

FEATURED LISTINGS

PennCap Properties

Valley Center Parkway, Bethlehem, Northampton County, PA



1660 Valley Center Parkway



1510 Valley Center Parkway



1455 Valley Center Parkway



1525 Valley Center Parkway



1495 Valley Center Parkway

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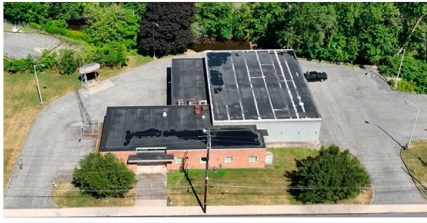
PENNCAP
PROPERTIES

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NAI Summit
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INDUSTRIAL / WAREHOUSE / FLEX



NEW LISTING

SALE PRICE

\$699,900

PROPERTY NAME 333 S 1st Street

ADDRESS 333 S 1st Street

CITY Bangor

SALE/LEASE Sale

BUILDING SF 10,682 SF

ACRES 1.74 AC

CONTACT

Matt Sprung 610.871.1721

FEATURES

Perfect for contractors/vendors that maintain a fleet of trucks, former Met-Ed 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



PROPERTY NAME 871 Marcon Blvd

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 3 drive-in doors, 2 dock doors, 3-phase power, 3,000 SF dedicated office area, convenient location near Route 22 & LVIA

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME 7377 William Avenue

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

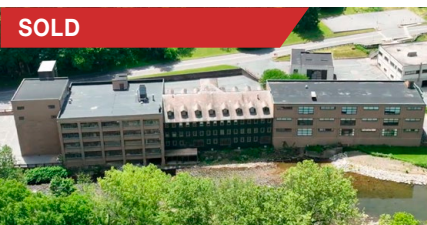
BUILDING SF 15,500 SF

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

SOLD



PROPERTY NAME Edgewood Campus

ADDRESS Edgewood Ave & Bushkill Dr

CITY Easton

SALE/LEASE Sale

AVAILABLE SF ±94,000 SF

BUILDING SF ±102,000 SF

SALE PRICE Call for details

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

CONTACT Matt Sprung 610.871.1721

**PROPERTY NAME** 801 W Greenleaf Street**ADDRESS** 801 W Greenleaf Street**CITY** Allentown**SALE/LEASE** Sale**AVAILABLE SF** 10,219-32,329 SF**BUILDING SF** 32,329 SF**SALE PRICE** Call for details

FEATURES Two-story standalone industrial building, ground floor warehouse is 22,110 SF with ceiling height 11'-15.5', one dock door, one drive-in, second floor is 10,219 SF accessible from street with 10' ceiling height, freight elevator, public utilities, separate parking lot included in sale offering

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719**PROPERTY NAME** 4444 Innovation Way**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

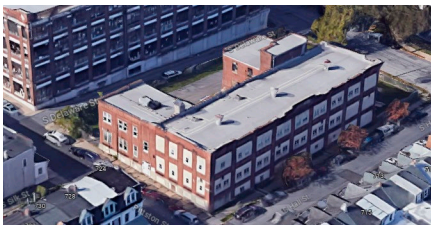
FEATURES 11,790 SF space with flex conversion opportunity, 3-phase power, 12' clear ceiling height, potential for single drive-in door, Class A building, ample parking, convenient location near Lehigh Valley International Airport and Route 22

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719**PROPERTY NAME** 61 W 2nd Street**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, 600 amo, 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**PROPERTY NAME** 22 S Commerce Way**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 dock doors, one drive-in door, 24' ceiling height, located in Lehigh Valley Industrial Park (LVIP) IV, convenient to Rt 191, 512, and 22

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719**PROPERTY NAME** 735-745 Pittston Street**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**PROPERTY NAME** 112 Park Avenue**ADDRESS** 112 Park Avenue**CITY** Wind Gap**SALE/LEASE** Lease**AVAILABLE SF** 18,336 SF**BUILDING SF** 18,336 SF**PRICE/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

