

## FEATURED LISTINGS



### OFFICE



**3100 Emrick Boulevard, Bethlehem**

**For Lease**

**2,470 & 7,772 SF (subdividable)**

**\$21.00/SF Modified Gross Plus Utilities & Janitorial**

Sarah Finney-Miller

610.871.1719

sfinney@naisummit.com

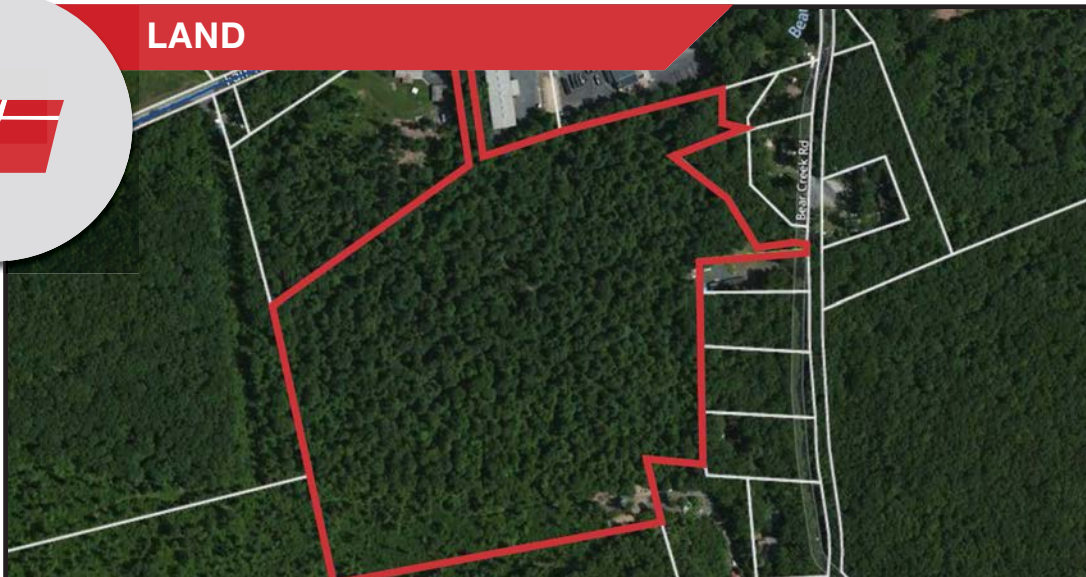
Jay Haines

610.871.1721

jhaines@naisummit.com



### LAND



**2150 Fair Road, Schuylkill Haven**

**For Sale**

**24.56 Acres of Industrial Land**

**Call for Details**

Mike Adams

610.871.1701

madams@naisummit.com

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**NAI Summit**

1620 Pond Road, Suite 150  
Allentown PA 18104

610.264.0200

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

## INDUSTRIAL / WAREHOUSE / FLEX



PROPERTY NAME	61 W 2nd Street/180
ADDRESS	61 W 2nd Street
CITY	Wind Gap
SALE/LEASE	Lease
AVAILABLE SF	25,000 SF
BUILDING SF	50,000 SF

LEASE RATE \$5.50/SF NNN

**FEATURES** Warehouse building with build to suit office area, set on 5.17 acres with a fenced in 30 car parking lot, 18'-26' ceilings, four dock doors with new levelers, new LED lighting, easy access to Route 33, Wind Gap exit, 15 minutes from Interstates 78 and 80

**CONTACT** Mike Adams 610.871.1701

### LONG TERM LEASE



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

SUBLEASE RATE \$6.25/SF NNN

**FEATURES** Industrial building conveniently located in LVIP III including office, production and warehouse space, includes air conditioned space, high ceilings, private offices and conference rooms, seven dock doors and one drive in door, just 1/2 mile to Route 22 and minutes to PA Turnpike 476

**CONTACT** Mike Adams 610.871.1701

### NEW LISTING



PROPERTY NAME	4444 Innovation Way/168
ADDRESS	4444 Innovation Way
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	75,000 SF
BUILDING SF	200,000 SF

SALE PRICE Call for details

**FEATURES** Fully air-conditioned industrial building, includes 50,000± SF Class A open office area also available for lease, set on 25+ acre lot, 193 parking spaces, motion sensed LED lighting, quality flooring, increased thickness for manufacturing, 20' ceiling height, convenient location near LV Int'l Airport

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

### PRICE REDUCED



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	Prologis Lehigh Valley East/123
ADDRESS	904 Marcon Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	9,600 SF
BUILDING SF	45,600 SF

