

## FEATURED LISTINGS

### 2202 N Irving St | Allentown, Lehigh County, PA



#### For Lease

13,000-27,750 SF flex suite in LV Executive Campus near Rt 22, with two (2) dock doors, 16' ceiling height, fully conditioned, potential for loading configurations, available Sept 2025, can be delivered as warehouse

**Lease Rate: \$12.00/SF NNN**

**Michael Adams, SIOR**

610.871.1701

madams@naisummit.com

**Sarah Finney Miller**

610.871.1719

sfinney@naisummit.com

### 1400 Uhler Rd | Easton, Northampton County, PA

#### Land For Sale

36.54 acres with generous zoning, located on major connector road, all utilities at site

**Sale Price: \$1,650,000**

**Matt Sprung, AICP, PP**

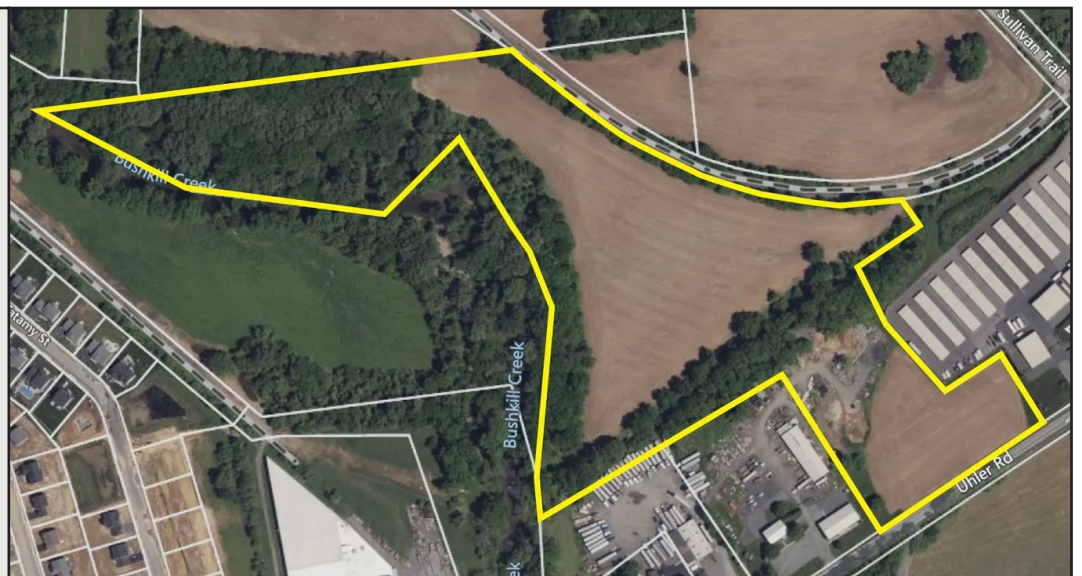
610.871.1721

msprung@naisummit.com

**Sig Schorr**

973.463.1011

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**NAI Summit**

1620 Pond Rd, Suite 150

Allentown PA 18104

610.264.0200

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

# INDUSTRIAL / WAREHOUSE / FLEX



ADDRESS	881 Marcon Blvd, Suite 250
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$13.00/SF NNN
AVAILABLE SF	15,090 SF
BUILDING SF	32,644 SF

**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, near Route 22 & Airport Rd

**CONTACT** Michael Adams, SIOR 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	3036 Emrick Blvd
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$13.50/SF NNN
AVAILABLE SF	9,495 SF
BUILDING SF	37,485

**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, near Route 33

**CONTACT** Michael Adams, SIOR 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	333 S 1st Street
CITY	Bangor
SALE/LEASE	Sale
SALE PRICE	\$699,900
BUILDING SF	10,682 SF
ACRES	1.74 AC

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

**CONTACT** Matt Sprung, AICP, PP 610.871.1721



**LEASED**

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

**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 & LVIA

**CONTACT** Michael Adams, SIOR 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	735-745 Pittston St
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	±8,300 SF
BUILDING SF	25,155 SF

