

### FEATURED LISTINGS

#### 3100 Emrick Blvd | Bethlehem, Northampton County, PA



#### First Floor Medical

**Prime location!** Class A office suite offers 7,772 SF divisible space, highly visible, directly off Route 33 provides convenient access for clients and patients

**Lease Rate: \$21.00/SF Gross**

**Sarah Finney Miller**

610.871.1719

sfinney@naisummit.com

**Jennifer Kennedy**

610.871.1707

jennkennedy@naisummit.com

#### 871 Marcon Blvd | Allentown, Lehigh County, PA

#### Flex Suites

Adaptive building suitable for light manufacturing, life science, and more, two suites available for lease, 3-phase power, multiple dock doors and drive-in doors

**Lease Rate: \$12.50/SF NNN**

**Mike Adams**

610.871.1701

madams@naisummit.com

**Sarah Finney Miller**

610.871.1719

sfinney@naisummit.com



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**NAI Summit**

1620 Pond Rd, Suite 150

Allentown PA 18104

610.264.0200

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

## INDUSTRIAL / WAREHOUSE / FLEX



ADDRESS	333 S 1st Street
CITY	Bangor
SALE/LEASE	Sale
AVAILABLE SF	10,682 SF
ACRES	1.74 AC

**SALE RATE \$699,900**

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

**CONTACT** Matt Sprung 610.871.1721



ADDRESS	871 Marcon Blvd
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	7,989-31,357 SF
BUILDING SF	36,322 SF

**LEASE RATE \$12.50/SF NNN**

**FEATURES** Adaptive building suitable for light manufacturing, life science, packaging, office and more, two suites available can be leased together or separate, total of three (3) drive-in doors, two (2) dock doors, 3-phase power, 3,000 SF dedicated office area, convenient location near Route 22 and LVIA

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



ADDRESS	7377 William Avenue
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	9,250 SF
BUILDING SF	43,316 SF

**LEASE RATE \$12.50/SF NNN**

**FEATURES** Industrial warehouse suite, includes a small office, three (3) dock doors 8'x10' with levelers, 110' truck court, clear height 20', floor thickness 6", wet sprinklers, 1,200amp/208v 3-phase heavy power, convenient to I-78, excellent connectivity to the region

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



PROPERTY NAME	Riverview Commerce Park
ADDRESS	2650-2728 Lehigh Street
CITY	Whitehall
SALE/LEASE	Lease
AVAILABLE SF	4,500 SF
BUILDING SF	15,500 SF

**LEASE RATE \$12.50/SF NNN**

**FEATURES** Warehouse suite available, ideal facilities for laboratory, storage, or fabrication, Suite 2714 features: ±3,700 SF open warehouse and ±800 SF dedicated office area, two (2) dock doors, move-in ready condition

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



ADDRESS	6891 Horseshoe Road
CITY	Orefield
SALE/LEASE	Lease
AVAILABLE SF	1,716 SF
BUILDING SF	1,716 SF

**CONTACT**

Sarah Finney Miller 610.871.1719  
Mike Adams 610.871.1701

## NEW LISTING

### LEASE RATE

**\$2,200/Month (plus Utilities)**

#### FEATURES

This property features a 792 SF single-story office building with 924 SF two-bay garage. Currently undergoing renovations. Great opportunity for auto detailers, electricians, plumbers, HVAC and other professional services. Convenient to Routes 100 and 309





**ADDRESS** 4444 Innovation Way

**CITY** Allentown

**SALE/LEASE** Lease

**AVAILABLE SF** 11,790 SF

**BUILDING SF** 200,000 SF

**LEASE RATE** \$12.00/SF NNN

**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** Mike Adams 610.871.1701, Sarah Finney 610.871.1719



**ADDRESS** 61 W 2nd Street

**CITY** Wind Gap

**SALE/LEASE** Lease

**AVAILABLE SF** 50,000 SF

**BUILDING SF** 50,000 SF

**LEASE RATE** \$8.00/SF NNN

**FEATURES** Industrial building for lease, 8 dock doors with levelers, 18'-26' clear height, 100% wet sprinkler system, 600amp, 3-phase power, zoned industrial heavy commercial, fenced parking lot, convenient to major highways

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



**ADDRESS** 22 S Commerce Way

**CITY** Bethlehem

**SALE/LEASE** Lease

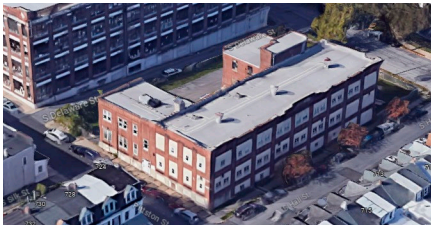
**AVAILABLE SF** 18,000 SF

**BUILDING SF** 60,400 SF

**LEASE RATE** \$8.50/SF NNN

**FEATURES** Industrial flex building for lease, includes 1,800 SF dedicated office space, three (3) dock doors, one (1) drive-in door, 24' ceiling height, located in Lehigh Valley Industrial Park IV, convenient to Routes 191, 512, and 22