**PROPERTY NAME** 4650 E Braden Blvd**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**PROPERTY NAME** 2843 Mitchell Avenue**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**PROPERTY NAME** 1001 Glenlivet Drive**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**PROPERTY NAME** 1555 Spillman Drive**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 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**PROPERTY NAME** 1006 Hanover Avenue**ADDRESS** 1006 Hanover Avenue Unit 1B**CITY** Allentown**SALE/LEASE** Lease**AVAILABLE SF** 2,353-9,400 SF**BUILDING SF** 50,000 SF**LEASE RATE** \$800/Month Gross and \$7.50/SF NNN

FEATURES Warehouse/flex suites available, drive-in door, 14' ceiling clear height, office area, enclosed space with metal canopy & exterior overhead door access, zoned B-3, sprinklers, public water/sewer

CONTACT Matt Sprung 610.871.1721**PROPERTY NAME** 1050 Mill Road**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

INDUSTRIAL/WAREHOUSE/FLEX (continued)



PROPERTY NAME	2800 Baglyos Circle
ADDRESS	2800 Baglyos Circle
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	12,500-59,202 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, 2 suites each contain 1 dock door, spaces can be combined for total of 59,202 SF, available office area is open flexible layout
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



NEW LISTING

PROPERTY NAME	1510 Valley Center Parkway
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 access configuration, ample parking, park-like campus, great area amenities, property manager on-site, minutes to Rt 22 and Lehigh Valley International Airport
CONTACT	Sarah Finney 610.871.1719, Mike Adams 610.871.1701



LEASED

PROPERTY NAME	1855 Weaversville Road
ADDRESS	1855 Weaversville Road
CITY	Allentown
SALE/LEASE	Sublease
AVAILABLE SF	4,500 SF
BUILDING SF	28,688 SF

LEASE RATE	Call for details
FEATURES	Industrial warehouse for sublease, shared 1 dock door and 1 drive-in, 18' ceiling clear height, ADA restroom, set on 2.4 acres, natural gas heat, well water, public sewer, centrally located near the Lehigh Valley International Airport, convenient to Routes 22 & 33
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PRICE REDUCED

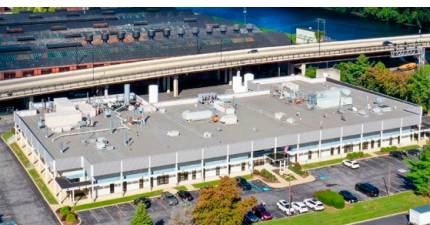
PROPERTY NAME	1210-1236 Sesqui Street
ADDRESS	1210 Sesqui Street
CITY	Allentown
SALE/LEASE	Sale
AVAILABLE SF	±80,000 SF
BUILDING SF	±80,000 SF

SALE PRICE	\$7,900,000
FEATURES	Industrial/warehouse building, potential for expansion, 2400 amp, 480v 3-phase heavy power, LED lighting, front warehouse is 38,000 SF, clear height 12', 12 docks w/levelers, rear warehouse is 42,000 SF, clear height 20', 1 drive-in, 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, 200 amp / 3-phase power, central Lehigh Valley location, easy access from Route 22, short & long-term lease options
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME	119 Technology Drive
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

INDUSTRIAL/WAREHOUSE/FLEX (continued)



PROPERTY NAME 1337 Nelson Street

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' ceilings, 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



PROPERTY NAME 54 S Commerce Way

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 (LVIP) 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 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



PROPERTY NAME 630 Municipal Drive

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, 2 dock doors, 3 drive-in doors, 24' clear height, 200 AMP, 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



