



**PENN
CENTER**

BETHLEHEM, PA

33

LEHIGH VALLEY'S PREMIER FLEX PARK

**FOUR BUILDINGS | SUITES RANGING FROM:
24,000 - 175,000 SF**

UNPARALLELED AND FLEXIBLE DESIGN TO MEET THE REGION'S NEED FOR MODERN, HIGH-BAY FLEX SPACE OR SMALL TO MID-SIZE USES.

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
Available SF:	175,533 SF	104,000 SF	150,000 SF	70,000 SF
Divisible To:	+/- 24,000 SF	+/- 42,800 SF	+/- 32,300 SF	+/- 34,000 SF
Dimensions:	800' x 220'	473' x 220'	680' x 220'	400' x 176'
Car Parks:	165	126	114	222
Dock Doors:	14+	10	20+	16
Grade Doors:	4	1	1	2
Trailer Parks:	21	12	18	8
Sprinkler:	ESFR	ESFR	ESFR	ESFR
Lighting:	Energy-efficient LED fixtures	Energy-efficient LED fixtures	Energy-efficient LED fixtures	Energy-efficient LED fixtures
Power:	3,000 amp/480-277 volt, 3-phase	2,000 amp/480-277 volt, 3-phase	3,000 amp/480-277 volt, 3-phase	2,000 amp/480-277 volt, 3-phase

Ideally suited for R&D, laboratory, showroom, customization and office space for the technology, bio-tech, building materials and trade or light assembly industries.



20 Minute Drive-Time
Population: 337,247
Workforce (18+): 268,475

20 Mile Drive-Distance
Population: 720,307
Workforce (18+): 566,339

Traffic Counts

Route 33: 61,000 TPD
Wm. Penn Hwy: 16,000 TPD



LOCATED BETWEEN I-78 AND R-22

Amenities within Minutes

Area Colleges and Universities

Lehigh University
DeSales University
Lafayette College
Moravian College
Muhlenberg College
Cedar Crest College
Northampton Community College
Lehigh Carbon Community College



10 miles to Site



Parcel Hub

6.5 miles to Site



6.3 miles to Site



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