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



**ADDRESS** 735-745 Pittston Street

**CITY** Allentown

**SALE/LEASE** Lease

**AVAILABLE SF** 8,300 SF

**BUILDING SF** 25,155 SF

**LEASE RATE** Call for details

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

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



**ADDRESS** 405 Allentown Drive

**CITY** Allentown

**SALE/LEASE** Lease

**AVAILABLE SF** 7,800 SF

**BUILDING SF** 13,920 SF

**CONTACT**

Mike Adams 610.871.1701

Sarah Finney Miller 610.871.1719

## NEW LISTING

**LEASE RATE**

**\$11.00/SF NNN**

**FEATURES**

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

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

**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 610.871.1721**ADDRESS** 4650 E Braden Blvd**CITY** Easton**SALE/LEASE** Sublease**AVAILABLE SF** 12,906 SF**BUILDING SF** 105,840 SF**LEASE RATE** \$12.00/SF Gross

**FEATURES** Warehouse space fully racked and move-in ready, offers 1,276 pallet positions, short or multi-term lease options, 36' ceiling height, three (3) dock doors 9'x10', column space 56'x50', one (1) mechanical leveler with bumpers & pads, LED lighting on motion sensors, convenient to Route 33

**CONTACT** Mike Adams 610.871.1701, Sarah Finney 610.871.1719**ADDRESS** 2843 Mitchell Avenue**CITY** Allentown**SALE/LEASE** Lease**AVAILABLE SF** 20,000-40,000 SF**BUILDING SF** 70,000 SF**LEASE RATE** Call for details

**FEATURES** Construction underway, anticipated delivery date Q4 2024, set on 6.88 acres, 35' ceilings, 8" concrete slab, one (1) drive-in loading dock, two (2) drive-up tailgate docks, heavy power, all utilities, fully sprinklered, easy access to Route 309 and I-78 from Lehigh Street

**CONTACT** Mike Adams 610.871.1701, Sarah Finney 610.871.1719**PRICE REDUCED****ADDRESS** 1001 Glenlivet Drive**CITY** Allentown**SALE/LEASE** Both**AVAILABLE SF** 39,827 SF**BUILDING SF** 39,827 SF**PRICE/RATE** Call for details

**FEATURES** New construction, plans approved for warehouse development, 4.07 acres, 5 loading docks, 2 trailer storage, 25 parking spaces, frontage on Route 100, zoned light industrial, great location for distribution, assembly, light manufacturing, or life science users, easy access to I-78 and I-476

**CONTACT** Mike Adams 610.871.1701, Sarah Finney 610.871.1719**PRICE REDUCED****ADDRESS** 1555 Spillman Drive**CITY** Bethlehem**SALE/LEASE** Lease**AVAILABLE SF** 5,514-61,032 SF**BUILDING SF** 61,032 SF**LEASE RATE** \$14.00/SF NNN

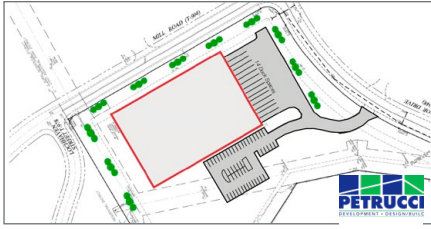
**FEATURES** Flex space (divisible), one (1) dock door, potential conversion for additional dock doors, newly renovated, contiguous and divisible, on-site cafeteria, 24-hour secure access, on-site data center, UPS battery backup, multiple backup generators, served by LANTA bus, near Route I-78

**CONTACT** Jennifer Kennedy 610.871.1707, Kelly Berfield 610.871.1683**ADDRESS** 1006 Hanover Avenue Unit 1B**CITY** Allentown**SALE/LEASE** Lease**AVAILABLE SF** 9,400 SF**BUILDING SF** 50,000 SF**LEASE RATE** \$7.50/SF NNN

**FEATURES** Warehouse space available, one drive-in door, 14' ceiling clear height, office area, zoned B-3, sprinklers, public water/sewer

**CONTACT** Matt Sprung 610.871.1721





ADDRESS	1050 Mill Road
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	70,000 SF
BUILDING SF	70,000 SF

**LEASE RATE** Call for details

**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 with multiple corporate neighbors, light industrial zoning, conveniently located right off Route 100 with easy access to Route 22 and I-78

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



ADDRESS	2800 Baglyos Circle
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	12,500-25,000 SF
BUILDING SF	86,000 SF

**LEASE RATE** \$10.00-\$12.00/SF NNN

**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** Mike Adams 610.871.1701, Sarah Finney 610.871.1719



ADDRESS	1510 Valley Center Parkway
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	3,000-6,461 SF
BUILDING SF	48,208 SF

**LEASE RATE** \$11.00-\$14.00/SF NNN

**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 and Lehigh Valley International Airport

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



ADDRESS	1210-1236 Sesqui Street
CITY	Allentown
SALE/LEASE	Both
AVAILABLE SF	±80,000 SF
BUILDING SF	±80,000 SF

