

FEATURED LISTINGS

6671 Silver Crest Rd | Bath, Northampton County, PA



For Sale

4.83 Acres of land with flexible commercial zoning, two access points to the parcel, near lighted intersection, access to essential utilities including sewer, natural gas, and 3-phase power, on busy Rt 512

Matt Sprung, AICP, PP

610.871.1721

msprung@naisummit.com

Frank T. Smith, CCIM

610.871.1682

fsmith@naisummit.com

2132 S 12th Street | Allentown, Lehigh County, PA

Office Suites

Competitive full-service gross lease rates for professional office suites in a convenient Allentown location, near I-78 and many amenities!

Lease Rate:

\$16.50/SF Gross

Sarah Finney Miller

610.871.1719

sfinney@naisummit.com

Mike Adams, SIOR

610.871.1701

madams@naisummit.com



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NAI Summit

1620 Pond Rd, Suite 150

Allentown PA 18104

610.264.0200

naisummit.com

INDUSTRIAL / WAREHOUSE / FLEX



NEW SUITE
LEASE RATE
\$13.00/SF NNN

ADDRESS	881 Marcon Blvd, Suite 250
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	15,090 SF
BUILDING SF	32,644 SF

CONTACT
 Mike Adams 610.871.1701
 Sarah Finney Miller 610.871.1719

FEATURES

Flex suite comprised of warehouse with office space as needed, one dock door, fully conditioned, ceiling height 14'-16' clear, potential ability to add drive-in door(s), subdivision may be an option, convenient to Route 22 and Airport Rd.



ADDRESS	3036 Emrick Blvd
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	9,495 SF
ACRES	37,485 SF

LEASE RATE \$13.50/SF NNN

FEATURES This property features layout with offices, workstation area, warehouse space, two dock height doors, two clean rooms, and flexible production area, wet sprinklers, previously occupied by pharmaceutical tenant, available as-is November 1, convenient to Route 33

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



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 Call for details

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



ADDRESS	941 Marcon Blvd
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	10,797 SF (Divisible)
BUILDING SF	27,250 SF

LEASE RATE \$12.00/SF NNN

FEATURES Two adjacent flex suites available for lease in Class A facility, well-maintained office suites, 3-phase power, wet sprinklers, 6" floor thickness, ample parking, two drive-in doors, convenient to Route 22 and Airport Road

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 \$12.00/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	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 Call for details

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	7584 Morris Court
CITY	Allentown
SALE/LEASE	Sublease
AVAILABLE SF	8,000 SF
BUILDING SF	54,112 SF

LEASE RATE \$14.50/SF NNN

FEATURES Flex office suite, well-maintained facility with collaborative workstation offices, an open layout production area, fully conditioned warehousing, a commercial ventilation hood, one dock door, 1200 amp 3-phase heavy power, wet sprinklers, 20' 6" ceiling height, convenient to 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

LEASE RATE \$11.00/SF NNN

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

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



ADDRESS	Edgewood Ave & Bushkill Drive
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	±94,000 SF
BUILDING SF	102,000 SF

LEASE RATE \$6.00/SF NNN

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

CONTACT Matt Sprung 610.871.1721



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	759 Roble Road
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	22,800 SF
BUILDING SF	52,000 SF

LEASE RATE \$8.75/SF NNN

FEATURES Warehouse featuring 2 dock doors with levelers, 2 dock doors with temporary ramps, wet sprinklers, 100'ft truck court, 22' clear height, LED lighting, columns 60'x25', floor 6", 480v 3-phase power, heated warehouse, potential for subdividing space, convenient to Route 22

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719

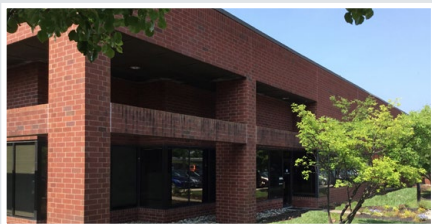


ADDRESS	2843 Mitchell Avenue
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	20,000-40,000 SF
BUILDING SF	70,000 SF

LEASE RATE Call for details

FEATURES Construction underway, anticipated delivery date Q1 2025, 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



ADDRESS	2202 N Irving Street
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	13,000-27,750 SF
BUILDING SF	27,750 SF

CONTACT

Mike Adams 610.871.1701

Sarah Finney Miller 610.871.1719

NEW LISTING

LEASE RATE

Call for details

FEATURES

Flex suite in Lehigh Valley Executive Campus, excellent location near Rt 22, features two (2) dock doors, ceiling height 16' clear, fully conditioned, potential for additional loading configurations, available September 2025, minimum divisible 13,000 SF, can be delivered as warehouse



