

FEATURED LISTINGS

2211 Mack Boulevard | Allentown, Lehigh County, PA



For Sale & Lease

Office/retail building available for sale and lease, large parking lot, two story building, convenient access to Routes 309 & I-78

Sale Price: \$1,275,000

Lease Rate: \$15.00/SF MG

Jennifer Kennedy

610.871.1707

jennkennedy@naisummit.com

51 Hilton Street | Easton, Northampton County, PA

For Lease

Freestanding, one-story Class A industrial building, features 24' ceiling heights, 1 dock door, 1 drive-in, on a 1 acre lot, Sale Option Considered

Lease Rate: Call for details

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

INDUSTRIAL / WAREHOUSE / FLEX



PROPERTY NAME	Riverview Commerce Park
ADDRESS	2650-2728 Lehigh Street
CITY	Whitehall
SALE/LEASE	Lease
AVAILABLE SF	3,000 SF - 4,500 SF
BUILDING SF	15,500 SF

LEASE RATE \$12.50/SF NNN

FEATURES Multiple flex suites, ideal facilities for laboratory, storage, or fabrication, Suite 2646 features: 3,000 SF, end cap, 1 dock door, 1 drive-in; Suite 2670 features: 3,000 SF, 1 dock door, 1 drive-in; Suite 2714 features: 4,500 SF open warehouse, 2 dock doors

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PRICE REDUCED

PROPERTY NAME	Edgewood Campus
ADDRESS	Edgewood Ave & Bushkill Dr
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	±94,000 SF
BUILDING SF	±102,000 SF

LEASE RATE \$2.99/SF NNN

FEATURES PRICE REDUCTION! Multiple flex and industrial buildings for lease, 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	Both
AVAILABLE SF	10,219-32,329 SF
BUILDING SF	32,329 SF

PRICE/RATE \$1,600,000 / \$6.00/SF NNN

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	515 Business Park Lane
ADDRESS	515 Business Park Lane
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	±6,000 SF
BUILDING SF	±6,000 SF

CONTACT

Mike Adams 610.871.1701

Sarah Finney Miller 610.871.1719

NEW LISTING

LEASE RATE

Call for details

FEATURES

Free standing industrial building, includes ±720 SF of dedicated office space, public utilities, 3-phase 800 amp, 480V Power, 22'6" ceiling height, one 8'x10' delivery door, one 12'x14' drive in door, new ownership building improvements planned, location is convenient to Rt 22



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 AMP, 3-phase electric, zoned industrial heavy commercial, fenced parking lot, convenient to major highways

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719

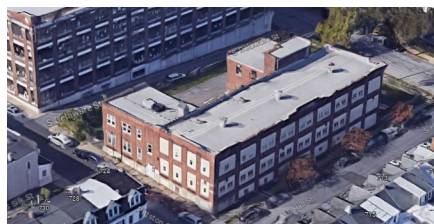


PROPERTY NAME	22 S Commerce Way
ADDRESS	22 S Commerce Way
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	18,000 SF
BUILDING SF	60,400 SF

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	2843 Mitchell Avenue
ADDRESS	2843 Mitchell Avenue
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	20,000 SF
BUILDING SF	70,000 SF

LEASE RATE Call for details

FEATURES Construction begins Q3 2023, anticipated delivery date Q3 2024, set on 6.88 acres, 35' ceilings, 8" concrete slab, 2 drive-in loading docks, 4 drive-up tailgate docks, heavy power, all utilities, fully sprinklered, easy access to Route 309 & I-78

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME	749 Roble Road
ADDRESS	749 Roble Road
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	19,200 SF
BUILDING SF	42,000 SF

LEASE RATE \$10.00/SF NNN

FEATURES Industrial warehouse space with 1,180 SF dedicated office area, located in professional industrial park off Airport Rd and Route 22, 3 dock doors, two 12'x14' drive-in doors, sprinkler system throughout, 22' clear ceiling height, gas heat, adjacent to LV International Airport