**PRICE/RATE** Call for details

**FEATURES** Industrial 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** Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME	Prologis Lehigh Valley East
ADDRESS	904 Marcon Blvd
CITY	Allentown
SALE/LEASE	Sublease
AVAILABLE SF	9,600 SF
BUILDING SF	±45,600 SF

**LEASE RATE** \$13.50/SF NNN

**FEATURES** Suite comprised of 8,440 SF of warehouse and 1,160 SF office, four (4) dock doors, 20'6" clear ceiling height, column spacing 40'x40', floor thickness 6", wet sprinklers, 200amp / 3-phase power, central Lehigh Valley location, easy access from Route 22, short and long-term lease options

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



ADDRESS	119 Technology Drive
CITY	Bethlehem
SALE/LEASE	Sale
AVAILABLE SF	48,000 SF
BUILDING SF	48,000 SF

**SALE PRICE** Call for details

**FEATURES** Industrial research and development facility, includes office, finished clean rooms and warehouse, multiple backup generators, 18'-22' ceiling height, three (3) dock doors, multiple corporate neighbors, two points of ingress and egress, excellent access to main highways

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



**ADDRESS** 1337 Nelson Street

**CITY** Allentown

**SALE/LEASE** Lease

**AVAILABLE SF** ±4,000-8,000 SF

**BUILDING SF** ±8,000 SF

**LEASE RATE** \$10.00-\$12.50/SF NNN

**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 Route 22 and Airport Road

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



**ADDRESS** 54 S Commerce Way

**CITY** Bethlehem

**SALE/LEASE** Lease

**AVAILABLE SF** ±3,600 SF

**BUILDING SF** 41,200 SF

**LEASE RATE** Call for details

**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** Mike Adams 610.871.1701, Sarah Finney 610.871.1719



**ADDRESS** 630 Municipal Drive

**CITY** Nazareth

**SALE/LEASE** Lease

**AVAILABLE SF** 20,000 SF

**BUILDING SF** 67,366 SF

**LEASE RATE** \$8.50/SF NNN

**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** Mike Adams 610.871.1701, Sarah Finney 610.871.1719



**ADDRESS** 20 N Front Street

**CITY** Bally

**SALE/LEASE** Lease

**AVAILABLE SF** 10,000-20,000 SF

**BUILDING SF** 80,405 SF

**LEASE RATE** Call for details

**FEATURES** FIRST YEAR LEASE INCENTIVE! Multiple industrial spaces: 10,000 SF, 20,000 SF, and 18,785 SF perfect for light manufacturing, fabricating or warehouse, rich labor pool nearby, robust infrastructure, Route 100 offers easy accessibility to the Lehigh Valley and Pottstown

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



**ADDRESS** 1365 Strykers Road

**CITY** Phillipsburg, NJ

**SALE/LEASE** Both

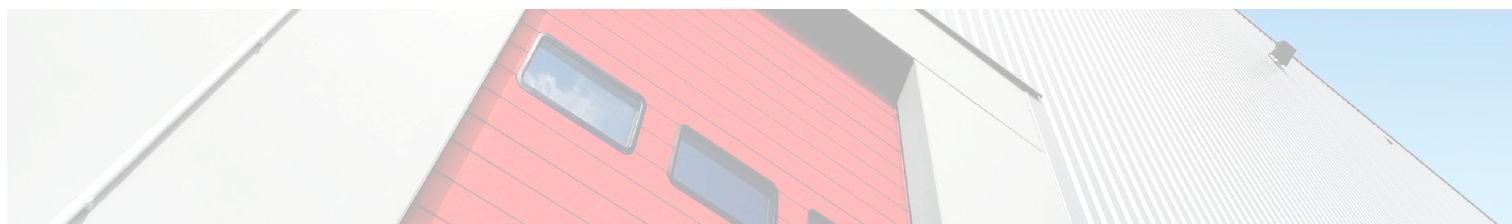
**BUILDING SF** 56,405 SF

**ACRES** 5.72

**PRICE/RATE** \$7,950,000 / \$9.80/SF Modified Gross

**FEATURES** Offering includes a complex of office, warehouse, and storage buildings, Building 1 has 40,025 SF with 4 dock doors, 3 drive-ins, modern insulated steel frame and corrugated steel panel construction, 6" floor slab, 18-24' ceiling height, Building 2 is 16,380 SF of office and storage

**CONTACT** Mike Adams 610.871.1701, Sarah Finney 610.871.1719  
Sig Schorr 973.240.2116, Edward Garcia 973.240.2106





## OFFICE



ADDRESS	5018 Medical Center Circle
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	1,700-2,280 SF
BUILDING SF	26,428 SF

**LEASE RATE** \$13.00-\$19.50/SF NNN

**FEATURES** Two second floor office suites, Suite 210 is move-in ready condition and offers waiting room, clerical area, 5 exam rooms and 2 private offices, Class A medical/professional office building, ample parking, variety of area amenities, great visibility, convenient to Routes 222, 309, I-78 and I-476