ADDRESS	10 Schultz Drive
CITY	Delano
SALE/LEASE	Lease
AVAILABLE SF	20,052 SF & 36,675 SF
BUILDING SF	106,968 SF

LEASE RATE	Call for details
FEATURES	Two warehouse spaces available, 20' ceiling height, columns 25'x50', wet sprinklers, 1600 amp/ 480v power, propane heat, one space includes two dock doors and one drive-in door, second space includes two dock doors, located less than one mile to I-81
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



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



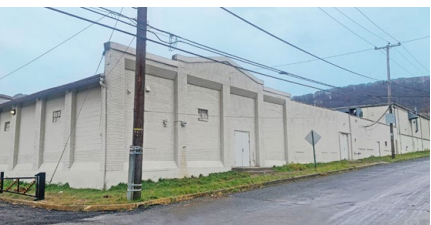
ADDRESS	1510 Valley Center Parkway
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	3,000-6,461 SF
BUILDING SF	48,208 SF

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



ADDRESS	1150 Centre Street
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	72,102 SF (Divisible)
BUILDING SF	72,102 SF

LEASE RATE	\$7.50/SF NNN
FEATURES	Industrial building of brick, concrete block and steel frame construction. Warehouse facility, minimum divisible 18,000 SF, with 12'-20' ceiling height, second-floor office area, heated warehouse, truck tailgates and drive-in door, outdoor storage, and roof-top solar power system
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 \$9.50-\$11.95/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

OFFICE



ADDRESS	240 Union Station Plaza
CITY	Bethlehem
SALE/LEASE	Sale
AVAILABLE SF	25,289 SF
BUILDING SF	25,289 SF

SALE PRICE Call for details
FEATURES Redevelopment opportunity! Two-story historic building, former train station, fully renovated and upgraded to single-tenant office layout in 2002, additional renovations 2015, currently occupied and well-maintained, on-site parking lot, great southside Bethlehem location
CONTACT Michael Bartolacci 610.871.1709



ADDRESS	216 Cedar Avenue
CITY	Willow Grove
SALE/LEASE	Sale
BUILDING SF	4,800 SF
ACRES	0.31 AC

SALE PRICE Call for details
FEATURES Two-story office building for sale situated on 0.31 acre lot in very walkable area of Willow Grove, PA. Great visibility, near public transportation, multi-tenant facility offers direct tenant access, a private 20 space parking lot, owner-user or multi-tenant investment
CONTACT Mark Magasich 610.871.1699



NEW SUITE
LEASE RATE
\$13.00/SF Modified Gross

ADDRESS	1620 Pond Road, Suite 75
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	1,712 SF
BUILDING SF	47,070 SF

CONTACT
Jennifer Kennedy 610.871.1707

FEATURES

Lower level office suite, located in a professional park setting with various corporate neighbors, on-site parking, public transportation nearby, dense residential area with excellent area demographics, lots of nearby amenities, convenient to 22, 309, and I-476

AGGRESSIVE LEASE RATE

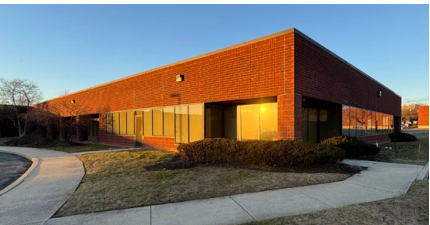


ADDRESS	2132 S 12th Street
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	1,056-8,212 SF
BUILDING SF	44,196 SF

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	667 Union Blvd
CITY	Allentown
SALE/LEASE	Both
AVAILABLE SF	7,356 SF
BUILDING SF	7,356 SF

PRICE/RATE \$1,200,000 / \$18.75/SF NNN

FEATURES Opportunity for an owner/user or investor, fit out for office tenant but flexible zoning allows for wide range of commercial uses, interior renovated 2014, like-new condition, modern kitchen, bathrooms, flooring, walls, and finishes, variety of office sizes, prominent signage on Union Blvd

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	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	187-6,364 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

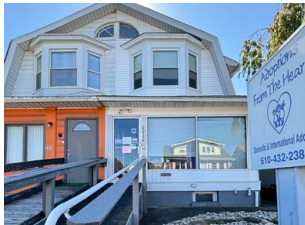


ADDRESS	1510 Valley Center Parkway
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	3,000-6,461 SF
BUILDING SF	48,208 SF

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

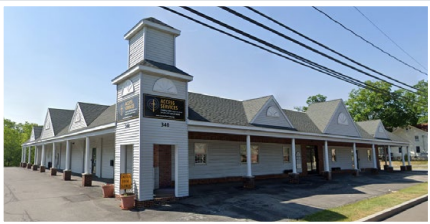


ADDRESS	2212 Union Blvd
CITY	Allentown
SALE/LEASE	Sale
AVAILABLE SF	1,684 SF
BUILDING SF	1,684 SF

