

FEATURED LISTINGS



INDUSTRIAL



1830 E Race Street, Allentown

23,000 SF New Construction Industrial Building

Mike Adams

610.871.1701

Sarah Finney-Miller

610.871.1719

For Lease

Call for Details

madams@naisummit.com

sfinney@naisummit.com



INDUSTRIAL



119 Technology Drive, Bethlehem

48,000 SF Industrial Research and Development Building

Mike Adams

610.871.1701

Sarah Finney-Miller

610.871.1719

Sale-Leaseback Opportunity

Call for Details

madams@naisummit.com

sfinney@naisummit.com

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NAI Summit

1620 Pond Road, Suite 150

Allentown PA 18104

610.264.0200

naisummit.com

INDUSTRIAL / WAREHOUSE / FLEX

LEASED



PROPERTY NAME	2451 Baglyos Circle/180
ADDRESS	2451 Baglyos Circle
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	9,000 SF
BUILDING SF	45,000 SF

LEASE RATE Call for details

FEATURES Warehouse/flex space with 3,500 SF office, 2 dock doors, 20' ceiling height, 100% Wet sprinkler system, 3 Phase Power, across from Southmont Shopping Center and the new St. Luke's Riverside Medical Center, great visibility, located off Route 33, available 11/1/2021

CONTACT Mike Adams 610.871.1701



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	50,000 - 80,000 SF
BUILDING SF	200,000 SF

LEASE RATE Call for details

FEATURES 75,000 SF warehouse space and 50,000± SF Class A open office area, office can be converted to warehouse, 193 parking spaces, motion sensed 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

UNDER AGREEMENT



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

NEW LISTING



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

LEASE RATE Call for details

FEATURES New construction industrial building build to suit up to 75,000 SF, Developer JG Petrucci Co., 8.5 acre site in professional business park with multiple corporate neighbors, light industrial zoning, public water and sewer, conveniently located right off Route 100 with easy access to Route 22/I-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

UNDER CONSTRUCTION



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 Construction started! 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	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



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

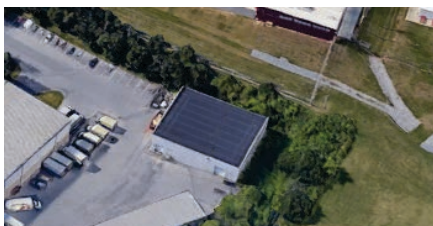
LEASE RATE	\$7.50/SF NNN
FEATURES	Office/warehouse space available in multi-tenant flex building located in Lehigh Valley Industrial Park V, 20' clear ceilings, 100% wet sprinkler system, two 14' drive-in doors, area amenities include restaurants, banks and retail stores, easy access to Routes 191, 512 and 22
CONTACT	Mike Adams 610.871.1701



SOLD

PROPERTY NAME	2601 Baglyos Circle/502
ADDRESS	2601 Baglyos Circle
CITY	Bethlehem
SALE/LEASE	Sale
AVAILABLE SF	43,200 SF
BUILDING SF	43,200 SF

SALE PRICE	\$5,400,000
FEATURES	One story, single tenant industrial building built in 2014, set on 8.42 acres in corporate business park Lehigh Valley Industrial Park VI with potential for expansion, Light Industrial zoning and tilt-up construction, 20 - 24' clear ceiling height, two dock doors, one drive-in door, gas heat, public water and sewer
CONTACT	Mike Adams 610.871.1701



PROPERTY NAME	984 Marcon Boulevard/500
ADDRESS	984 Marcon Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	6,400 SF
BUILDING SF	43,581 SF

LEASE RATE	\$7.50/SF NNN
FEATURES	One dock door, one drive-in door, 20' ceiling height, 240 Volt/400 Amp Service, includes 3,000 SF covered storage building, compressed air-lines, flexible zoning which allows for many uses, conveniently located off Airport Road, minutes to Lehigh Valley International Airport and Route 22
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



NEW LISTING

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	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

OFFICE

NEW LISTING



PROPERTY NAME	5995 Route 378/188
ADDRESS	5995 Route 378
CITY	Center Valley
SALE/LEASE	Lease
AVAILABLE SF	2,912 SF
BUILDING SF	5,824± SF

