning, interior renovated 2014, like-new condition, modern kitchen, bathrooms, flooring, walls, and finishes, variety of office sizes, prominent signage on Union Blvd

CONTACT Michael Adams, SIOR, 610.871.1701 Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|-------------------|
| ADDRESS | 54 S Commerce Way |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| LEASE RATE | Call for details |
| AVAILABLE SF | ±3,600 SF |
| BUILDING SF | 41,200 SF |

FEATURES Office/flex suites available in Lehigh Valley Industrial Park IV, Suite 175 offers ±1,200 SF office with reception, two private offices, conference rooms and more, Suite 180 offers ±2,400 SF flex with warehouse, two (2) dock doors, one private office, conference room, close to Rte 22, 33 and I-78

CONTACT Michael Adams, SIOR, 610.871.1701 Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681

NEW SUITE

| | |
|--------------|--------------------------|
| ADDRESS | 1455 Valley Center Pkway |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| LEASE RATE | \$14.00-\$16.00/SF NNN |
| AVAILABLE SF | 6,750-20,275 SF |
| BUILDING SF | 54,118 SF |

FEATURES Single story building, direct access to suite, aggressive tenant improvement package, ample parking, park-like campus, great area amenities, property manager on-site, minutes to Route 22 and Lehigh Valley International Airport

CONTACT Sarah Finney Miller 610.871.1719, Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681



| | |
|--------------|--------------------------|
| ADDRESS | 1495 Valley Center Pkway |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| LEASE RATE | \$14.50-\$15.00/SF NNN |
| AVAILABLE SF | 516-6,364 SF |
| BUILDING SF | 43,770 SF |

FEATURES Class A Office amenities, suites available in a three-story, professional office building, elegant main lobby, modern common area restrooms, ample parking, park-like campus, great area amenities, property manager on-site, minutes to Route 22 and Lehigh Valley International Airport

CONTACT Sarah Finney Miller 610.871.1719, Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681



| | |
|--------------|----------------------------|
| ADDRESS | 1510 Valley Center Parkway |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| LEASE RATE | \$11.00-\$14.00/SF NNN |
| AVAILABLE SF | 3,000-6,461 SF |
| BUILDING SF | 48,208 SF |

FEATURES Single-story Class A building with direct tenant access, office and flex suites available, potential for dock or drive-in access configuration, ample parking, park-like campus, great area amenities, property manager on-site, minutes to Route 22 and Lehigh Valley International Airport

CONTACT Sarah Finney Miller 610.871.1719, Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681



NEW SUITE

| | |
|--------------|----------------------------|
| ADDRESS | 1525 Valley Center Parkway |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| LEASE RATE | \$15.00-\$15.50/SF NNN |
| AVAILABLE SF | 2,806-22,000 SF |
| BUILDING SF | 70,000 SF |

FEATURES Class A Office amenities, suites available in a three-story, professional office building, elegant main lobby, outdoor patio, ample parking, park-like campus, great area amenities, property manager on-site, minutes to Route 22 and Lehigh Valley International Airport

CONTACT Sarah Finney Miller 610.871.1719, Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681



| | |
|--------------|----------------------------|
| ADDRESS | 1660 Valley Center Parkway |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| LEASE RATE | \$13.00-\$15.00/SF NNN |
| AVAILABLE SF | 1,008-5,576 SF |
| BUILDING SF | 27,508 SF |

FEATURES Single-story Class A building with high-end common area finishes, professional office suites, ample parking, park-like campus, great area amenities, property manager on-site, minutes to Route 22 and Lehigh Valley International Airport

CONTACT Sarah Finney Miller 610.871.1719, Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681



| | |
|--------------|-----------------------------|
| ADDRESS | 340 S Liberty Street |
| CITY | Orwigsburg |
| SALE/LEASE | Lease |
| LEASE RATE | \$1,500/SF Month Mod. Gross |
| AVAILABLE SF | ±1,100 SF |
| BUILDING SF | 11,920 SF |

FEATURES Well-maintained single floor professional office suite featuring five (5) executive offices, reception work station, two (2) waiting areas, kitchenette, and two (2) restrooms. Private entrance. Up to 15 parking spaces, including two (2) accessible parking spaces.