LEASE RATE Call for details

**FEATURES** Available 4/1/21, located in Lehigh Valley Business Center, a professional business park, Three Phase Power, 20' clear ceiling heights, office area, 100% wet sprinkler system, four dock doors, less than 1/2 mile to Airport Road and Route 22 with easy access to Route 33, I-80 and I-78

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



PROPERTY NAME	Prologis Lehigh Valley East/142
ADDRESS	924 Marcon Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	9,960 SF
BUILDING SF	45,000 SF

LEASE RATE Call for details

**FEATURES** Located in Lehigh Valley Business Center, a professional business park, Three Phase Power, 20' clear ceiling heights, office area, 100% wet sprinkler system, one dock door, one drive-in door, less than 1/2 mile to Airport Road and Route 22 with easy access to Route 33, I-80 and I-78

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



PROPERTY NAME	1830 E Race Street/128
ADDRESS	1830 E Race Street
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	23,000 - 30,000 SF
BUILDING SF	30,000 SF

LEASE RATE Call for details

**FEATURES** New construction industrial space finished to suit, site has all permits including NPDES / DEP to start construction immediately, 24' clear ceiling height, tailgate and drive-in loading, all utilities, located right off Airport Road with easy access to Route 22 and the Lehigh Valley Int'l Airport

**CONTACT** Mike Adams 610.871.1701



**LEASED**

PROPERTY NAME	Prologis Lehigh Valley East/107
ADDRESS	934 Marcon Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	14,400 SF
BUILDING SF	45,600 SF

LEASE RATE Call for details

**FEATURES** Located in Lehigh Valley Business Center, a professional business park, Three Phase Power, 20' clear ceiling heights, office area, 100% wet sprinkler system, two dock doors with levelers, one drive-in door, less than 1/2 mile to Airport Road and Route 22 with easy access to Route 33, I-80 and I-78

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719

**PRICE REDUCED**

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 \$469,000

**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	50,000 - 116,000 SF
BUILDING SF	116,000 SF

LEASE RATE \$4.95/SF NNN

**FEATURES** Class A industrial building set on 11+ acres including two-story air-conditioned office area with elevator, 26'-30' ceiling height, two drive-in and nine dock doors with levelers and bumpers, 100% wet sprinkler system, Three Phase Power, ventilation throughout warehouse

CONTACT Mike Adams 610.871.1701, Jenn Kennedy 610.871.1707



PROPERTY NAME	2440 Brodhead Road/LVIP V/116
ADDRESS	2440 Brodhead Road, LVIP V
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	5,500 SF
BUILDING SF	40,500 SF

LEASE RATE \$7.50/SF NNN

**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

**SOLD**

PROPERTY NAME	131 Front Street/171
ADDRESS	131 Front Street
CITY	Quakertown
SALE/LEASE	Both
AVAILABLE SF	7,760 SF
BUILDING SF	7,760 SF

PRICE/RATE \$875,000/\$10.00/SF NNN

**FEATURES** Class A light industrial building available, includes 1,500 SF office area, 16' ceiling height, 28 parking spaces, three drive-in doors, air-conditioned space in office and part of warehouse, Gas heat, Three Phase Power, located right off Route 663, minutes to Route 309 and 476

CONTACT Mike Adams 610.871.1701

**LEASED**

PROPERTY NAME	Prologis Lehigh Valley East/118
ADDRESS	914 Marcon Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	24,000 SF
BUILDING SF	45,600 SF

LEASE RATE Call for details

**FEATURES** Located in Lehigh Valley Business Center, a professional business park, Three Phase Power, 20' clear ceiling heights, office area, 100% wet sprinkler system, one dock, two docks with levelers, two drive-in doors, less than 1/2 mile to Airport Rd and Rt 22 with easy access to Rt 33, I-80 and I-78

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719

## OFFICE

### PRICE REDUCED



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 \$469,000

**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	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 \$15.00/SF NNN

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

**CONTACT** Mike Adams 610.871.1701



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

LEASE RATE \$19.25/SF plus Electric and Janitorial

**FEATURES** Office building with beautiful scenic views, set on approximately 1.5± acres, ample natural light, open space and private offices, large parking area, 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

### NEW LISTING



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 \$10.50/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, Jenn 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** Suites can be subdivided, located in a Class A, two-story, multi-tenant office building, expansive atrium-style lobby and one dock door, set on 6.38 acres with ample parking, flexible Commercial zoning, high residential area with excellent demographics, minutes to Route 663 and PA Turnpike 476