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PRICE REDUCED

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



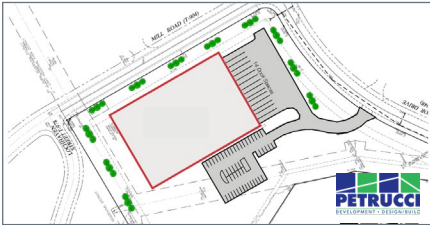
PROPERTY NAME	1555 Spillman Drive
ADDRESS	1555 Spillman Drive
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	61,032 SF
BUILDING SF	61,032 SF

LEASE RATE	Call for details
FEATURES	Flex space, 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 routes, near Route I-78
CONTACT	Kelly Berfield 610.871.1683 Jennifer Kennedy 610.871.1707



PROPERTY NAME	1006 Hanover Avenue
ADDRESS	1006 Hanover Avenue Unit 1B
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	2,254 SF & 2,353 SF
BUILDING SF	50,000 SF

LEASE RATE	\$7.00/SF Gross
FEATURES	Warehouse and storage space, 10' ceiling clear height, drive-in door, 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/I-78
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME	2800 Baglyos Circle
ADDRESS	2800 Baglyos Circle
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	12,500-75,202 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, 1 suite offers 2 dock doors, spaces can be combined for total of 75,202 SF, available office area is open flexible layout
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME	51 Hilton Street
ADDRESS	51 Hilton Street
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	10,350 SF
BUILDING SF	10,350 SF

CONTACT	Mike Adams 610.871.1701 Sarah Finney Miller 610.871.1719
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NEW LISTING
LEASE RATE
Call for details

FEATURES
Free standing, one-story industrial building set on 1 acre, total 10,350 SF includes 1,500 SF of dedicated office space, 24' ceiling heights, one dock door, one drive-in door, on-site parking lot, easy access to Routes 78, 33, 22, & 611, Sale Option Considered



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	\$8.50/SF NNN
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



PROPERTY NAME	65 Willow Street
ADDRESS	65 Willow Street
CITY	Kutztown
SALE/LEASE	Sale
AVAILABLE SF	±7,500 SF
BUILDING SF	±7,500 SF

SALE PRICE	Call for details
FEATURES	Vacant building, zoned heavy industrial, four overhead doors, ±1,200SF office space, outdoor storage, 220v, oil heat, potential for building expansion, 0.92 acre lot, variety of permitted uses including manufacturing, assembly/packing of products, distribution centers, minutes to US 222
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



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	\$8,500,000
FEATURES	Industrial/warehouse building, potential for expansion, 2400 amps 480v 3-phase heavy power, LED lighting, front warehouse is 38,000SF, clear height 12', 12 docks w/levelers, rear warehouse is 42,000SF, clear height 20', one drive-in, thermal insulated metal wall, minutes to I-78, 309
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



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

CONTACT	Mike Adams 610.871.1701 Sarah Finney Miller 610.871.1719
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NEW LISTING
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 Rt 22 & Airport Road

INDUSTRIAL/WAREHOUSE/FLEX (continued)



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 & 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, available 9/1/2023, 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, 33
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



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	\$5.50-\$6.50/SF NNN
FEATURES	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

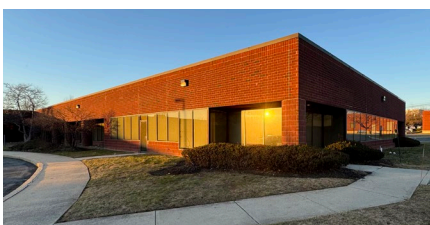
PRICE/RATE	\$7,950,000 / \$9.80/SF Modified Gross
FEATURES	Offering includes a complex of office, warehouse, and storage buildings, Building 1 has 40,025 SF with 4 dock doors, 3 drive-ins, modern insulated steel frame and corrugated steel panel construction, 6" floor slab, 18-24' ceiling height, Building 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	2100 Ferry Street
ADDRESS	2100 Ferry Street
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	4,764 SF
BUILDING SF	4,764 SF