CONTACT Jennifer Kennedy 610.871.1707



| | |
|--------------|--------------------------------|
| ADDRESS | 1720 Spillman Drive, Suite 240 |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| LEASE RATE | \$14.00/SF NNN |
| AVAILABLE SF | 2,902 SF |
| BUILDING SF | 42,900 SF |

FEATURES Second floor open layout office suite, features floor to ceiling windows, LEED Gold Office building, Class A, includes break room and IT/electrical room, enviable location convenient to southside Bethlehem amenities and minutes to I-78

CONTACT Sarah Finney Miller 610.871.1719, Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681



| | |
|--------------|---------------------------|
| ADDRESS | 2330 Schoenersville Road |
| CITY | Bethlehem |
| SALE/LEASE | Sublease |
| LEASE RATE | \$17.00/SF Modified Gross |
| AVAILABLE SF | 5,279 SF |
| BUILDING SF | 18,525 SF |

FEATURES Second floor office suite available for sublease, tenant pays \$1.75/SF for utilities professionally managed, lots of light, conference room, private offices, elevator served, located in major commercial corridor, near Routes 22, 33 & 78

CONTACT Matt Sprung, AICP, PP 610.871.1721

**TWO SUITES AVAILABLE**

| | |
|--------------|-----------------------|
| ADDRESS | 5325 Northgate Drive |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| LEASE RATE | \$20.00/SF Mod. Gross |
| AVAILABLE SF | 2,312-5,953 SF |
| BUILDING SF | 53,656 SF |

FEATURES First floor medical suites available, two-story, Class A medical office building, ample parking, located in a dense residential area with excellent demographics, recent common space renovations and updates, easy access to Routes 22, 33, 378 and LV Airport

CONTACT Sarah Finney Miller 610.871.1719,
Jennifer Kennedy 610.871.1707



| | |
|--------------|------------------|
| ADDRESS | 100 N 3rd Street |
| CITY | Easton |
| SALE/LEASE | Lease |
| LEASE RATE | \$13.50/SF NNN |
| AVAILABLE SF | 649-2,000 SF |
| BUILDING SF | 33,336 SF |

FEATURES Office suites available in a five-story, professional office building situated at a lighted intersection, two blocks from Easton Centre Square, dense residential area with proposed residential developments nearby, ±7,200 vehicles per day, easy access to Routes 22 and 611

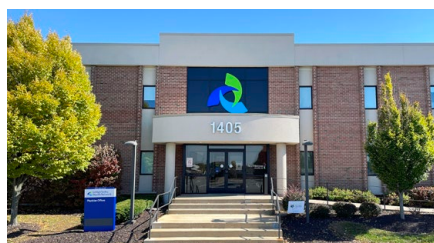
CONTACT Jennifer Kennedy 610.871.1707

**NEW SUITE**

| | |
|--------------|-------------------------|
| ADDRESS | 1401 N Cedar Crest Blvd |
| CITY | Allentown |
| SALE/LEASE | Lease |
| LEASE RATE | \$19.25/SF Mod. Gross |
| AVAILABLE SF | 1,424-9,842 SF |
| BUILDING SF | 33,244 SF |

FEATURES First floor suite available July 2025, lower level suites white-boxed and ready for next tenant, second floor shell space, Class B, ample parking, recent common area renovations and updates, easy access to highways

CONTACT Sarah Finney Miller 610.871.1719,
Jennifer Kennedy 610.871.1707



| | |
|--------------|-------------------------|
| ADDRESS | 1405 N Cedar Crest Blvd |
| CITY | Allentown |
| SALE/LEASE | Lease |
| LEASE RATE | \$19.25/SF Mod. Gross |
| AVAILABLE SF | 1,800-4,369 SF |
| BUILDING SF | 38,327 SF |

FEATURES Office spaces in a professional park setting with multiple corporate neighbors, recent lobby renovations, ample parking, excellent demographics, abundant area amenities, easy access to Routes 22, 309, I-78, and I-476