SALE PRICE \$264,900

FEATURES Two floor office building, located on a very walkable area of busy Union Blvd, large enclosed front porch with ramp, open conference room, 3 private office rooms, kitchenette, and rear covered patio with privacy fence, prominent freestanding signage, 3 parking spaces behind building

CONTACT Sarah Finney 610.871.1719, Mike Adams 610.871.1701



ADDRESS	340 S Liberty Street
CITY	Orwigsburg
SALE/LEASE	Lease
AVAILABLE SF	±1,100 SF
BUILDING SF	11,920 SF

CONTACT
Jenn Kennedy 610.871.1707

NEW LISTING

LEASE RATE

\$1,500/Month Modified Gross

FEATURES

Well-maintained single floor professional office suite featuring five (5) executive offices, reception work station, two (2) waiting areas, kitchenette, and two (2) restrooms. Private entrance. Up to 15 parking spaces, including two (2) accessible parking spaces.



ADDRESS 1720 Spillman Drive, Suite 240
CITY Bethlehem
SALE/LEASE Lease
AVAILABLE SF 2,902 SF
BUILDING SF 42,900 SF

LEASE RATE \$14.00/SF NNN

FEATURES Second floor open layout office suite, features floor to ceiling windows, LEED Gold Office building, Class A, includes break room and IT/electrical room, enviable location convenient to southside Bethlehem amenities and minutes to I-78

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 1,008-5,576 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 Sublease
AVAILABLE SF 5,279 SF
BUILDING SF 18,525 SF

LEASE RATE \$17.00/SF Modified Gross

FEATURES Second floor office suite available for sublease, tenant pays \$1.75/SF for utilities professionally managed, lots of light, conference room, private offices, elevator served, located in major commercial corridor, near Routes 22, 33 & 78

CONTACT Matt Sprung 610.871.1721



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



PROPERTY NAME Bethlehem Medical Arts Center
ADDRESS 5325 Northgate Drive
CITY Bethlehem
SALE/LEASE Lease
AVAILABLE SF 936-6,889 SF
BUILDING SF 53,656 SF

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

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

CONTACT Jennifer Kennedy 610.871.1707, Sarah Finney 610.871.1719



ADDRESS	100 N 3rd Street
CITY	Easton
SALE/LEASE	Lease
AVAILABLE SF	649-2,000 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

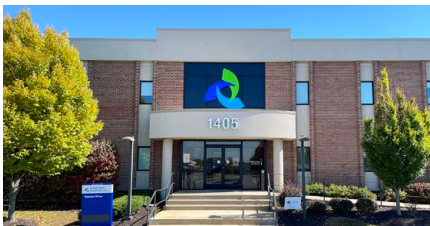
ADDRESS	4317 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Both
AVAILABLE SF	12,000-60,000 SF
BUILDING SF	12,000-60,000 SF

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	1,424-9,842 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



FIRST FLOOR SUITE

ADDRESS	3100 Emrick Boulevard
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	3,000-7,772 SF
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



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 4,287 & 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

COMPETITIVE RATE



ADDRESS 2205 Lehigh Street

CITY Easton

SALE/LEASE Lease

AVAILABLE SF 1,085 SF

BUILDING SF 1,085 SF

LEASE RATE \$1,200/Month 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

COMPETITIVE RATE



ADDRESS 229 S 22nd Street

CITY Easton

SALE/LEASE Lease

AVAILABLE SF 1,862 SF

BUILDING SF 1,862 SF

LEASE RATE \$2,000/Month 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 2,643 SF
BUILDING SF 19,242 SF

LEASE RATE \$19.25/SF Modified Gross

FEATURES Second floor office suite 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 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 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 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 Call for details

FEATURES Second floor office suite in flex building, 3 private offices, 1 conference room, open bullpen, private bathroom, kitchenette, professional business park setting, 5.14 acres, on-site parking, minutes to Routes 191, 22, and 33

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



COMMERCIAL / RETAIL



PROPERTY NAME	MacArthur Convenience Center
ADDRESS	3690 Lehigh Street
CITY	Whitehall
SALE/LEASE	Lease
AVAILABLE SF	880-1,200 SF
BUILDING SF	18,770 SF

LEASE RATE \$15.00/SF NNN

FEATURES Retail suites, including recent remodeled cafe space in MacArthur Convenience Center, ample off-street parking, join other local retailers, including 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

FULLY LEASED



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

SALE PRICE \$599,000

FEATURES Auto repair shop, detailing, and garage facility for sale, 10 bay garage, large paved area, for sale at 11.6% cap rate, 0.36 acre lot, convenient to I-78, Routes 378, 22 and 33

CONTACT Matt Sprung 610.871.1721



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



PROPERTY NAME	The Shops at Bethlehem
ADDRESS	2920 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	13,000-38,312 SF
BUILDING SF	166,937 SF

LEASE RATE Call for details

FEATURES 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

INVESTMENT/REDEVELOPMENT

REDEVELOPMENT



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

SALE RATE \$699,900

FEATURES Redevelopment opportunity for drive-thru restaurant. Gateway commercial zoning allows for a wide range of permitted uses. Call to discuss potential concepts.