LEASE RATE	Call for details
FEATURES	Office building for medical or professional user, single tenant, large private parking lot, 14 office/exam rooms, waiting area, reception, existing medical chart filing system, three (3) ADA restrooms, employee break room & private restroom, near St. Luke's Easton hospital, minutes to Route 22
CONTACT	Matt Sprung 610.871.1721



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/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 SF
BUILDING SF	35,000 SF

LEASE RATE Call for details

FEATURES Second floor office/flex suite 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 & I-78

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



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 NNN

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

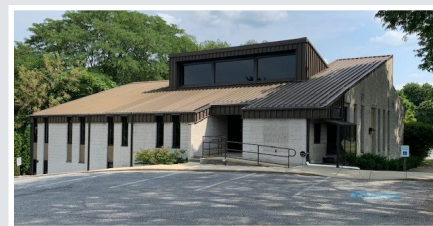


PROPERTY NAME	446-450 Union Blvd
ADDRESS	446-450 Union Blvd
CITY	Allentown
SALE/LEASE	Both
AVAILABLE SF	10,584 SF
BUILDING SF	17,640 SF

PRICE/RATE Call for details

FEATURES Five-story office building for sale, with two suites available for lease, lots of natural light, second floor suite move-in ready, third floor suite offers large open area for customization, bank tenant occupies main floor & lower level, large parking lot, convenient to Allentown and Bethlehem

CONTACT Matt Sprung 610.871.1721



PROPERTY NAME	2211 Mack Blvd
ADDRESS	2211 Mack Blvd
CITY	Allentown
SALE/LEASE	Both
AVAILABLE SF	±SF
BUILDING SF	9,474 SF

CONTACT

Jennifer Kennedy 610.871.1707

NEW LISTING

PRICE/RATE

\$1,275,000 / \$15.00/SF MG

FEATURES

Office/retail suite available for lease, includes reception area, private offices, and breakroom, large parking lot, two story building, convenient access to Routes 309 & I-78

NEW SUITES AVAILABLE



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/SF - \$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

PRICE REDUCED



PROPERTY NAME	3420 Walbert Avenue
ADDRESS	3420 Walbert Avenue
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	±4,610 SF
BUILDING SF	10,986 SF

LEASE RATE \$18.50/SF NNN

FEATURES First-floor office suite, full medical office buildout, plentiful on-site parking, 8 exam rooms, 4 large private offices, reception, breakroom for employees, new monument sign installed for excellent visibility, lots of area amenities, served by LANTA bus route #209, convenient to Routes 22, 309, and I-476

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

SOLD



PROPERTY NAME	224 Roseberry Street
ADDRESS	224 Roseberry Street
CITY	Phillipsburg, NJ
SALE/LEASE	Sale
AVAILABLE SF	2,000 SF
BUILDING SF	2,000 SF

SALE PRICE Call for details

FEATURES First floor office condo, divided into two 1,000 SF units, great for owner/occupant or starting investor, located in a two-story professional office building, currently fit out as a medical office with reception area, waiting area, five exam rooms, two offices, kitchenette/laboratory, and two restrooms, plentiful parking on-site

CONTACT Sarah Finney 610.871.1719, Mike Adams 610.871.1701, Matt Sprung 610.871.1721



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 Modified Gross

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

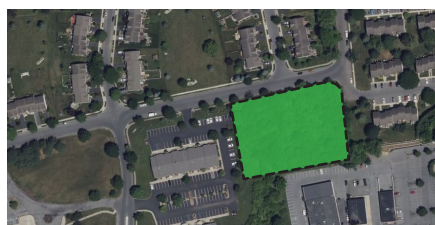
CONTACT Jennifer Kennedy 610.871.1707

OFFICE (continued)