CONTACT Sarah Finney Miller 610.871.1719,
Jennifer Kennedy 610.871.1707

**FIRST FLOOR SUITE**

| | |
|--------------|-----------------------|
| ADDRESS | 3100 Emrick Blvd |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| LEASE RATE | \$21.00/SF Mod. Gross |
| AVAILABLE SF | 3,000-7,772 SF |
| BUILDING SF | 49,683 SF |

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,
Jennifer Kennedy 610.871.1707



| | |
|--------------|------------------------------|
| ADDRESS | 3435 Winchester Road |
| CITY | Allentown |
| SALE/LEASE | Lease |
| LEASE RATE | \$19.25/SF Mod. Gross |
| AVAILABLE SF | 4,287 & 8,480 SF (Divisible) |
| BUILDING SF | 76,697 SF |

FEATURES Office space located in a professional park setting with multiple corporate neighbors, ample parking, excellent area demographics, abundant 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,
Jennifer Kennedy 610.871.1707

**SALE OR LEASE**

| | |
|--------------|--------------------|
| ADDRESS | 4317 Easton Avenue |
| CITY | Bethlehem |
| SALE/LEASE | Both |
| PRICE/RATE | Call for details |
| AVAILABLE SF | 12,000-60,000 SF |
| BUILDING SF | 12,000-60,000 SF |

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

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|-----------------------|
| ADDRESS | 4444 Innovation Way |
| CITY | Allentown |
| SALE/LEASE | Lease |
| LEASE RATE | \$9.00-\$10.00/SF NNN |
| AVAILABLE SF | 11,350-40,540 SF |
| BUILDING SF | 200,000 SF |

FEATURES Class A office suites, can be delivered mostly furnished, multiple conference rooms and private offices, portion of office can be converted into flex space with one drive-in door, lots of area amenities nearby, easy access to Route 22, I-78, Airport Rd. and the LV International Airport

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681

**FREE RENT INCENTIVE**

| | |
|--------------|-----------------------|
| ADDRESS | 1900 Am Drive |
| CITY | Quakertown |
| SALE/LEASE | Lease |
| LEASE RATE | \$18.50/SF Mod. Gross |
| AVAILABLE SF | 5,401-7,840 SF |
| BUILDING SF | 45,303 SF |

FEATURES THREE MONTHS FREE RENT up front with a 5 year lease! Suites can be subdivided, located in Class A two-story building, expansive atrium-style lobby, one dock door, 6.38 acres with ample parking, minutes to I-476 and Route 663

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|---------------------|
| ADDRESS | 2800 Baglyos Circle |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| LEASE RATE | Call for details |
| AVAILABLE SF | 12,500 SF |
| BUILDING SF | 86,000 SF |

FEATURES 20' ceiling height, office area is open floor plan, fully sprinklered, public utilities, zoned office/light industrial, near Routes 33, 22, and I-78

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|--------------|-----------------------|
| ADDRESS | 505 Independence Road |
| CITY | East Stroudsburg |
| SALE/LEASE | Lease |
| LEASE RATE | \$19.25/SF Mod. Gross |
| AVAILABLE SF | 2,643 SF |
| BUILDING SF | 19,242 SF |

FEATURES Second floor office suite 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,
Jennifer Kennedy 610.871.1707

**COMPETITIVE RATE**

| | |
|--------------|--------------------|
| ADDRESS | 2205 Lehigh Street |
| CITY | Easton |
| SALE/LEASE | Lease |
| LEASE RATE | \$1,200/Month NNN |
| AVAILABLE SF | 1,085 SF |
| BUILDING SF | 1,085 SF |

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

CONTACT Matt Sprung, AICP, PP 610.871.1721

COMPETITIVE RATE



| | |
|--------------|-------------------|
| ADDRESS | 229 S 22nd Street |
| CITY | Easton |
| SALE/LEASE | Lease |
| LEASE RATE | \$2,000/Month NNN |
| AVAILABLE SF | 1,862 SF |
| BUILDING SF | 1,862 SF |