CONTACT Matt Sprung 610.871.1721



PRICE REDUCED

ADDRESS 1070 Applebutter Road

SALE PRICE \$599,000

CITY Bethlehem

FEATURES Auto repair shop, detailing, and garage facility for sale, 10 bay garage, large paved area, for sale at 11.6% cap rate, 0.36 acre lot, convenient to I-78, Routes 378, 22 and 33

SALE/LEASE Sale

CONTACT Matt Sprung 610.871.1721

AVAILABLE SF Fully Leased

BUILDING SF 3,792 SF



ADDRESS 927 W Hamilton St

SALE PRICE \$900,000

CITY Allentown

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

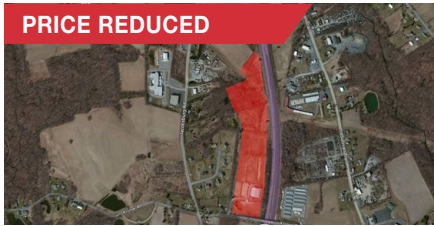
SALE/LEASE Sale

CONTACT Jennifer Kennedy 610.871.1707

AVAILABLE SF Fully Occupied

BUILDING SF ±6,510 SF

LAND



PRICE REDUCED

ADDRESS 425 Kromer Road

SALE PRICE \$3,250,000

CITY Wind Gap

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

SALE/LEASE Sale

CONTACT Matt Sprung 610.871.1721

ACRES ±25 Acres

ZONING GC - General Commercial



ADDRESS 15-45 Morgan Hill Road

SALE PRICE Call for details

CITY Easton

FEATURES Exceptional commercial development opportunity 0.2 miles north of I-78 in Easton, level topography, 4.75 acres zoned highway commercial, sewer, water, and gas

SALE/LEASE Sale

CONTACT Matt Sprung 610.871.1721

ACRES 4.75 Acres

ZONING Highway Commercial



ADDRESS 6671 Silver Crest Rd

CONTACT

CITY Bath

Matt Sprung 610.871.1721

SALE/LEASE Sale

Frank T. Smith 610.871.1682

ACRES 4.83 Acres

ZONING Commercial Zoning

NEW LISTING

SALE PRICE

\$999,500

FEATURES

Flexible commercial zoning, two access points to parcel, access to essential utilities including public sewer, natural gas, and 3-phse power, concept plans available (call for details), near lighted intersection, convenient to Rt 512



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 Call for details
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 1400 Uhler Road
CITY Easton
SALE/LEASE Sale
ACRES 26.54 Acres
ZONING Employment Center

CONTACT
 Matt Sprung 610.871.1721
 Sig Schorr 973.463.1011

NEW LISTING
SALE PRICE
\$1,650,000

FEATURES
 Land for sale, front 4.5 acres for sale separately, generous zoning, located on major connector road, all utilities at site, owner is a site developer, will sell subject to approvals,



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

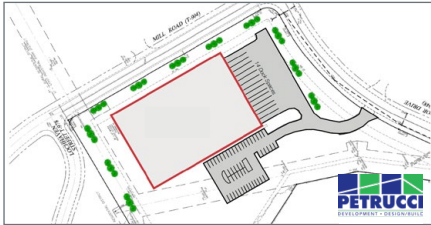
SALE PRICE	\$999,900
FEATURES	Vacant land, opportunity for residential housing, retirement community, bed & breakfast, golf course, "glamping" or campground (non-RV), includes private +1.6 acre lake, 3 mi. north of Rt 209, convenient to Bushkill Falls and Shawnee Mountain, access via I-80 and major highways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



SALE OR LEASE

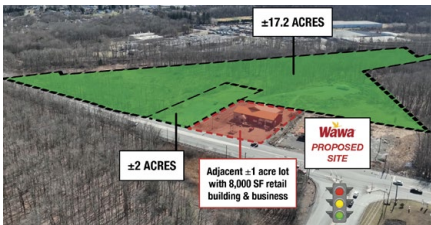
ADDRESS	4317 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Both
ACRES	1.4 Acres
BUILDING SF	12,000-60,000 SF

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

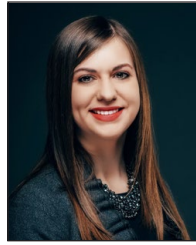
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4 DECADES
OF EXCELLENCE



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