**CONTACT** Jenn Kennedy 610.871.1707, Mike Adams 610.871.1701

### UNDER AGREEMENT



PROPERTY NAME	685 Delaware Avenue/201
ADDRESS	685 Delaware Avenue
CITY	Bethlehem
SALE/LEASE	Sale
AVAILABLE SF	5,720 SF
BUILDING SF	5,720 SF

SALE PRICE Price reduced! \$495,000

**FEATURES** Two-story office building with attic and 951 SF finished lower level, set on .37 acre corner lot with 16 off-street parking spaces, neighbors to St. Luke's University Hospital, various medical locations and area amenities, easy access to Routes 378, 22 and I-78

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

### HIGH VISIBILITY ON 309



PROPERTY NAME	4001 School House Lane/132
ADDRESS	4001 School House Lane
CITY	Center Valley
SALE/LEASE	Both
AVAILABLE SF/AC	7,200 - 20,000± SF
BUILDING SF	20,000± SF

PRICE/RATE PRICE REDUCED! Call for details

**FEATURES** Class A office building with recent renovations, finished lower level, and elevator, conveniently located in a professional office park, single or multi-tenant options, corporate neighbors, sits on busy Rt 309 with excellent visibility and signage opportunity, high traffic counts over 51,000+ VPD

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





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 610.871.1719, Jay Haines 610.871.1721



PROPERTY NAME	630 Municipal Drive/129
ADDRESS	630 Municipal Drive
CITY	Nazareth
SALE/LEASE	Lease
AVAILABLE SF	6,600 - 10,437 SF
BUILDING SF	67,366 SF

LEASE RATE	\$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
CONTACT	Mike Adams 610.871.1701



PROPERTY NAME	1405 N Cedar Crest Blvd/102
ADDRESS	1405 N Cedar Crest Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	1,009 - 7,392 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 610.871.1719, Jay Haines 610.871.1721



PROPERTY NAME	3100 Emrick Boulevard/104
ADDRESS	3100 Emrick Boulevard
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	2,470 & 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 LVIP VI, ample parking, various area amenities nearby, close proximity to Lehigh Valley Health Network and St. Luke's, directly off Route 33 with easy access to Route 22 and I-78
CONTACT	Sarah Finney 610.871.1719, Jay Haines 610.871.1721



RATE REDUCED

PROPERTY NAME	1001 Chestnut Street/229
ADDRESS	1001 Chestnut Street
CITY	Emmaus
SALE/LEASE	Lease
AVAILABLE SF	2,800 SF
BUILDING SF	9,010 SF

LEASE RATE	\$13.00/SF NNN
FEATURES	Office suite available, easy ingress and egress with 45+ car parking lot, excellent visibility, road frontage, flexible zoning with multiple uses allowed including medical, office, retail, and more, located directly off of Route 29 with easy access to Routes 78/309, 22, 100 & Pennsylvania Turnpike 476
CONTACT	Sarah Finney 610.871.1719, Frank T. Smith 610.871.1682



FOR SALE OR LEASE

PROPERTY NAME	52 Highland Avenue/145
ADDRESS	52 Highland Avenue
CITY	Bethlehem
SALE/LEASE	Both
AVAILABLE SF	1,850 SF
BUILDING SF	5,200 SF

PRICE/RATE	Call for details
FEATURES	Office suite available within a single story office/flex building, ideal floor plan featuring reception/waiting room, four offices/conference room, lab/multi-purpose rooms, storage closets, server room, and private restrooms, conveniently located within LVIP IV with easy access to Rts 512, 22, 378, & 33
CONTACT	Sarah Finney 610.871.1719



PROPERTY NAME	3435 Winchester Road/122
ADDRESS	3435 Winchester Road
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	3,829, 3,287 & 8,480 SF
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 610.871.1719, Jay Haines 610.871.1721



PROPERTY NAME	505 Independence Drive/110
ADDRESS	505 Independence Drive
CITY	East Stroudsburg
SALE/LEASE	Lease
AVAILABLE SF	811 & 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 610.871.1719, Jay Haines 610.871.1721



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

### NEW RENOVATIONS



PROPERTY NAME	5920 Hamilton Boulevard/106
ADDRESS	5920 Hamilton Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	890 SF
BUILDING SF	24,335 SF

LEASE RATE	\$13.00/SF NNN
FEATURES	Major lobby renovations in progress! 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 610.871.1719, Frank Smith 610.871.1682

### LEASE INCENTIVES



PROPERTY NAME	Bethlehem Medical Arts Ctr/156
ADDRESS	5325 Northgate Drive
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	1,500 - 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	Jay Haines 610.871.1721