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



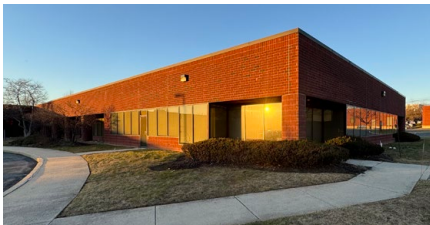
### AGGRESSIVE LEASE RATE

ADDRESS	2132 S 12th Street
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	1,532-10,014 SF
BUILDING SF	44,196 SF

**LEASE RATE** \$16.50/SF Gross

**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 610.871.1719, Mike Adams 610.871.1701



ADDRESS	881 Marcon Blvd, Suite 3900
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	±2,500 SF
BUILDING SF	32,644 SF

**LEASE RATE** \$13.00/SF NNN

**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** Mike Adams 610.871.1701, Sarah Finney 610.871.1719



ADDRESS	1350 Sullivan Trail
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	1,372-2,400 SF
BUILDING SF	35,000 SF

**LEASE RATE** Call for details

**FEATURES** Office/flex suites and workshop spaces available in multi-tenant flex building, 100% wet sprinkler system, natural gas, area amenities include restaurants, banks and retail stores, minutes to Easton's Centre Square, easy access to Routes 611 and 22

**CONTACT** Mike Adams 610.871.1701, Mark Magasich 610.871.1699



ADDRESS	54 S Commerce Way
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	±3,600 SF
BUILDING SF	41,200 SF

**LEASE RATE** Call for details

**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** Mike Adams 610.871.1701, Sarah Finney 610.871.1719



### UNDER AGREEMENT

ADDRESS	1117-1127 Union Blvd
CITY	Allentown
SALE/LEASE	Sale
AVAILABLE SF	±4,050 SF
BUILDING SF	±4,050 SF

**SALE PRICE** Call for details

**FEATURES** Office/retail building for sale, includes on-site parking lot with plenty of parking for staff and clients, current buildout consists of waiting room, private offices, conference rooms, break room, and storage area, ADA compliant restrooms, convenient to Route 22

**CONTACT** Frank T. Smith 610.871.1682, Jennifer Kennedy 610.871.1707



ADDRESS	1455 Valley Center Parkway
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	6,750 SF
BUILDING SF	54,118 SF

**LEASE RATE** \$16.00/SF NNN

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

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



ADDRESS	1495 Valley Center Parkway
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	1,600-6,364 SF
BUILDING SF	43,770 SF

**LEASE RATE** \$14.50-\$15.00/SF NNN

**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 610.871.1719, Mike Adams 610.871.1701



ADDRESS	1510 Valley Center Parkway
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	3,000-6,461 SF
BUILDING SF	48,208 SF

**LEASE RATE** \$11.00-\$14.00/SF NNN

**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 610.871.1719, Mike Adams 610.871.1701



ADDRESS	1525 Valley Center Parkway
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	2,806-22,000 SF
BUILDING SF	70,000 SF

**LEASE RATE** \$15.00-\$15.50/SF NNN

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

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



ADDRESS	1660 Valley Center Parkway
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	2,160-5,218 SF
BUILDING SF	27,508 SF

**LEASE RATE** \$13.00-\$15.00/SF NNN

**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 610.871.1719, Mike Adams 610.871.1701



ADDRESS	2330 Schoenersville Road
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	1,978-5,279 SF
BUILDING SF	18,525 SF

**LEASE RATE** \$17.00-\$20.00/SF Modified Gross

**FEATURES** Second floor office suites available for sublease, professionally managed, lots of light, large conference room, private offices, elevator served, located in major commercial corridor, convenient in Routes 22, 33 & 78

**CONTACT** Matt Sprung 610.871.1721





PROPERTY NAME	Bethlehem Medical Arts Center
ADDRESS	5325 Northgate Drive
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	2,309-9,919 SF
BUILDING SF	53,656 SF

**LEASE RATE** \$19.00-\$20.00/SF Modified Gross

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

**CONTACT** Jennifer Kennedy 610.871.1707, Sarah Finney 610.871.1719

### FULLY LEASED

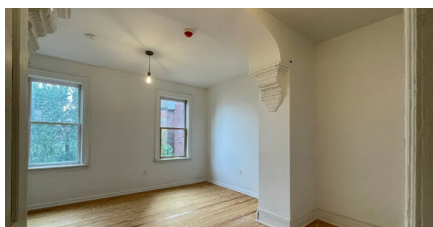


ADDRESS	927 W Hamilton St
CITY	Allentown
SALE/LEASE	Sale
AVAILABLE SF	Fully Occupied
BUILDING SF	±6,510 SF

**SALE PRICE** \$900,000

**FEATURES** Fully leased two-story, retail/office building, some off-street parking, electric and heating updated, local alarm system installed, basement storage area, located in Neighborhood Improvement Zone, great foot-traffic, near major downtown entertainment and amenities

