

### INDUSTRIAL / WAREHOUSE / FLEX



**PROPERTY NAME** 215-301 S 4th Street/198  
**ADDRESS** 215-301 S 4th Street  
**CITY** Emmaus  
**SALE/LEASE** Both  
**AVAILABLE SF** 29,455 SF  
**BUILDING SF** 29,455 SF

**PRICE/RATE** \$890,000/\$3.25/SF NNN

**FEATURES** Freestanding one story industrial building which includes 1,500 SF office space, sits on 2 acres with outside storage area, 120 car on-site parking area, 20' ceiling heights, drive in and tailgate loading, right off Lehigh St with easy access to I-78, PA Turnpike 476 and Route 22

**CONTACT** Mike Adams 610.871.1701

### BACK ON MARKET



**PROPERTY NAME** 600 Brighton Street/213  
**ADDRESS** 600 Brighton Street  
**CITY** Bethlehem  
**SALE/LEASE** Sale  
**AVAILABLE SF** 235,000 SF  
**BUILDING SF** 235,000 SF

**SALE PRICE** \$11,500,000

**FEATURES** Private rail-served industrial building with two story office space, showroom and warehouse mezzanine on 14+ AC, 20'-24' ceilings, ample parking, 49 dock doors, 8 drive in doors, 15 rail doors, T5 lighting, 2000 AMP 480 Volt 3 Phase Power

**CONTACT** Mike Adams 610.871.1701

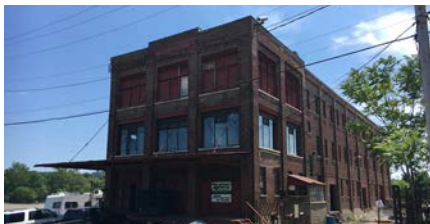


**PROPERTY NAME** 3601 Sullivan Trail/203  
**ADDRESS** 3601 Sullivan Trail  
**CITY** Easton  
**SALE/LEASE** Lease  
**AVAILABLE SF** 17,000 SF  
**BUILDING SF** 30,000 SF

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

**FEATURES** 17,000 SF flex space in a 30,000 SF one story industrial building including 3,000 SF air conditioned office space, set on 6 AC, 3 Phase Power, 24' ceiling height, 14' drive in door, located off new Route 33 at the Tatamy Exit with easy access to Routes 33, 191 and 22

**CONTACT** Mike Adams 610.871.1701



**PROPERTY NAME** 2 W Allen and 17 Liberty Street/197  
**ADDRESS** 2 W Allen and 17 Liberty Street  
**CITY** Allentown  
**SALE/LEASE** Sale  
**AVAILABLE SF** 30,000 SF  
**BUILDING SF** 30,000 SF

**SALE PRICE** \$1,200,000

**FEATURES** Class B standalone 4 story industrial building with 2,000 SF office space with central air, sits on 1.73 acres with expansion options available, scrap yard license included, 18' ceiling height, 4 dock doors, truck scale, freight elevators, fenced in yard, off-street parking

**CONTACT** Anthony Diaz 610.871.1696



**PROPERTY NAME** 7377 William Avenue/513  
**ADDRESS** 7377 William Avenue  
**CITY** Allentown  
**SALE/LEASE** Lease  
**AVAILABLE SF** 12,720 SF  
**BUILDING SF** 43,316 SF

**LEASE RATE** \$6.50/SF NNN

**FEATURES** Includes 1,920 SF office space, wet sprinkler system, tailgate loading, 20' ceiling height, ample parking, located right off Route 100 with immediate access to Routes 22 and I-78, minutes to PA Turnpike 476

**CONTACT** Mike Adams 610.871.1701



**PROPERTY NAME** Lehigh Valley Business Center/103  
**ADDRESS** 924 Marcon Boulevard  
**CITY** Allentown  
**SALE/LEASE** Lease  
**AVAILABLE SF** 9,960 SF  
**BUILDING SF** 45,000 SF

**LEASE RATE** \$6.25/SF NNN

**FEATURES** Flex space available in 45,000 SF warehouse/ office building under going multiple renovations, located in Lehigh Valley Business Center, a professional business park, 3 Phase Power, 20' clear ceiling heights, 2 dock doors, easy access to main highway systems