**CONTACT**  
Michael Adams, SIOR 610.871.1701  
Sarah Finney Miller 610.871.1719  
Collin Holben 610.871.1691

**NEW LISTING**  
**LEASE RATE**  
**\$6.00/SF NNN**

**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



ADDRESS	941 Marcon Blvd
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$12.00/SF NNN
AVAILABLE SF	10,797 SF (Divisible)
BUILDING SF	27,250 SF

**FEATURES** Two adjacent flex suites in Class A facility, Suite 601: private dock & option for drive-in door, Suite 801: two drive-in doors with ±1,000 SF warehouse, well-maintained, 3-phase, wet sprinklers, 6" floor, near 22 & Airport Rd

**CONTACT** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



LEASED

ADDRESS	2650-2725 Lehigh Street
CITY	Whitehall
SALE/LEASE	Lease
LEASE RATE	Call for details
AVAILABLE SF	4,500 SF
BUILDING SF	15,500 SF

**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** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	4444 Innovation Way
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$12.00/SF NNN
AVAILABLE SF	11,790 SF
BUILDING SF	200,000 SF

**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** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



LEASED

ADDRESS	61 W 2nd Street
CITY	Wind Gap
SALE/LEASE	Lease
LEASE RATE	Call for details
AVAILABLE SF	50,000 SF
BUILDING SF	50,000 SF

**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** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	7584 Morris Court
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$14.50/SF NNN
AVAILABLE SF	8,000 SF
BUILDING SF	54,112 SF

**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** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	405 Allentown Drive
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$11.00/SF NNN
AVAILABLE SF	7,800 SF
BUILDING SF	13,920 SF

**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** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	Edgewood Ave & Bushkill Dr
CITY	Easton
SALE/LEASE	Lease
LEASE RATE	\$6.00/SF NNN
AVAILABLE SF	±94,000 SF
BUILDING SF	102,000 SF

**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, AICP, PP 610.871.1721



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

**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, AICP, PP 610.871.1721



ADDRESS	759 Roble Road
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$8.75/SF NNN
AVAILABLE SF	22,800 SF
BUILDING SF	52,000 SF

**FEATURES** Warehouse featuring 2 dock doors with levelers, 2 dock doors with temporary ramps, wet sprinklers, 100' 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

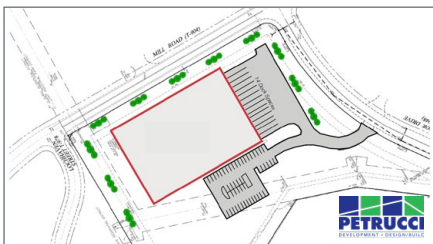
**CONTACT** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	2202 N Irving Street
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$12.00/SF NNN
AVAILABLE SF	13,000-27,750 SF
BUILDING SF	27,750 SF

**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

**CONTACT** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



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

**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, light industrial zoning, conveniently located right off Rt 100 access to Rt 22 & I-78

**CONTACT** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	2800 Baglyos Circle
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$10.00-\$12.00/SF NNN
AVAILABLE SF	12,500-25,000 SF
BUILDING SF	86,000 SF

**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** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	1510 Valley Center Parkway
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$11.00-\$14.00/SF NNN
AVAILABLE SF	3,000-6,461 SF
BUILDING SF	48,208

**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

**CONTACT** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	1210-1236 Sesqui Street
CITY	Allentown
SALE/LEASE	Both
PRICE/RATE	Call for details
AVAILABLE SF	±80,000 SF
BUILDING SF	±80,000 SF

**FEATURES** 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** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	1150 Centre Street
CITY	Easton
SALE/LEASE	Lease
LEASE RATE	\$7.50/SF NNN
AVAILABLE SF	72,102 (Divisible)
BUILDING SF	72,102

**FEATURES** 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** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	1337 Nelson Street
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$9.50-\$11.95/SF NNN
AVAILABLE SF	±4,000-8,000 SF
BUILDING SF	±8,000 SF

**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 Rt 22 and Airport Road

**CONTACT** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



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

**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 Rts 22, 33, and I-78

**CONTACT** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	630 Municipal Drive
CITY	Nazareth
SALE/LEASE	Lease
LEASE RATE	\$8.50/SF NNN
AVAILABLE SF	20,000 SF
BUILDING SF	67,366 SF