**CONTACT** Jennifer Kennedy 610.871.1707



PROPERTY NAME	Mansion on 7th
ADDRESS	315 N 7th Street
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	783 SF & 1,754 SF
BUILDING SF	±7,178 SF

**LEASE RATE** \$15.00/SF NNN

**FEATURES** Third floor suite available, second-floor 783 SF office with in-suite restroom, beautifully renovated historical three-story brick building, new electrical and zoned HVAC, off-site parking lot spaces available to rent, minutes to Route 22, walking distance to all major downtown Allentown amenities

**CONTACT** Jennifer Kennedy 610.871.1707



ADDRESS	100 N 3rd Street
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	624-2,000 SF
BUILDING SF	33,336 SF

**LEASE RATE** \$13.50/SF NNN

**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

### AGGRESSIVE RATES



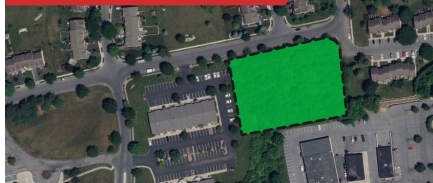
ADDRESS	1991 Northampton Street
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	±5,800-25,000 SF
BUILDING SF	44,640 SF

**LEASE RATE** \$10.00/SF NNN

**FEATURES** Office suites on single floor, high ceilings, lots of natural light, ample on-site parking, building has common entrance with vestibule, secondary private entrances per suite, conference and training rooms, private offices, multiple expansive rooms with open layout, convenient to Route 22

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

### SALE OR LEASE



ADDRESS	4317 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Both
AVAILABLE SF	12,000-60,000 SF
BUILDING SF	12,000-60,000 SF

**PRICE/RATE** Call for details

**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** Mike Adams 610.871.1701, Sarah Finney 610.871.1719

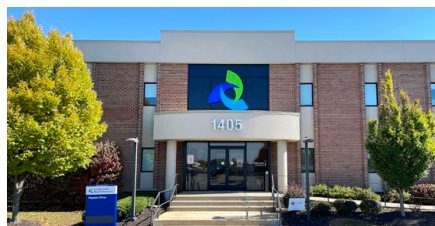


ADDRESS	1401 N Cedar Crest Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	1,924-9,842 SF
BUILDING SF	33,244 SF

**LEASE RATE \$19.25/SF Modified Gross**

**FEATURES** Office spaces located in a professional park setting with multiple corporate neighbors, ample parking, abundant area amenities in immediate area, dense residential area with excellent 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, Jennifer Kennedy 610.871.1707



ADDRESS	1405 N Cedar Crest Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	1,800-4,369 SF
BUILDING SF	38,327 SF

**LEASE RATE \$19.25/SF Modified Gross**

**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 PA Turnpike 476

**CONTACT** Sarah Finney 610.871.1719, Jennifer Kennedy 610.871.1707



ADDRESS	3100 Emrick Boulevard
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	7,772 SF (Divisible)
BUILDING SF	49,683 SF

**LEASE RATE \$21.00/SF Modified Gross**

**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 610.871.1719, Jennifer Kennedy 610.871.1707

### COMPETITIVE RATES

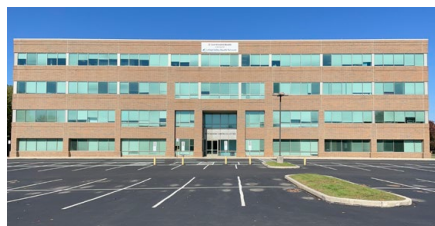


ADDRESS	4444 Innovation Way
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	11,350-40,540 SF
BUILDING SF	200,000 SF

**LEASE RATE \$9.00-\$10.00/SF NNN**

**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** Mike Adams 610.871.1701, Sarah Finney 610.871.1719



ADDRESS	3435 Winchester Road
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	3,287 & 8,480 SF (Divisible)
BUILDING SF	76,697 SF

**LEASE RATE \$19.25/SF Modified Gross**

**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 610.871.1719, Jennifer Kennedy 610.871.1707

### BELOW MARKET RATE



PROPERTY NAME	William Penn Professional Center
ADDRESS	4321 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	2,696-5,393 SF
BUILDING SF	21,419 SF

**LEASE RATE \$17.50/SF Modified Gross**

**FEATURES** Move-in ready suite offered at below market rate, William Penn Professional Center is a Class A Office Park, space features 7 private offices, 1 conference room, large bullpen areas for workstations, high traffic location, excellent demographics, minutes from Routes 33, 22 and 78

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





ADDRESS	417 N 14th Street
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	267-1,815 SF
BUILDING SF	24,181 SF

**LEASE RATE** Call for details

**FEATURES** Multiple suites available, first or second floor options, range of sizes, largest suite is shell-space ready for custom buildout, building is elevator served, off-street and on-street parking options, convenient to downtown Allentown amenities

**CONTACT** Jennifer Kennedy 610.871.1707



ADDRESS	2205 Lehigh Street
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	1,085 SF
BUILDING SF	1,085 SF