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

CONTACT Matt Sprung, AICP, PP 610.871.1721



| | |
|--------------|---------------------|
| ADDRESS | 630 Municipal Drive |
| CITY | Nazareth |
| SALE/LEASE | Lease |
| LEASE RATE | \$11.00/SF NNN |
| AVAILABLE SF | 2,200-8,000 SF |
| BUILDING SF | 67,366 SF |

FEATURES Available: two second floor office suites, firstfloor tenant direct access suite, flex building great for any professional office tenant, ample on-site parking, variety of area amenities, minutes to Routes 191, 22, and 33

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681

INVESTMENT



NEW LISTING
SALE PRICE
\$2,490,000

| | |
|-------------|-------------------|
| ADDRESS | 417 N 14th Street |
| CITY | Allentown |
| SALE/LEASE | Sale |
| BUILDING SF | 24,181 SF |
| ACRES | 0.44 AC |

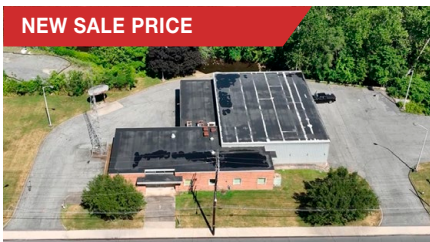
CONTACT

Jennifer Kennedy 610.871.1707

FEATURES

Opportunity for investment or owner/user, vibrant multi-tenant office building, elevator served, off-street and non-metered on-street parking options, some available office space, long-term tenants, many renovations and modern system upgrades on this historic building.

NEW SALE PRICE



| | |
|-------------|------------------|
| ADDRESS | 333 S 1st Street |
| CITY | Bangor |
| SALE/LEASE | Sale |
| SALE PRICE | \$599,990 |
| BUILDING SF | 10,682 SF |
| ACRES | 1.74 AC |

FEATURES Redevelopment opportunity for drive-thru restaurant. Gateway commercial zoning allows for a wide range of permitted uses. Call to discuss potential concepts.

CONTACT Matt Sprung, AICP, PP 610.871.1721



| | |
|--------------|------------------|
| ADDRESS | 2211 Mack Blvd |
| CITY | Allentown |
| SALE/LEASE | Sale |
| SALE PRICE | Call for details |
| AVAILABLE SF | 0 SF |
| BUILDING SF | 9,474 SF |

FEATURES Fully occupied office building for sale, freestanding, corner property with ample parking, two-story building, convenient access to Routes 309 and I-78

CONTACT Jennifer Kennedy 610.871.1707



UNDER AGREEMENT

| | |
|-------------|-----------------------|
| ADDRESS | 1070 Applebutter Road |
| CITY | Bethlehem |
| SALE/LEASE | Sale |
| SALE PRICE | Call for details |
| BUILDING SF | 3,792 |
| ACRES | 0.36 AC |

FEATURES Auto repair shop, detailing, and garage facility for sale, fully leased, 10 bay garage, large paved area, for sale at 12.02% cap rate, 0.36 acre lot, convenient to I-78, Routes 378, 22 and 33

CONTACT Matt Sprung, AICP, PP 610.871.1721

COMMERCIAL / RETAIL



FULLY LEASED

| | |
|--------------|--------------------|
| ADDRESS | 3690 Lehigh Street |
| CITY | Whitehall |
| SALE/LEASE | Lease |
| LEASE RATE | Call for details |
| AVAILABLE SF | Fully Leased |
| BUILDING SF | 18,770 SF |

FEATURES Neighborhood retail suites at MacArthur Convenience Center, ample off-street parking, join retailers, restaurants, and professional service providers, located minutes from MacArthur Road/Rt-145 and major commercial district

CONTACT Jennifer Kennedy 610.871.1707



| | |
|--------------|--------------------|
| ADDRESS | 2920 Easton Avenue |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| LEASE RATE | Call for details |
| AVAILABLE SF | 13,000-38,312 SF |
| BUILDING SF | 166,937 SF |

FEATURES A highly visible end-cap suite is available in The Shops at Bethlehem, 2 pad sites available for ground lease, center is located in a dense residential area, anchored by Giant Food Stores, great visibility, tenant improvement allowance