**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** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681

# OFFICE



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

**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

## UNDER AGREEMENT



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

**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



ADDRESS	1620 Pond Road, Suite 75
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$13.00/SF Modified Gross
AVAILABLE SF	1,712 SF
BUILDING SF	47,070 SF

**FEATURES** Lower level office suite, with 2 large private offices, conference room, kitchenette and storage, on-site parking, public transportation nearby, excellent area demographics, lots of nearby amenities, convenient to 22, 309, and I-476

**CONTACT** Jennifer Kennedy 610.871.1707

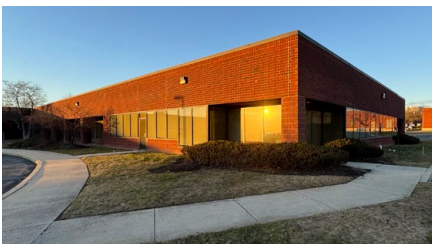
## AGGRESSIVE LEASE RATE



ADDRESS	2132 S 12th Street
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$16.50/SF Gross
AVAILABLE SF	1,056-8,212 SF
BUILDING SF	44,196 SF

**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 Miller 610.871.1719, Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681



ADDRESS	881 Marcon Blvd, Suite 3900
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$13.00/SF NNN
AVAILABLE SF	±2,500 SF
BUILDING SF	32,644 SF

**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** Michael Adams, SIOR, 610.871.1701 Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	667 Union Blvd
CITY	Allentown
SALE/LEASE	Both
PRICE/RATE	\$1,200,000 / \$18.75/SF NNN
AVAILABLE SF	7,356 SF
BUILDING SF	7,356 SF

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

**CONTACT** Michael Adams, SIOR, 610.871.1701 Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



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

**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** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	1455 Valley Center Pkwy
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$14.00-\$16.00/SF NNN
AVAILABLE SF	6,750-19,882 SF
BUILDING SF	54,118 SF

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

**CONTACT** Sarah Finney Miller 610.871.1719,  
Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681



ADDRESS	1495 Valley Center Pkwy
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$14.50-\$15.00/SF NNN
AVAILABLE SF	187-6,364 SF
BUILDING SF	43,770 SF

**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 Miller 610.871.1719,  
Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681



ADDRESS	1510 Valley Center Parkway
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$11.00-\$14.00/SF NNN
AVAILABLE SF	3,000-6,461 SF
BUILDING SF	48,208 SF

**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 Miller 610.871.1719,  
Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681



ADDRESS	1525 Valley Center Parkway
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$15.00-\$15.50/SF NNN
AVAILABLE SF	2,806-22,000 SF
BUILDING SF	70,000 SF

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

**CONTACT** Sarah Finney Miller 610.871.1719,  
Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681



ADDRESS	1660 Valley Center Parkway
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$13.00-\$15.00/SF NNN
AVAILABLE SF	1,008-5,576 SF
BUILDING SF	27,508 SF

**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 Miller 610.871.1719,  
Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681



ADDRESS	2212 Union Blvd
CITY	Allentown
SALE/LEASE	Sale
SALE PRICE	\$264,900
AVAILABLE SF	1,684 SF
BUILDING SF	1,684 SF

**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 signage, 3 parking spaces behind building

**CONTACT** Jennifer Kennedy 610.871.1707



ADDRESS	340 S Liberty Street
CITY	Orwigsburg
SALE/LEASE	Lease
LEASE RATE	\$1,500/SF Month Mod. Gross
AVAILABLE SF	±1,100 SF
BUILDING SF	11,920 SF

**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.

**CONTACT** Jennifer Kennedy 610.871.1707



ADDRESS	1720 Spillman Drive, Suite 240
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$14.00/SF NNN
AVAILABLE SF	2,902 SF
BUILDING SF	42,900 SF

**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 Miller 610.871.1719, Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681



ADDRESS	2330 Schoenersville Road
CITY	Bethlehem
SALE/LEASE	Sublease
LEASE RATE	\$17.00/SF Modified Gross
AVAILABLE SF	5,279 SF
BUILDING SF	18,525 SF