LEASING INCENTIVE

PROPERTY NAME 20 N Front Street

ADDRESS 20 N Front Street

CITY Bally

SALE/LEASE Lease

AVAILABLE SF 10,000 SF - 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



PROPERTY NAME 1365 Strykers Road

ADDRESS 1365 Strykers Road

CITY Phillipsburg, NJ

SALE/LEASE Both

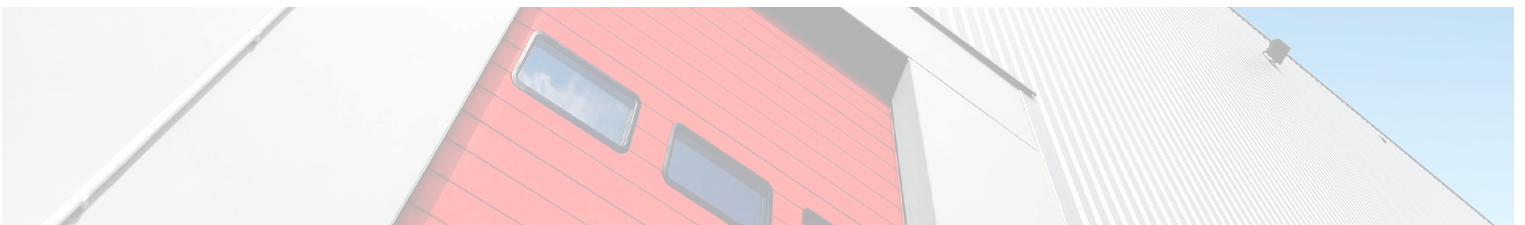
BUILDING SF 56,405 SF

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 & storage

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



OFFICE



PROPERTY NAME	5018 Medical Center Circle
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 222, 309, I-78 and I-476

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



AGGRESSIVE LEASE RATE

PROPERTY NAME	2132 S 12th Street
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



PROPERTY NAME	881 Marcon Blvd
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



PROPERTY NAME	1350 Sullivan Trail
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



PROPERTY NAME	54 S Commerce Way
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 (LVIP) 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 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

PROPERTY NAME	1117-1127 Union Blvd
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



PROPERTY NAME	1455 Valley Center Parkway
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 Rt 22 and Lehigh Valley International Airport

CONTACT Sarah Finney 610.871.1719, Mike Adams 610.871.1701



PROPERTY NAME	1495 Valley Center Parkway
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 Rt 22 and Lehigh Valley International Airport

CONTACT Sarah Finney 610.871.1719, Mike Adams 610.871.1701



PROPERTY NAME	1510 Valley Center Parkway
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 Rt 22 and Lehigh Valley International Airport

CONTACT Sarah Finney 610.871.1719, Mike Adams 610.871.1701



PROPERTY NAME	1525 Valley Center Parkway
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 Rt 22 and Lehigh Valley International Airport

CONTACT Sarah Finney 610.871.1719, Mike Adams 610.871.1701



PROPERTY NAME	1660 Valley Center Parkway
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 Rt 22 and Lehigh Valley International Airport

CONTACT Sarah Finney 610.871.1719, Mike Adams 610.871.1701



PRICE REDUCED

PROPERTY NAME	2330 Schoenersville Road
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 New first floor and move-in ready 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



PROPERTY NAME	927 W Hamilton St
ADDRESS	927 W Hamilton St
CITY	Allentown
SALE/LEASE	Both
AVAILABLE SF	±2,600 SF
BUILDING SF	±6,510 SF

PRICE/RATE \$900,000 / \$13.00/SF Modified Gross

FEATURES Two-story, multi-tenant, retail/office building, 2nd floor suite for lease, 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 insuite restroom, beautifully renovated historical three-story brick building, new electrical and zoned HVAC, off-site parking lot spaces available to rent, minutes to Routes 22, walking distance to all major downtown Allentown amenities

CONTACT Jennifer Kennedy 610.871.1707



PROPERTY NAME	100 N 3rd Street
ADDRESS	100 N 3rd Street
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	655-2,000 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

PROPERTY NAME	1991 Northampton Street
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

PROPERTY NAME	4317 Easton Avenue
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

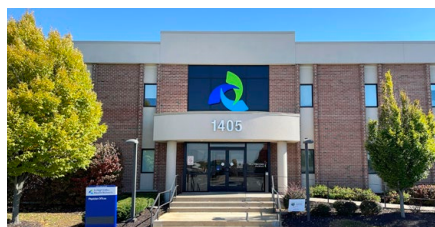


PROPERTY NAME	1401 N Cedar Crest Boulevard
ADDRESS	1401 N Cedar Crest Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	1,924-9,842 SF
BUILDING SF	33,244 SF

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

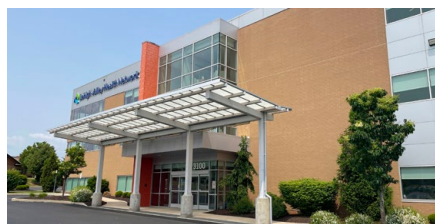


PROPERTY NAME	1405 N Cedar Crest Boulevard
ADDRESS	1405 N Cedar Crest Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	1,800-4,369 SF
BUILDING SF	38,327 SF