**LEASE RATE** \$18.00/SF NNN

**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 610.871.1721



ADDRESS	229 S 22nd Street
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	1,862 SF
BUILDING SF	1,862 SF

**LEASE RATE** \$18.00/SF NNN

**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 610.871.1721



ADDRESS	505 Independence Road
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

**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, Jennifer Kennedy 610.871.1707



ADDRESS	1021 W Turner Street
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	1,500 SF
BUILDING SF	6,960 SF

**LEASE RATE** \$21.18/SF Gross

**FEATURES** First floor office/retail suite, under construction, public water/sewer, historical mixed-use building, on-street parking, located in a very walkable neighborhood, convenient to downtown Allentown, served by public transportation

**CONTACT** Jennifer Kennedy 610.871.1707



ADDRESS	1900 Am Drive
CITY	Quakertown
SALE/LEASE	Lease
AVAILABLE SF	5,374, 5,401 & 7,840 SF
BUILDING SF	45,303 SF

**LEASE RATE** \$18.50/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, dense residential area, excellent demographics, minutes to I-476 and Route 663

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



ADDRESS 25 N Main Street

CITY Coopersburg

SALE/LEASE Lease

AVAILABLE SF 2,895 SF

BUILDING SF 19,730 SF

LEASE RATE \$12.00/SF NNN

**FEATURES** One suite fully ready for dental office in multi-tenant office building set on 3 acres with ample parking, 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 Bethlehem Office Commons

ADDRESS 3895 Adler Place

CITY Bethlehem

SALE/LEASE Lease

AVAILABLE SF 1,320 SF

BUILDING SF 14,590 SF

LEASE RATE \$11.25/SF NNN

**FEATURES** Office suite available in single story building in Bethlehem Business Park, large parking lot, directly off Route 512 with easy access to Routes 22, 33, I-78 and the Lehigh Valley International Airport, ample area amenities nearby

CONTACT Mark Magasich 610.871.1699



ADDRESS 1555 Spillman Drive

CITY Bethlehem

SALE/LEASE Lease

AVAILABLE SF 5,514-61,032 SF

BUILDING SF 61,032 SF

LEASE RATE \$14.00/SF NNN

**FEATURES** Office suites, newly renovated, contiguous and minimum divisible 5,514 SF, on-site cafeteria, 24-hour secure access, on-site data center, UPS battery backup, multiple backup generators, shared dock door, potential for exclusive entrances, served by LANTA bus routes, near Route I-78

CONTACT Jennifer Kennedy 610.871.1707 Kelly Berfield 610.871.1683



ADDRESS 16 Centre Square

CITY Easton

SALE/LEASE Lease

AVAILABLE SF 6,500 SF

BUILDING SF 34,255 SF

LEASE RATE \$15.00/SF Modified Gross

**FEATURES** First floor office space for lease in the heart of Easton, on-street public parking and parking garages are available in the downtown area, 800± residential units proposed or in development within a 5 minute walk, easy access to Routes 22, 78 and 611

CONTACT Matt Sprung 610.871.1721



ADDRESS 2800 Baglyos Circle

CITY Bethlehem

SALE/LEASE Lease

AVAILABLE SF 12,500 SF

BUILDING SF 86,000 SF

LEASE RATE Call for details

**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 Mike Adams 610.871.1701, Sarah Finney 610.871.1719



ADDRESS 630 Municipal Drive

CITY Nazareth

SALE/LEASE Lease

AVAILABLE SF 2,200 SF

BUILDING SF 67,366 SF

LEASE RATE \$11.00/SF NNN

**FEATURES** Second floor office suite in flex building, professional business park setting, 5.14 acres, on-site parking, well-maintained, minutes to Routes 191, 22, and 33

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



## COMMERCIAL / RETAIL



PROPERTY NAME	The Shops at Bethlehem
ADDRESS	2920 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	1,750-38,312 SF
BUILDING SF	166,937 SF

**LEASE RATE** Call for details

**FEATURES** Newly renovated inline 1,750 SF suite ready for tenant, a highly visible end-cap suite is available, 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



ADDRESS	16 Centre Square
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	6,500 SF
BUILDING SF	34,255 SF

**LEASE RATE** \$15.00/SF Modified Gross

**FEATURES** First floor retail space for lease in the heart of Easton, close proximity to the Crayola Factory, State Theater and bustling downtown restaurants and nightlife, on-street public parking and parking garages are available in the downtown area, easy access to Routes 22, 611, and I-78

**CONTACT** Matt Sprung 610.871.1721



PROPERTY NAME	MacArthur Convenience Center
ADDRESS	3690 Lehigh Street
CITY	Whitehall
SALE/LEASE	Lease
AVAILABLE SF	880 SF
BUILDING SF	18,770 SF

**LEASE RATE** \$15.00/SF NNN

**FEATURES** Retail suite in MacArthur Convenience Center, ample off-street parking, join other local retailers, including restaurants, convenience store, and other local retailers, popular strip center is located minutes from MacArthur Road/Rt-145 and major commercial district