**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, AICP, PP 610.871.1721



ADDRESS	315 N. 7th Street
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$15.00/SF NNN
AVAILABLE SF	783 SF & 1,754 SF
BUILDING SF	±7,178 SF

**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 Allentown amenities

**CONTACT** Jennifer Kennedy 610.871.1707



ADDRESS	5325 Northgate Drive
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$19.00-\$20.00/SF Mod. Gross
AVAILABLE SF	936-6,889 SF
BUILDING SF	53,656 SF

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





ADDRESS	100 N 3rd Street
CITY	Easton
SALE/LEASE	Lease
LEASE RATE	\$13.50/SF NNN
AVAILABLE SF	649-2,000 SF
BUILDING SF	33,336 SF

**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



ADDRESS	1401 N Cedar Crest
CITY	Allentown, PA
SALE/LEASE	Lease
AVAILABLE SF	1,424-9,842 SF
BUILDING SF	33,244 SF

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

**NEW SUITE**  
**LEASE RATE**  
**\$19.25/SF Mod. Gross**

**FEATURES**  
First floor suite available July 2025, lower level suites white-boxed and ready for next tenant, second floor shell space, Class B medical office building, ample parking, excellent area demographics, recent common area renovations and updates, easy access to highways



ADDRESS	1405 N Cedar Crest Blvd
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$19.25/SF Mod. Gross
AVAILABLE SF	1,800-4,369 SF
BUILDING SF	38,327 SF

**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 I-476

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

**FIRST FLOOR SUITE**



ADDRESS	3100 Emrick Blvd
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$21.00/SF Mod. Gross
AVAILABLE SF	3,000-7,772 SF
BUILDING SF	49,683 SF

**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 Miller 610.871.1719,  
Jennifer Kennedy 610.871.1707



ADDRESS	3435 Winchester Road
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$19.25/SF Mod. Gross
AVAILABLE SF	4,287 & 8,480 SF (Divisible)
BUILDING SF	76,697 SF

**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 Miller 610.871.1719,  
Jennifer Kennedy 610.871.1707



**AGGRESSIVE RATES**

ADDRESS	1991 Northampton St
CITY	Easton
SALE/LEASE	Lease
LEASE RATE	\$10.00/SF NNN
AVAILABLE SF	±5,800-25,000 SF
BUILDING SF	44,640 SF

**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** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



**SALE OR LEASE**

ADDRESS	4317 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Both
PRICE/RATE	Call for details
AVAILABLE SF	12,000-60,000 SF
BUILDING SF	12,000-60,000 SF

**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** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



**BELOW MARKET RATE**

ADDRESS	4321 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$17.50/SF Mod. Gross
AVAILABLE SF	2,696-5,393 SF
BUILDING SF	21,419 SF

**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** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	4444 Innovation Way
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$9.00-\$10.00/SF NNN
AVAILABLE SF	11,350-40,540 SF
BUILDING SF	200,000 SF

**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** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



**FREE RENT INCENTIVE**

ADDRESS	1900 Am Drive
CITY	Quakertown
SALE/LEASE	Lease
LEASE RATE	\$18.50/SF Mod. Gross
AVAILABLE SF	5,374-7,840 SF
BUILDING SF	45,303 SF

**FEATURES** THREE MONTHS FREE RENT up front with a 5 year lease! Suites can be subdivided, located in Class A two-story building, expansive atrium-style lobby, one dock door, 6.38 acres with ample parking, minutes to I-476 and Route 663

**CONTACT** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	2800 Baglyos Circle
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	Call for details
AVAILABLE SF	12,500 SF
BUILDING SF	86,000 SF

**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** Michael Adams, SIOR, 610.871.1701  
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	505 Independence Road
CITY	East Stroudsburg
SALE/LEASE	Lease
LEASE RATE	\$19.25/SF Mod. Gross
AVAILABLE SF	2,643 SF
BUILDING SF	19,242 SF

**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 Miller 610.871.1719, Jennifer Kennedy 610.871.1707



**COMPETITIVE RATE**

ADDRESS	2205 Lehigh Street
CITY	Easton
SALE/LEASE	Lease
LEASE RATE	\$1,200/Month NNN
AVAILABLE SF	1,085 SF
BUILDING SF	1,085 SF