LEASE RATE	\$15.50/SF NNN
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	50,000± 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 SF
BUILDING SF	24,335 SF

LEASE RATE	\$12.00/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	3,002 & 3,539 SF
BUILDING SF	54,000 SF

LEASE RATE	\$17.50 Modified Gross
FEATURES	Office suites available in a two-story, Class A medical office building, suites can be combined for a total of 3,000 SF, ample parking, located in a high residential area with excellent area demographics, directly off Route 512 with easy access to Routes 22, 33, 378 and LV International Airport
CONTACT	Sarah Finney-Miller 610.871.1719



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

SUBLEASE 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

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 onsite, 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/125
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



LEASED

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

LEASE RATE 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

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 610.871.1719, Jay Haines 610.871.1721



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 - 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



LEASED

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 \$9.00/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



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 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 610.871.1719, Jay Haines 610.871.1721

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 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



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	Jay Haines 610.871.1721



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

LEASE RATE	\$16.00/SF Full Service
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 610.871.1719

COMMERCIAL / RETAIL / MIXED USE / OTHER



LEASED

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



NEW LISTING

PROPERTY NAME	701 N 19th Street/228
ADDRESS	701 N 19th Street
CITY	Allentown
SALE/LEASE	Both
AVAILABLE SF	4,375 SF
BUILDING SF	4,375 SF

PRICE/RATE	Call for details
FEATURES	Standalone commercial/retail building on prime corner .55 acre lot at lighted four-way intersection, approximately 47 parking spaces, two points of ingress & egress, zoned Urban Commercial, high visibility, strong traffic counts, excellent signage opportunity, frontage from Tilghman & 19th Streets, minutes from Route 22
CONTACT	Sarah Finney 610.871.1719



NEW LISTING

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



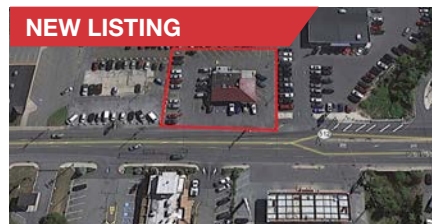
PROPERTY NAME	Lehigh Hills, Route 100/148
ADDRESS	Lehigh Hills, Route 100
CITY	Fogelsville
SALE/LEASE	Lease
AVAILABLE SF/AC	2,000 - 15,000 SF
BUILDING SF	15,000 SF

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	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



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
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



NEW LISTING

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



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



GREAT TI INCENTIVES

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

INVESTMENT



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

SALE PRICE	\$5,195,000
FEATURES	Two-story, Class A office building, 84% leased with a mix of medical and professional tenants, ample parking, located in a high residential area with excellent area demographics, variety of area amenities and corporate neighbors in immediate area, conveniently located
CONTACT	Frank T. Smith 610.871.1682



NEW LISTING

PROPERTY NAME	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	21-23 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/\$16.00/SF NNN
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



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	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

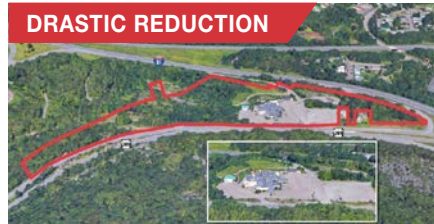
INVESTMENT (continued)



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

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	\$1,290,000
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	Jay Haines 610.871.1721, Frank T. Smith 610.871.1682



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 just over the PA border, walking distance to bus & rail, conveniently located to a variety of area amenities and main highways
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



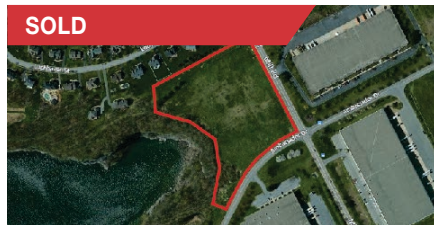
PROPERTY NAME	2150 Fair Road/117
ADDRESS	2150 Fair Road
CITY	Schuylkill Haven
SALE/LEASE	Sale
ACRES	24.56 AC
ZONING	Industrial

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	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 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 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

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