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 Route 22, 309, I-78, and PA Turnpike 476, available suite sizes in sqft: 1,800; 1,915; 2,156; 4,369

CONTACT Sarah Finney 610.871.1719, Jennifer Kennedy 610.871.1707



PROPERTY NAME	3100 Emrick Boulevard
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

PROPERTY NAME	4444 Innovation Way
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



PROPERTY NAME	3435 Winchester Road
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

NEW SUITES



PROPERTY NAME 417 N 14th Street

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



PROPERTY NAME 2205 Lehigh Street

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 cross 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



PROPERTY NAME 229 S 22nd Street

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 cross 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



PROPERTY NAME 505 Independence Road

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



PROPERTY NAME 1021 W Turner Street

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

FREE RENT INCENTIVE



PROPERTY NAME 1900 Am Drive

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



PROPERTY NAME 25 N Main Street

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



RATE REDUCED

PROPERTY NAME 1555 Spillman Drive

ADDRESS 1555 Spillman Drive

CITY Bethlehem

SALE/LEASE Lease

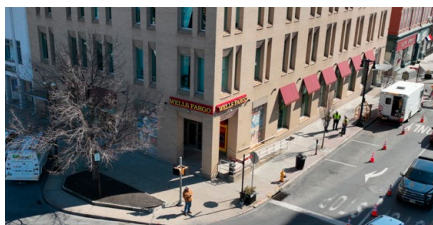
AVAILABLE SF 5,514-61,032 SF

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



PROPERTY NAME 16 Centre Square

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



PROPERTY NAME 2800 Baglyos Circle

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' ceilings, office area is open floor plan, fully sprinklered, public utilities, zoned office/light industrial, near Routes 33, 22, I-78

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME 630 Municipal Drive

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



PROPERTY NAME 16 Centre Square

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, strip center is located minutes from MacArthur Road/Rt-145 and major commercial district

CONTACT Jennifer Kennedy 610.871.1707



PROPERTY NAME 2212 Sullivan Trail

ADDRESS 2212 Sullivan Trail

CITY Easton

SALE/LEASE Lease

AVAILABLE SF 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

PROPERTY NAME 1070 Applebutter Road

ADDRESS 1070 Applebutter Road

CITY Bethlehem

SALE/LEASE Both

AVAILABLE SF 1,100 SF

BUILDING SF 3,792 SF

PRICE/RATE \$625,000 / \$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



PROPERTY NAME 7655 PA Route 309

ADDRESS 7655 PA Route 309

CITY New Tripoli

SALE/LEASE Sale

AVAILABLE SF ±5,000 SF

ACRES ±3.4

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



PROPERTY NAME 1 Blueberry Bend

ADDRESS 1 Blueberry Bend

CITY West Orange, NJ

SALE/LEASE Sale

AVAILABLE SF 1,375 AC

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



PROPERTY NAME 119 Technology Drive

ADDRESS 119 Technology Drive

CITY Bethlehem

SALE/LEASE Sale

AVAILABLE SF 48,000 SF

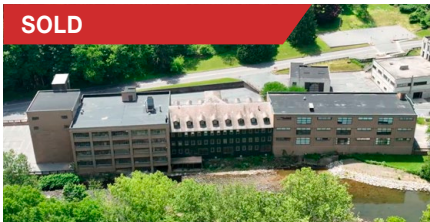
BUILDING SF 48,000 SF

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

SOLD



PROPERTY NAME Edgewood Campus

ADDRESS Edgewood Ave & Bushkill Dr

CITY Easton

SALE/LEASE Sale

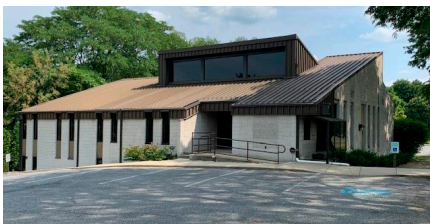
AVAILABLE SF ±94,000 SF

BUILDING SF ±102,000 SF

SALE PRICE Call for details

FEATURES Four interconnected buildings, 8.9 acres, open floor plans, 12' ceilings, sprinklers throughout, currently occupied, well-maintained, on-site parking, minutes to Routes 22, 33, 611, and downtown Easton