CONTACT Jennifer Kennedy 610.871.1707



NEW LISTING

CALL WITH OFFERS

BY JULY 15, 2025

ADDRESS 270 Country Club Road

CITY Easton

SALE/LEASE Sale

ACRES 23.58 Acres

ZONING Regional Mixed Use

CONTACT

Michael Adams, SIOR 610.871.1701

Sarah Finney Miller 610.871.1719

Collin Holben 610.871.1691

FEATURES

Development Opportunity! Regional Mixed Use zoning allows for wide range of potential uses, features 1,495' frontage along Route 33, convenient access to highways, highly visible, water and electric available



ADDRESS 6671 Silver Crest Rd

CITY Bath

SALE/LEASE Sale

SALE PRICE \$999,500

ACRES 4.83 AC

ZONING Commercial Zoning

FEATURES Flexible commercial zoning, two access points to parcel, access to essential utilities including public sewer, natural gas, and 3-phse power, concept plans available (call for details), near lighted intersection, convenient to Rt 512

CONTACT Matt Sprung, AICP, PP 610.871.1721

Frank T. Smith, CCIM 610.871.1682

UNDER AGREEMENT



ADDRESS 425 Kromer Road

CITY Wind Gap

SALE/LEASE Sale

SALE PRICE Call for details

ACRES ±25 AC

ZONING GC - General Commercial

FEATURES ±25 acre land includes two parcels, frontage on Route 33, parcels sit in two municipalities, zoned General Commercial, many uses by right including warehouse, assembly & packaging facility, office, self-storage, possible redevelopment as high-density residential

CONTACT Matt Sprung, AICP, PP 610.871.1721



ADDRESS 2920 Easton Avenue

CITY Bethlehem

SALE/LEASE Lease

LEASE RATE Call for details

ACRES ±0.52 Acres

ZONING GC - General Commercial

FEATURES BROKER INCENTIVE OFFERED! Pad site for ground lease with potential for a standalone building, grocery anchored neighborhood shopping center, half mile from busy intersection with Stefko Blvd, join retailers Giant Grocery, Petco, Dairy Queen, local retailers, served by LANTA bus

CONTACT Jennifer Kennedy 610.871.1707



ADDRESS 2920 Easton Avenue

CITY Bethlehem

SALE/LEASE Lease

LEASE RATE Call for details

ACRES ±1.3 Acres

ZONING GC - General Commercial

FEATURES BROKER INCENTIVE OFFERED! Pad site for ground lease in grocery anchored neighborhood shopping center, highly visible frontage on busy Easton Ave, traffic count of +16k ADT, shopping center pylon sign on NW corner, ideal for coffee shop, fast casual restaurant with or without drive-thru

CONTACT Jennifer Kennedy 610.871.1707



| | |
|------------|------------------------|
| ADDRESS | 15-45 Morgan Hill Road |
| CITY | Easton |
| SALE/LEASE | Sale |
| SALE PRICE | Call for details |
| ACRES | 4.75 AC |
| ZONING | Highway Commercial |

FEATURES Exceptional commercial development opportunity 0.2 miles north of I-78 in Easton, level topography, 4.75 acres zoned highway commercial, sewer, water, and gas

CONTACT Matt Sprung, AICP, PP 610.871.1721



| | |
|------------|-------------------------|
| ADDRESS | Route 443 & Mall Lane |
| CITY | Lehighton |
| SALE/LEASE | Sale |
| SALE PRICE | Call for details |
| ACRES | Up to 48+ Acres |
| ZONING | C1 - Planned Commercial |

FEATURES Commercially zoned land for sale, frontage on busy Route 443, high traffic counts, multiple development opportunities including commercial, industrial, medical, and residential, corporate neighbors include GIANT, Big Lots, Lowe's, WalMart, Dollar Tree and many more

CONTACT Frank T. Smith, CCIM 610.871.1682



| | |
|------------|------------------------------|
| ADDRESS | 304 E. Union Street |
| CITY | Whitehall |
| SALE/LEASE | Sale |
| SALE PRICE | Call for details |
| ACRES | 0.84 AC |
| ZONING | C1 - Neighborhood Commercial |