**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, AICP, PP 610.871.1721

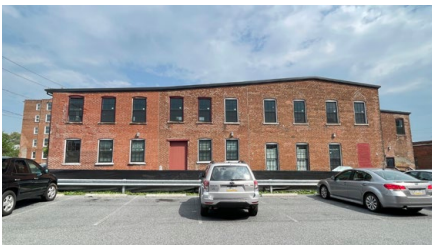


**COMPETITIVE RATE**

ADDRESS	229 S 22nd Street
CITY	Easton
SALE/LEASE	Lease
LEASE RATE	\$2,000/Month NNN
AVAILABLE SF	1,862 SF
BUILDING SF	1,862 SF

**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, AICP, PP 610.871.1721



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

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

**CONTACT** Jennifer Kennedy 610.871.1707



ADDRESS	1021 W Turner Street
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$21.18/SF Gross
AVAILABLE SF	1,500 SF
BUILDING SF	6,960 SF

**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	630 Municipal Drive
CITY	Nazareth
SALE/LEASE	Lease
LEASE RATE	Call for details
AVAILABLE SF	2,200 SF
BUILDING SF	67,366 SF

**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** Michael Adams, SIOR, 610.871.1701 Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681

## COMMERCIAL / RETAIL



ADDRESS	3690 Lehigh Street
CITY	Whitehall
SALE/LEASE	Lease
LEASE RATE	\$15.00/SF NNN
AVAILABLE SF	880-1,200 SF
BUILDING SF	18,770 SF

**FEATURES** Retail suites, including recent remodeled cafe space in MacArthur Convenience Center, ample off-street parking, join 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
SALE PRICE	\$599,000
BUILDING SF	3,792
ACRES	0.36 AC

**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, AICP, PP 610.871.1721



ADDRESS	2920 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	Call for details
AVAILABLE SF	13,000-38,312 SF
BUILDING SF	166,937 SF

**FEATURES** A highly visible end-cap suite is available in The Shops at Bethlehem, 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
SALE PRICE	\$699,900
BUILDING SF	10,682 SF
ACRES	1.74 AC

**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, AICP, PP 610.871.1721



ADDRESS	2211 Mack Blvd
CITY	Allentown
SALE/LEASE	Sale
SALE PRICE	Call for details
BUILDING SF	9,474 SF
ACRES	AC

**FEATURES** Fully occupied office building for sale, freestanding, corner property with ample parking, two-story building, convenient access to Routes 309 and I-78

**CONTACT** Jennifer Kennedy 610.871.1707



ADDRESS	1070 Applebutter Road
CITY	Bethlehem
SALE/LEASE	Sale
SALE PRICE	\$599,000
BUILDING SF	3,792
ACRES	0.36 AC

**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, AICP, PP 610.871.1721



ADDRESS	927 W Hamilton St
CITY	Allentown
SALE/LEASE	Sale
SALE PRICE	\$900,000
AVAILABLE SF	Fully Occupied
BUILDING SF	±6,510 SF

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

**CONTACT** Jennifer Kennedy 610.871.1707

## LAND



ADDRESS	6671 Silver Crest Rd
CITY	Bath
SALE/LEASE	Sale
SALE PRICE	\$999,500
ACRES	4.83 AC
ZONING	Commercial Zoning

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

**CONTACT** Matt Sprung, AICP, PP 610.871.1721  
Frank T. Smith, CCIM 610.871.1682



ADDRESS	425 Kromer Road
CITY	Wind Gap
SALE/LEASE	Sale
SALE PRICE	\$3,250,000
ACRES	±25 AC
ZONING	GC - General Commercial

**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, AICP, PP 610.871.1721



ADDRESS	15-45 Morgan Hill Road
CITY	Easton
SALE/LEASE	Sale
SALE PRICE	Call for details
ACRES	4.75 AC
ZONING	Highway Commercial

**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

**CONTACT** Matt Sprung, AICP, PP 610.871.1721



ADDRESS	2920 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	Call for details
ACRES	±0.52 and ±1.3 Acres
ZONING	GC - General Commercial