CONTACT Matt Sprung 610.871.1721



PROPERTY NAME 2211 Mack Blvd

ADDRESS 2211 Mack Blvd

CITY Allentown

SALE/LEASE Sale

AVAILABLE SF Fully Occupied

BUILDING SF 9,474 SF

SALE PRICE \$1,275,000

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



PROPERTY NAME 1070 Applebutter Road

ADDRESS 1070 Applebutter Road

CITY Bethlehem

SALE/LEASE Sale

AVAILABLE SF 1,100 SF

BUILDING SF 3,792 SF

SALE PRICE \$625,000

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

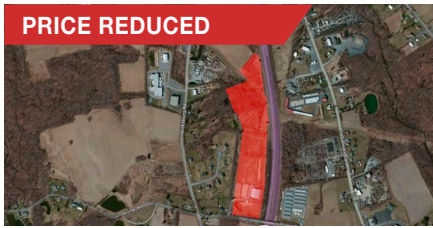
CONTACT Matt Sprung 610.871.1721

LAND



PROPERTY NAME	Route 209
ADDRESS	Route 209
CITY	East Stroudsburg
SALE/LEASE	Sale
ACRES	± 54.86 AC
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



PROPERTY NAME	425 Kromer Road
ADDRESS	425 Kromer Road
CITY	Wind Gap
SALE/LEASE	Sale
ACRES	±25 AC
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 AC
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, Maxx Fitness, and more, served by LANTA Bus Route
CONTACT	Jennifer Kennedy 610.871.1707



PROPERTY NAME	Route 443 & Mall Lane
ADDRESS	Route 443 & Mall Lane
CITY	Lehighton
SALE/LEASE	Sale
ACRES	Up to 48+ AC
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



PROPERTY NAME	304 E Union Street
ADDRESS	304 E Union Street
CITY	Whitehall
SALE/LEASE	Sale
ACRES	0.84 AC
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



PROPERTY NAME	1022 3rd Street
ADDRESS	1022 3rd Street
CITY	Whitehall
SALE/LEASE	Sale
ACRES	7.47 AC
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



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



PROPERTY NAME	1216 Dorset Drive
ADDRESS	1216 Dorset Drive
CITY	Bushkill-Lehman Twp
SALE/LEASE	Sale
ACRES	82+ AC
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



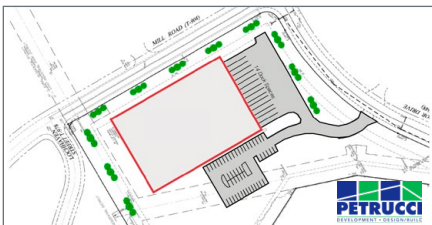
PROPERTY NAME	1001 Glenlivet Drive
ADDRESS	1001 Glenlivet Drive
CITY	Allentown
SALE/LEASE	Both
ACRES	4.07 AC
BUILDING SF	39,827 SF

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



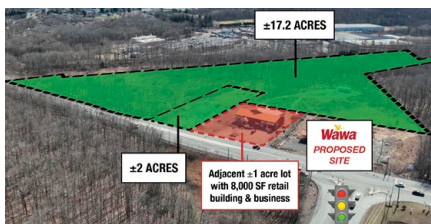
PROPERTY NAME	4317 Easton Avenue
ADDRESS	4317 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Both
ACRES	1.4 AC
BUILDING SF	12,000-60,000 SF

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



PROPERTY NAME	1050 Mill Road
ADDRESS	1050 Mill Road
CITY	Allentown
SALE/LEASE	Lease
ACRES	8.5 AC
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



PROPERTY NAME	West Side Claremont Avenue
ADDRESS	West Side Claremont Avenue
CITY	Tamaqua
SALE/LEASE	Sale
ACRES	±19.2 AC
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

BROKERAGE TEAM

NAISummit

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**\$93+
MILLION** 
IN TRANSACTIONS 2023



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4 DECADES
OF EXCELLENCE



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One team with a strategy
to deliver results.

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