FEATURES REDEVELOPMENT OPPORTUNITY! Corner lot, zoning allows range of uses including bank, beauty shop, day-care, florist, funeral home, laundromat, office, retail store, service establishments, special exception uses include restaurants, located near Route 22 at Fullerton Avenue exit

CONTACT Jennifer Kennedy 610.871.1707



| | |
|------------|-------------------------------|
| ADDRESS | 1022 3rd Street |
| CITY | Whitehall |
| SALE/LEASE | Sale |
| SALE PRICE | Call for details |
| ACRES | 7.47 AC |
| ZONING | R5 - High Density Residential |

FEATURES REDEVELOPMENT OR RE-PURPOSE OPPORTUNITY! Two parcels totaling 7.47 acres, level topography, zoning allows for apartments, single-family attached and semi-attached dwellings, adaptive use for affordable or multifamily housing, located near Route 22 at Fullerton Avenue exit

CONTACT Jennifer Kennedy 610.871.1707



| | |
|------------|-------------------|
| ADDRESS | 1400 Uhler Road |
| CITY | Easton |
| SALE/LEASE | Sale |
| SALE PRICE | \$1,650,000 |
| ACRES | 26.54 AC |
| ZONING | Employment Center |

FEATURES Land for sale, front 4.5 acres for sale separately, generous zoning, located on major connector road, all utilities at site, owner is a site developer, will sell subject to approvals

CONTACT Matt Sprung, AICP, PP 610.871.1721
Sig Schorr 973.463.1011



| | |
|------------|-------------------------|
| ADDRESS | 1216 Dorset Drive |
| CITY | Bushkill-Lehman Twp |
| SALE/LEASE | Sale |
| SALE PRICE | \$999,900 |
| ACRES | 82+ AC |
| ZONING | Low Density Residential |

FEATURES Vacant land, opportunity for campground (non-RV), religious retreat, "glamping", residential housing, retirement community, bed & breakfast, golf course, includes private +1.6 acre lake, 3 mi. north of Rt 209, convenient to Bushkill Falls & Shawnee Mountain, access via I-80 and major highways

CONTACT Matt Sprung, AICP, PP 610.871.1721

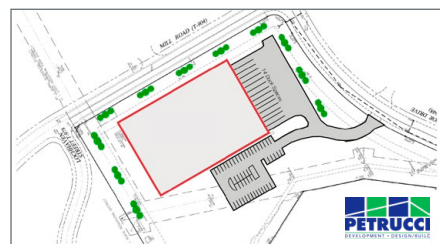


SALE OR LEASE

| | |
|------------|--------------------|
| ADDRESS | 4317 Easton Avenue |
| CITY | Bethlehem |
| SALE/LEASE | Both |
| PRICE/RATE | Call for details |
| ACRES | 1.4 AC |
| ZONING | Office/Business |

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

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|------------|------------------|
| ADDRESS | 1050 Mill Road |
| CITY | Allentown |
| SALE/LEASE | Lease |
| LEASE RATE | Call for details |
| ACRES | 8.5 AC |
| ZONING | Light Industrial |

FEATURES Ground lease, potential truck parking or outdoor storage, 8.5 acre site in professional business park with multiple corporate neighbors, light industrial zoning, conveniently located right off Route 100 with access to Route 22/I-78

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



| | |
|------------|----------------------------|
| ADDRESS | West Side Claremont Avenue |
| CITY | Tamaqua |
| SALE/LEASE | Sale |
| SALE PRICE | \$1,250,000 |
| ACRES | 4± AC |
| ZONING | HC - Highway Commercial |

FEATURES 4± acres located on Claremont Ave/Route 309 Southbound, adjacent to proposed Wawa, municipal sewer/water, 453'± frontage on divided highway with access to signalized intersection

CONTACT Matt Sprung, AICP, PP 610.871.1721

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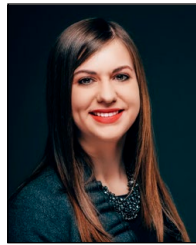
BROKERAGE TEAM

NAISummit

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\$122
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IN TRANSACTIONS 2024



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OF EXCELLENCE



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One team with a strategy
to deliver results.

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