**CONTACT** Jennifer Kennedy 610.871.1707



ADDRESS	2212 Sullivan Trail
CITY	Easton
SALE/LEASE	Lease
ACRES	1.71 Acres
ZONING	Town Center (TC)

**LEASE RATE** \$10,000/Month

**FEATURES** Corner lot at lighted intersection, improved land, 167' frontage and entrance/exit on busy Sullivan Trail, public utilities, served by LANTA bus, gateway to the Town Center zone, less than one mile to major retailers and restaurants, many permitted uses

**CONTACT** Matt Sprung 610.871.1721



**PRICE REDUCED**

ADDRESS	1070 Applebutter Road
CITY	Bethlehem
SALE/LEASE	Both
AVAILABLE SF	1,100 SF
BUILDING SF	3,792 SF

**PRICE/RATE** \$620,000 / \$1,900/Month Modified Gross

**FEATURES** Auto repair shop, detailing, and garage facility for sale, 10 bay garage, move-in ready, large paved area, for sale at 10.5% cap rate, 1,100 SF with 3 garage bays for lease, 0.36 acre lot, convenient to I-78, Routes 378, 22 and 33

**CONTACT** Matt Sprung 610.871.1721



ADDRESS	7655 PA Route 309
CITY	New Tripoli
SALE/LEASE	Sale
AVAILABLE SF	±5,000 SF
ACRES	±3.4 Acres

**SALE PRICE** \$700,000

**FEATURES** Rare opportunity to purchase a 3 building site, includes 2 specialty commercial buildings plus a residence for live/work or add'l income, building 1 is two-story 3,050± SF flex building with drive-in door, building 2 is a brand new 1,500 SF garage with 2 overhead doors, previously a distillery

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

## MULTI-FAMILY



ADDRESS	1 Blueberry Bend
CITY	West Orange, NJ
SALE/LEASE	Sale
ACRES	1.375 Acres
BUILDING SF	Multi-Family (PRUD)

**SALE PRICE** Call for details

**FEATURES** Potential for single home or multi-family development. Less than a minute from Route 280 in West Orange, NJ. Lots of major retailers and amenities along nearby Prospect Avenue. Walkable to shopping. Convenience and privacy all-in-one. Co-listed with The Garibaldi Group.

**CONTACT** Matt Sprung 610.871.1721

## INVESTMENT



ADDRESS	119 Technology Drive
CITY	Bethlehem
SALE/LEASE	Sale
AVAILABLE SF	48,000 SF
BUILDING SF	48,000 SF

**SALE PRICE** Call for details

**FEATURES** Industrial research and development facility, includes office, finished clean rooms and warehouse, multiple backup generators, 18'-22' ceiling height, 3 dock doors, multiple corporate neighbors, two ingress and egress, excellent access to main highways

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



ADDRESS	2211 Mack Blvd
CITY	Allentown
SALE/LEASE	Sale
AVAILABLE SF	Fully Occupied
BUILDING SF	9,474 SF

**SALE PRICE** \$1,375,000

**FEATURES** Office building for sale, freestanding, corner property with ample parking, fully leased, two-story building, convenient access to Routes 309 and I-78

**CONTACT** Jennifer Kennedy 610.871.1707

### PRICE REDUCED



ADDRESS	1070 Applebutter Road
CITY	Bethlehem
SALE/LEASE	Sale
AVAILABLE SF	1,100 SF
BUILDING SF	3,792 SF

**SALE PRICE** \$620,000

**FEATURES** Auto repair shop, detailing, and garage facility for sale, 10 bay garage, move-in ready, large paved area, for sale at 10.5% cap rate, 1,100 SF with 3 garage bays for lease, 0.36 acre lot, convenient to I-78, Routes 378, 22 and 33

**CONTACT** Matt Sprung 610.871.1721



ADDRESS	927 W Hamilton St
CITY	Allentown
SALE/LEASE	Sale
AVAILABLE SF	Fully Occupied
BUILDING SF	±6,510 SF

**SALE PRICE** \$900,000

**FEATURES** Fully leased two-story, retail/office building, some off-street parking, electric and heating updated, local alarm system installed, basement storage area, located in Neighborhood Improvement Zone, great foot-traffic, near major downtown entertainment and amenities

**CONTACT** Jennifer Kennedy 610.871.1707

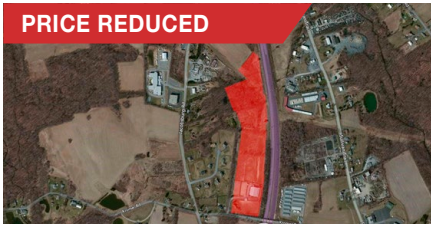


# LAND



**ADDRESS** Route 209  
**CITY** East Stroudsburg  
**SALE/LEASE** Sale  
**ACRES** ±54.86 Acres  
**ZONING** C - Commercial

**SALE PRICE** \$999,000  
**FEATURES** ±54.86 acres, current land use: agricultural/timber, no buildings, frontage on Route 209, easy access to Route 80  
**CONTACT** Matt Sprung 610.871.1721