**CONTACT** Mike Adams 610.871.1701, Sarah Finney 610.871.1719

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**NAI Summit**

3435 Winchester Rd, Suite 300

Allentown PA 18104

610.264.0200

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



**PRICE REDUCED**

<b>PROPERTY NAME</b>	<b>420 Allentown Drive/180</b>
<b>ADDRESS</b>	420 Allentown Drive
<b>CITY</b>	Allentown
<b>SALE/LEASE</b>	Sale
<b>AVAILABLE SF</b>	17,000 SF divisible
<b>BUILDING SF</b>	17,000 SF

<b>SALE PRICE</b>	\$1,400,000
<b>FEATURES</b>	Warehouse manufacturing building set on 2.61 AC, abundant office area, 20' ceilings, tailgate loading, located in Allentown Business Park near a multitude of businesses, directly off Airport Road with easy access to Route 22 via American Parkway
<b>CONTACT</b>	Mike Adams 610.871.1701



**LOW OPERATING EXPENSES**

<b>PROPERTY NAME</b>	<b>Riverside Business Center/152</b>
<b>ADDRESS</b>	1139 Lehigh Avenue
<b>CITY</b>	Whitehall
<b>SALE/LEASE</b>	Lease
<b>AVAILABLE SF</b>	17,000 and 28,000 SF
<b>BUILDING SF</b>	508,000 SF

<b>LEASE RATE</b>	\$3.25/SF NNN
<b>FEATURES</b>	Warehouse suites with drive in loading and/or dock loading, most space is sub-dividable and can be used for multiple purposes, small crane, easy access to highways, low operating expenses, upgraded power, easily accessible from Routes 22, I-78 and PA Turnpike 476, dock and drive in doors
<b>CONTACT</b>	Mike Adams 610.871.1701



<b>PROPERTY NAME</b>	<b>2410 Emrick Blvd/LVIP VI/154</b>
<b>ADDRESS</b>	2410 Emrick Boulevard
<b>CITY</b>	Bethlehem
<b>SALE/LEASE</b>	Lease
<b>AVAILABLE SF</b>	2,400 SF
<b>BUILDING SF</b>	37,230 SF

<b>LEASE RATE</b>	\$10.50/SF NNN
<b>FEATURES</b>	2,400 SF warehouse/office space in a 37,000+ SF flex building in professional park location, 19' clear ceilings, great visibility; located off Route 33 across in LVIP VI, minutes from Routes 22 and I-78
<b>CONTACT</b>	Mike Adams 610.871.1701



<b>PROPERTY NAME</b>	<b>550 Green Street - Bldg 1/164</b>
<b>ADDRESS</b>	550 Green Street
<b>CITY</b>	Nazareth
<b>SALE/LEASE</b>	Lease
<b>AVAILABLE SF</b>	15,000 SF
<b>BUILDING SF</b>	80,628 SF

<b>LEASE RATE</b>	\$6.50/SF Gross plus utilities
<b>FEATURES</b>	15,000 SF available, can be divided, 80,000+ SF industrial building set on 4.36 AC, 15' ceiling height, off-street parking, one overhead door, easy access to Routes 191, 248, 33 and 22
<b>CONTACT</b>	Mike Adams 610.871.1701



<b>PROPERTY NAME</b>	<b>749 Roble Road/131</b>
<b>ADDRESS</b>	749 Roble Road
<b>CITY</b>	Allentown
<b>SALE/LEASE</b>	Lease
<b>AVAILABLE SF</b>	22,800 SF
<b>BUILDING SF</b>	42,000 SF

<b>LEASE RATE</b>	\$5.50/SF NNN
<b>FEATURES</b>	Industrial space for lease in LVIP III, a professional industrial park location, dock doors and drive in door available, 24' clear ceiling height, sprinkler system throughout, heating available, near Lehigh Valley Intl. Airport, located just off Airport Road and Route 22, minutes to PA Turnpike 476 and I-78
<b>CONTACT</b>	Mike Adams 610.871.1701



<b>PROPERTY NAME</b>	<b>2124 and 2118 Hanover Ave/145</b>
<b>ADDRESS</b>	2124 and 2118 Hanover Ave
<b>CITY</b>	Allentown
<b>SALE/LEASE</b>	Sale
<b>AVAILABLE SF</b>	94,026 SF
<b>BUILDING SF</b>	94,026 SF

<b>SALE PRICE</b>	\$3,350,000
<b>FEATURES</b>	94,026 SF industrial building set on 7.3 AC, office space included, B3 zoning, 10 drive in doors, 8 dock doors, 18'-20' ceiling height, several interior drive-thru doors, admin offices, kitchen and break room, on-site garage for repair
<b>CONTACT</b>	Frank T. Smith, CCIM, CPM® 610.871.1682