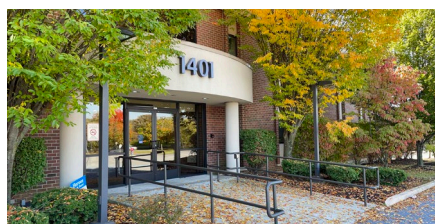
PROPERTY NAME	1001 Main Street
ADDRESS	1001 Main Street
CITY	Northampton
SALE/LEASE	Lease
AVAILABLE SF	±842 SF
BUILDING SF	41,500 SF

LEASE RATE	\$24.00/SF Modified Gross
FEATURES	Space in multi-tenant property, ample parking, suite includes waiting area and reception, two exam areas, lab room, ADA restroom, and private office, public utilities, permitted uses include: medical and professional offices, retail, and personal services, serviced by LANTA bus route
CONTACT	Mark Magasich 610.871.1699, Mike Adams 610.871.1701



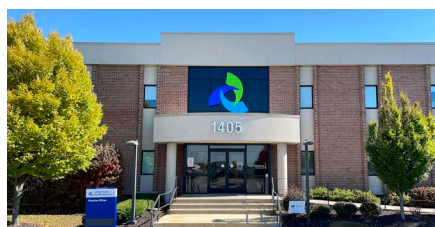
PROPERTY NAME	4317 Easton Avenue
ADDRESS	4317 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	12,000-60,000 SF
BUILDING SF	12,000-60,000 SF

LEASE RATE	Call for details
FEATURES	1.4 acre ground lease, 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 Blvd
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 Blvd
ADDRESS	1405 N Cedar Crest Boulevard
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	1,009 - 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: 1,009; 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

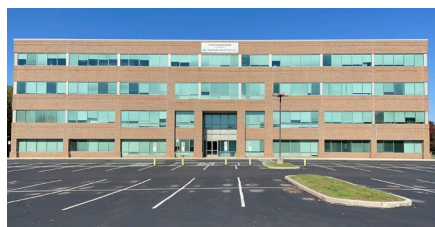
LEASE RATE	\$21.00/SF Modified Gross
FEATURES	Class A office space, highly visible location in professional office park Lehigh Valley Industrial Park VI, ample parking, various area amenities in immediate area, close proximity to Lehigh Valley Health Network and St. Luke's, directly off Route 33 with easy access to Route 22 and I-78
CONTACT	Sarah Finney 610.871.1719, Jennifer Kennedy 610.871.1707



COMPETITIVE RATES

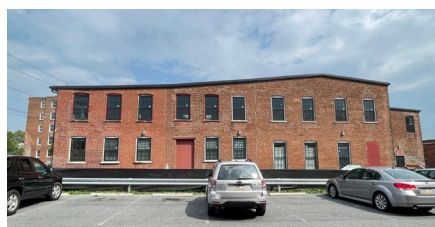
PROPERTY NAME	4444 Innovation Way
ADDRESS	4444 Innovation Way
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	11,350-40,540 SF
BUILDING SF	200,000 SF

LEASE RATE	\$9.00/SF-\$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 L.V. 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, high residential area with excellent area demographics, abundant area amenities in immediate area, less than a mile to Route 22 with easy access to Route 309, I-78, and PA Turnpike 476
CONTACT	Sarah Finney 610.871.1719, Jennifer Kennedy 610.871.1707



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

LEASE RATE	\$14.51/SF NNN
FEATURES	Second floor suite available, shell-space, comprised of two large open concept rooms, private entrance, under construction, updates include new electrical, restrooms, HVAC, and windows throughout, 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, I-78
CONTACT	Matt Sprung 610.871.1721



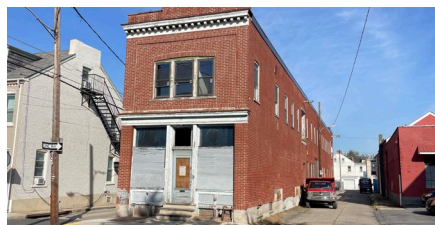
PROPERTY NAME	229 S 22nd Street
ADDRESS	229 S 22nd Street
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	1,862 SF
BUILDING SF	1,862 SF