**ADDRESS** 425 Kromer Road  
**CITY** Wind Gap  
**SALE/LEASE** Sale  
**ACRES** ±25 Acres  
**ZONING** GC - General Commercial

**SALE PRICE** \$3,250,000  
**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 610.871.1721



**PROPERTY NAME** The Shops at Bethlehem  
**ADDRESS** 2920 Easton Avenue  
**CITY** Bethlehem  
**SALE/LEASE** Lease  
**ACRES** ±0.52 and ±1.3 Acres  
**ZONING** GC - General Commercial

**LEASE RATE** Call for details  
**FEATURES** Two pad sites for ground lease in grocery anchored neighborhood shopping center, highly visible, traffic count of +16,000 average daily trips, dense residential area, join retailers Giant Grocery, Petco, Dairy Queen, Dave's Home Furnishings, Lehigh Valley Martial Arts and more, served by LANTA bus  
**CONTACT** Jennifer Kennedy 610.871.1707



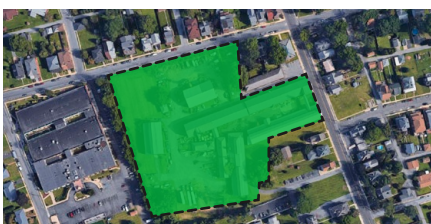
**ADDRESS** Route 443 & Mall Lane  
**CITY** Lehighton  
**SALE/LEASE** Sale  
**ACRES** Up to 48+ Acres  
**ZONING** C1 - Planned Commercial

**SALE PRICE** \$3,950,000  
**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, CPM® 610.871.1682



**ADDRESS** 304 E Union Street  
**CITY** Whitehall  
**SALE/LEASE** Sale  
**ACRES** 0.84 Acres  
**ZONING** C-1 - Neighborhood Commercial

**SALE PRICE** \$1,300,000  
**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  
**ACRES** 7.47 Acres  
**ZONING** R5 - High Density Residential

**SALE PRICE** \$3,600,000  
**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	2150 Fair Road
CITY	Schuylkill Haven
SALE/LEASE	Sale
ACRES	24.56 Acres
ZONING	I - Industrial

SALE PRICE	\$995,000
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



ADDRESS	1216 Dorset Drive
CITY	Bushkill-Lehman Twp
SALE/LEASE	Sale
ACRES	82+ Acres
ZONING	Low Density Residential

SALE PRICE	\$999,900
FEATURES	Vacant land, opportunity for residential housing, retirement community, bed & breakfast, golf course, "glamping" or campground (non-RV), includes private +1.6 acre lake, 3 mi. north of Rt 209, convenient to Bushkill Falls and Shawnee Mountain, access via I-80 and major highways
CONTACT	Matt Sprung 610.871.1721



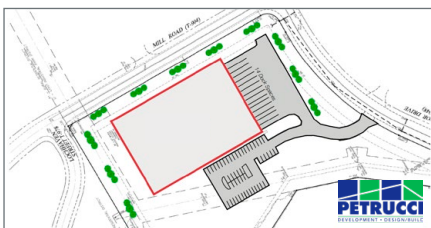
ADDRESS	1001 Glenlivet Drive
CITY	Allentown
SALE/LEASE	Both
ACRES	4.07 Acres
BUILDING SF	39,827 SF

PRICE/RATE	Call for details
FEATURES	New construction, plans approved for warehouse development, 4.07 acres, 5 loading docks, 2 trailer storage, 25 parking spaces, frontage on Route 100, zoned light industrial, great location for distribution, assembly, light manufacturing, or life science users, easy access to I-78 and I-476
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



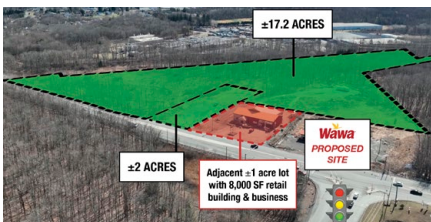
ADDRESS	4317 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Both
ACRES	1.4 Acres
BUILDING SF	12,000-60,000 SF

PRICE/RATE	Call for details
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	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



ADDRESS	1050 Mill Road
CITY	Allentown
SALE/LEASE	Lease
ACRES	8.5 Acres
BUILDING SF	70,000 SF

LEASE RATE	Call for details
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 easy access to Route 22/I-78
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



ADDRESS	West Side Claremont Avenue
CITY	Tamaqua
SALE/LEASE	Sale
ACRES	±19.2 Acres
ZONING	HC - Highway Commercial

SALE PRICE	Call for details
FEATURES	Two parcels, ±2 acres and ±17.2 acres, available together or separately, located on Claremont Ave/Route 309 Southbound, adjacent to proposed Wawa, municipal sewer/water, frontage on divided highway with access to signalized intersection, also available for purchase is adjacent lot with retail building & business
CONTACT	Matt Sprung 610.871.1721



MEET THE NAI SUMMIT

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**4 DECADES**  
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