PROPERTY NAME	TEK Park/117
ADDRESS	9999 Hamilton Boulevard
CITY	Breinigsville
SALE/LEASE	Sublease
AVAILABLE SF	5,182 SF
BUILDING SF	508,000 SF

LEASE RATE	Co-Broker Incentive! \$15.00/SF Modified Gross
FEATURES	Class A suite right off lobby with easy access and features beautiful double entry glass doors with card reader access, includes high end finishes throughout with custom lighting, located in the premier TEK Park with diverse corporate tenants and ample on-site amenities
CONTACT	Mark Magasich 610.871.1699



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 RENOVATIONS



PROPERTY NAME	236 Brodhead Road/163
ADDRESS	236 Brodhead Road
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	2,480 - 13,668 SF
BUILDING SF	47,070 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	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** Jay Haines 610.871.1721



## NEW LISTING

PROPERTY NAME	4444 Innovation Way/168
ADDRESS	4444 Innovation Way
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	50,000± SF
BUILDING SF	200,000 SF

SALE PRICE 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 LV Int'l Airport and major highways

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

## COMMERCIAL / RETAIL / MIXED USE / OTHER



PROPERTY NAME	Easton Commons/613
ADDRESS	2920 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	1,750 - 12,500 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 610.871.1719



PROPERTY NAME	Storage Unit Facility/192
ADDRESS	Confidential Listing
COUNTY	Northampton
SALE/LEASE	Investment Sale
BUILDING SF	24,790 SF
ZONING	Commercial

SALE PRICE Call for details - Business & Property

**FEATURES** Multiple building storage unit facility with approximately 200 units and business available for sale, 100% occupancy, set on 2.52 acres with fenced yard and trailer parking, .5 acre surplus land zoned Light Industrial for potential future development, high visibility and traffic counts

**CONTACT** Sarah Finney 610.871.1719

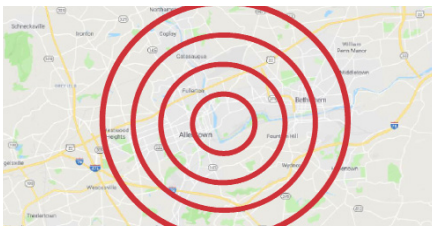


PROPERTY NAME	Confidential Listing & Business/184
ADDRESS	Confidential
CITY	Lehigh Valley, PA
SALE/LEASE	Sale
AVAILABLE SF	10,000 SF
BUILDING SF	10,000 SF

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



PROPERTY NAME	Confidential Listing/126
ADDRESS	Confidential
CITY	Lehigh Valley, PA
SALE/LEASE	Sale
AVAILABLE SF	36,000 SF
BUILDING SF	36,000 SF

SALE PRICE \$1,850,000

**FEATURES** Active First Class sports training facility, rigid frame clear span construction with 2,000 SF clubhouse, set on 2.3 acres, includes 2,000 SF office, Zoned B-2, paved on-site parking, LED lighting, actively run facility with membership base and professional staff, details will be provided upon request

**CONTACT** Mike Adams 610.871.1701



PROPERTY NAME	1001 Chestnut Street/229
ADDRESS	1001 Chestnut Street
CITY	Emmaus
SALE/LEASE	Lease
AVAILABLE SF	2,800 SF
BUILDING SF	9,010 SF

LEASE RATE	\$13.00/SF NNN
FEATURES	Retail suite available, easy ingress and egress with 45+ car parking lot, excellent visibility, road frontage, flexible zoning with multiple uses allowed including medical, office, retail, and more, located directly off of Route 29 with easy access to Routes 78/309, 22, 100 & Pennsylvania Turnpike
CONTACT	Sarah Finney 610.871.1719, Frank T. Smith 610.871.1682



PROPERTY NAME	1781 Airport Road/228
ADDRESS	1781 Airport Road
CITY	Allentown
SALE/LEASE	Sale
AVAILABLE SF	16,000 SF
BUILDING SF	16,000 SF

SALE PRICE	\$350,000
FEATURES	Commercial filling station with two tanks installed in 2000, one tank is a split tank, 12,000 gallon & 20,000 gallon sizes, high visibility on Airport Road with high traffic count, minutes to Route 22, directly across from Airport Center shops and BJ's Wholesale Club
CONTACT	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 610.871.1719



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



PROPERTY NAME	2227 N 3rd Street/185
ADDRESS	2227 N 3rd Street
CITY	Whitehall
SALE/LEASE	Sale
BUILDING SF	2,400 SF
ZONING	Commercial