LEASE RATE	\$18.00/SF NNN
FEATURES	Standalone office building for professional or medical user, 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, 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 and available March 2024, 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

OFFICE (continued)



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



PROPERTY NAME 5018 Medical Center Circle

ADDRESS 5018 Medical Center Circle

CITY Allentown

SALE/LEASE Lease

AVAILABLE SF 1,700 SF

BUILDING SF 26,428 SF

LEASE RATE \$13.00/SF NNN

FEATURES Second floor office suite available in two story, Class A medical/professional office building, ample parking, variety of area amenities including major retailers, restaurants and much more, great visibility and access to Route 222, convenient to Routes 22, 309, I-78 and PA Turnpike 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 61,032 SF (Divisible)

BUILDING SF 61,032 SF

LEASE RATE Call for details

FEATURES Office suites, newly renovated, contiguous and divisible, 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 Kelly Berfield 610.871.1683 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 \$12.00/SF NNN

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

COMMERCIAL / RETAIL / MIXED USE / OTHER

END-CAP AVAILABLE



PROPERTY NAME The Shops at Bethlehem

ADDRESS 2920 Easton Avenue

CITY Bethlehem

SALE/LEASE Lease

AVAILABLE SF 6,000 SF & 13,000 SF

BUILDING SF 166,937 SF

LEASE RATE Call for details

FEATURES End-cap suite 6,000 SF (divisible), 2 pad sites available for ground lease, one fronts busy Easton Ave, 13,000 SF flex/retail space located on rear of building with 1 dock door, 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 \$12.00/SF NNN

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 Sublease

AVAILABLE SF 880-1,760 SF

BUILDING SF 18,770 SF

LEASE RATE \$13.50/SF - \$15.00/SF NNN

FEATURES Multiple retail suites available in MacArthur Convenience Center, ample off-street parking, join other local retailers, including restaurants, convenience store, and salon, end-cap suite available, strip center is located minutes from MacArthur Road/Rt-145 and major commercial district

CONTACT Jennifer Kennedy 610.871.1707



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 \$640,000

FEATURES Auto repair shop, detailing, and garage facility for sale, large paved area, 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



INVESTMENT

UNDER AGREEMENT



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

PRICE REDUCED



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 \$4,750,000

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

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

PRICE REDUCED



PROPERTY NAME	425 Kromer Road
ADDRESS	425 Kromer Road
CITY	Wind Gap
SALE/LEASE	Sale
ACRES	±25 AC
ZONING	GC - General Commercial

SALE PRICE \$3,500,000

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	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	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	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 miles north of Route 209, convenient to Bushkill Falls and Shawnee Mountain Ski Area, accessible via I-80 and major highways
CONTACT	Matt Sprung 610.871.1721



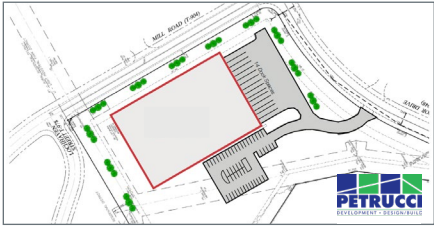
PROPERTY NAME	1001 Glenlivet Drive
ADDRESS	1001 Glenlivet Drive
CITY	Allentown
SALE/LEASE	Both
ACRES	4.07 AC
BUILDING SF	39,827 SF

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



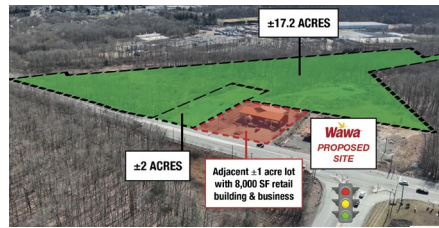
PROPERTY NAME	4317 Easton Avenue
ADDRESS	4317 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Lease
ACRES	1.4 AC
BUILDING SF	12,000-60,000 SF

LEASE RATE	Call for details
FEATURES	1.4 acre ground lease, 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 22/1-78
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

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4 DECADES
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