**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, Lehigh Valley Martial Arts, day care, and restaurants, served by LANTA bus

**CONTACT** Jennifer Kennedy 610.871.1707



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

**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

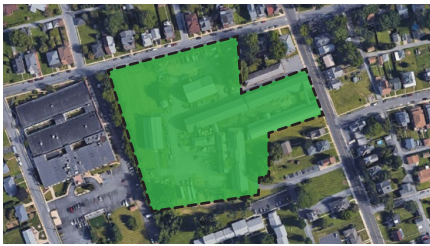
**CONTACT** Frank T. Smith, CCIM 610.871.1682



ADDRESS	304 E. Union Street
CITY	Whitehall
SALE/LEASE	Sale
SALE PRICE	\$1,300,000
ACRES	0.84 AC
ZONING	C1 - Neighborhood Commercial

**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

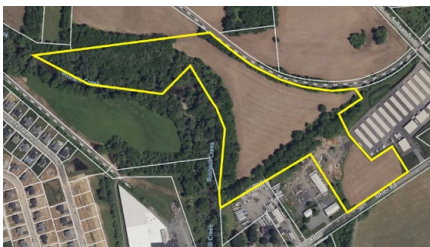
**CONTACT** Jennifer Kennedy 610.871.1707



ADDRESS	1022 3rd Street
CITY	Whitehall
SALE/LEASE	Sale
SALE PRICE	\$3,600,000
ACRES	7.47 AC
ZONING	R5 - High Density Residential

**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
SALE PRICE	\$1,650,000
ACRES	26.54 AC
ZONING	Employment Center

**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

**CONTACT** Matt Sprung, AICP, PP 610.871.1721  
Sig Schorr 973.463.1011



ADDRESS	1216 Dorset Drive
CITY	Bushkill-Lehman Twp
SALE/LEASE	Sale
SALE PRICE	\$999,900
ACRES	82+ AC
ZONING	Low Density Residential

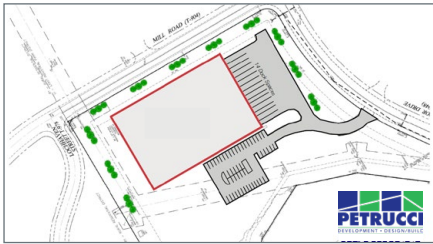
**FEATURES** Vacant land, opportunity for residential housing, retirement community, bed & breakfast, golf course, "glamping" or campground (non-RV), includes private +1.6 acre lake, 3 mi. north of Rt 209, convenient to Bushkill Falls & Shawnee Mountain, access via I-80 and major highways

**CONTACT** Matt Sprung, AICP, PP 610.871.1721



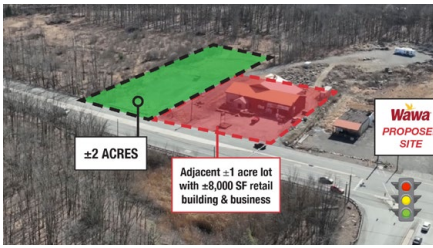
**ADDRESS** 4317 Easton Avenue  
**CITY** Bethlehem  
**SALE/LEASE** Both  
**PRICE/RATE** Call for details  
**AVAILABLE SF** 12,000-60,000 SF  
**BUILDING SF** 12,000-60,000 SF

**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** Michael Adams, SIOR, 610.871.1701  
 Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



**ADDRESS** 1050 Mill Road  
**CITY** Allentown  
**SALE/LEASE** Lease  
**LEASE RATE** Call for details  
**ACRES** 8.5 AC  
**ZONING** Light Industrial

**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 access to Route 22/I-78  
**CONTACT** Michael Adams, SIOR, 610.871.1701  
 Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



**ADDRESS** West Side Claremont Avenue  
**CITY** Tamaqua  
**SALE/LEASE** Sale  
**SALE PRICE** Call for details  
**ACRES** ±2 AC  
**ZONING** HC - Highway Commercial

**FEATURES** ±2 acres 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, AICP, PP 610.871.1721

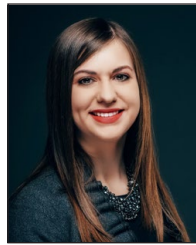
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