SALE PRICE	\$299,000
FEATURES	Standalone automotive garage building, previously used for a repair shop, collision center, inspection station, and auto sales, automotive warehouse with front office plus a detached accessory building perfect for an on-site sales and/or notary office, large work space, ample parking
CONTACT	Sarah Finney 610.871.1719

## INVESTMENT



PROPERTY NAME	Storage Unit Facility/192
ADDRESS	Confidential Listing
COUNTY	Northampton
SALE/LEASE	Investment Sale
BUILDING SF	24,790 SF
ZONING	Commercial

SALE PRICE	Call for details - Business & Property
FEATURES	Multiple building storage unit facility with approximately 200 units and business available for sale, 100% occupancy, set on 2.52 acres with fenced yard and trailer parking, .5 acre surplus land zoned Light Industrial for potential future development, high visibility and traffic counts
CONTACT	Sarah Finney 610.871.1719

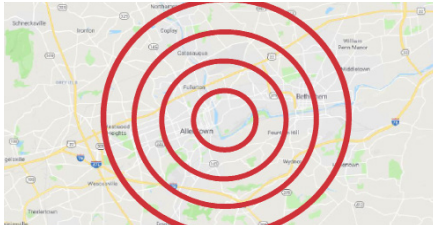


## INVESTMENT (continued)



PROPERTY NAME	Confidential Listing & 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



PROPERTY NAME	Confidential Listing/126
ADDRESS	Confidential
CITY	Lehigh Valley, PA
SALE/LEASE	Sale
AVAILABLE SF	36,000 SF
BUILDING SF	36,000 SF

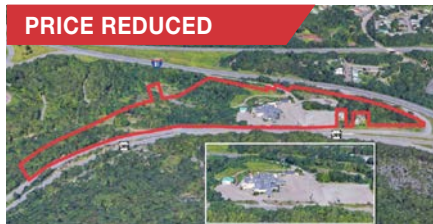
SALE PRICE	\$1,850,000
FEATURES	Active First Class sports training facility, rigid frame clear span construction with 2,000 SF clubhouse, set on 2.3 acres, includes 2,000 SF office, Zoned B-2, paved on-site parking, LED lighting, actively run facility with membership base and professional staff, details will be provided upon request
CONTACT	Mike Adams 610.871.1701



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

LEASE RATE	\$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

## LAND



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

SALE PRICE	\$1,400,000
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	Jay Haines 610.871.1721, Frank T. Smith 610.871.1682



PROPERTY NAME	908 Lake Minsi Drive/455
ADDRESS	908 Lake Minsi Drive
CITY	Bangor
SALE/LEASE	Sale
ACRES	25+ AC
ZONING	Residential / Agricultural

SALE PRICE	Call for details
FEATURES	25.67 acres suitable for many uses including residential and agricultural, development opportunity near major highways including Routes 191, 512, 33, and I-80, motivated seller
CONTACT	Mike Adams 610.871.1701



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



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	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



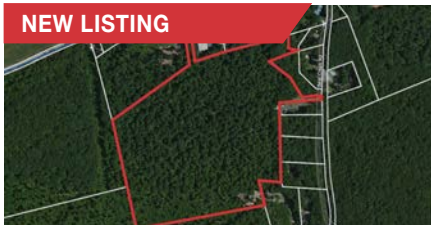
PROPERTY NAME	5190 Lower Macungie Road/151
ADDRESS	5190 Lower Macungie Road
CITY	Macungie
SALE/LEASE	Sale
ACRES	13+ AC
ZONING	Suburban Residential District

SALE PRICE	Call for details
FEATURES	Option to purchase two neighboring parcels totaling 41+ acres which includes on-site improved access on Brookside Road (see above listing), excellent area demographics and school district with ample corporate neighbors nearby, easy access to Routes 29, 100, 222, 22, I-78 and 476
CONTACT	Jay Haines 610.871.1721



PROPERTY NAME	1050 Mill Road/100
ADDRESS	1050 Mill Road
CITY	Allentown
SALE/LEASE	Sale
ACRES	8.5 AC
ZONING	Light Industrial

SALE PRICE	\$1,100,000
FEATURES	Available in a professional business park with multiple corporate neighbors, conveniently located in high residential area with excellent demographics, variety of amenities in immediate area, right off Route 100, minutes to Routes 22/I-78 and Route 222, three miles to PA Turnpike 476
CONTACT	Mike Adams 610.871.1701



PROPERTY NAME	2150 Fair Road
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



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