<b>PROPERTY NAME</b>	<b>51 Hilton Street/129</b>
<b>ADDRESS</b>	51 Hilton Street
<b>CITY</b>	Easton
<b>SALE/LEASE</b>	Both
<b>AVAILABLE SF</b>	10,350 SF
<b>BUILDING SF</b>	10,350 SF

<b>PRICE/RATE</b>	\$1,250,000/Call for details
<b>FEATURES</b>	Free standing, one story Class A industrial building, 1 drive in door, 5 tailgate doors, minutes to multiple highways, warehouse, office space, excellent visibility, directly off Route I-78 and close to the PA/NJ border
<b>CONTACT</b>	Mike Adams 610.871.1701



**PROPERTY NAME** 2440 Brodhead Road/LVIP V/116  
**ADDRESS** 2440 Brodhead Road  
**CITY** Bethlehem  
**SALE/LEASE** Lease  
**AVAILABLE SF** 6,342 SF  
**BUILDING SF** 40,500 SF

**LEASE RATE** \$7.50/SF NNN  
**FEATURES** Office/warehouse space available in multi-tenant flex building located in Lehigh Valley Industrial Park V, 20' clear ceilings, 100% wet sprinkler system, two 14' drive in doors, area amenities include restaurants, banks and retail stores, easy access to Routes 191, 512 and 22  
**CONTACT** Mike Adams 610.871.1701



**PROPERTY NAME** 7042 Snowdrift Road/139  
**ADDRESS** 7042 Snowdrift Road  
**CITY** Allentown  
**SALE/LEASE** Lease  
**AVAILABLE SF** 21,000+ SF  
**BUILDING SF** 21,000+ SF

**LEASE RATE** \$7.50/sf NNN  
**FEATURES** NEW CONSTRUCTION! 21,000+ SF industrial building in progress to be completed with December 2016 occupancy, office space finished to suit, set on 2.34 acres with 60+ parking spaces, drive in loading, 24' clear ceiling heights, great visibility from Interstate I-78  
**CONTACT** Mike Adams 610.871.1701

**UNDER CONTRACT**



**PROPERTY NAME** 270 E Hamilton Street/191  
**ADDRESS** 270 E Hamilton Street  
**CITY** Allentown  
**SALE/LEASE** Sale  
**AVAILABLE SF** 25,000 SF  
**BUILDING SF** 25,000 SF

**SALE PRICE** \$550,000  
**FEATURES** Commercial/light industrial building (22,000 SF warehouse space and 3,000 SF two story office area), set on .63 AC, expansion options available (see next listing), two 16' drive in doors, 5 ton crane, flexible B3 zoning, easy access to Routes 145, 22, I-78, Airport Rd and Center City Allentown  
**CONTACT** Mike Adams 610.871.1701



**PROPERTY NAME** 266-268 E Hamilton Street/593  
**ADDRESS** 266-268 E Hamilton Street  
**CITY** Allentown  
**SALE/LEASE** Sale  
**AVAILABLE SF** 8,800 SF  
**BUILDING SF** 8,800 SF

**SALE PRICE** \$35,000  
**FEATURES** 8,800 SF lot with flexible B3 zoning, adjacent property for sale, potential for larger development site, high traffic area with 43,724 vehicles per day, easy access to Routes 145, 22, I-78, Airport Road and Center City Allentown  
**CONTACT** Mike Adams 610.871.1701



**PROPERTY NAME** 4388 Commerce Drive/141  
**ADDRESS** 4388 Commerce Drive  
**CITY** Whitehall  
**SALE/LEASE** Both  
**AVAILABLE SF** 6,600 SF  
**BUILDING SF** 6,600 SF

**PRICE/RATE** **PRICE REDUCED!** \$710,000/\$6.95/SF NNN  
**FEATURES** Class A one story industrial building set on 2+ AC, 1,200 SF air conditioned office space, building can be expanded, 18' ceiling height, 4 drive in doors, 1 dock door, security system, 3 Phase electric, easy access to Route 22  
**CONTACT** Mike Adams 610.871.1701

**PRICE REDUCED**



**PROPERTY NAME** 1379 S Delaware Drive/214  
**ADDRESS** 1379 S Delaware Drive  
**CITY** Mt Bethel  
**SALE/LEASE** Sale  
**AVAILABLE SF** 105,186 SF  
**BUILDING SF** 105,186 SF

**SALE PRICE** \$4,600,000  
**FEATURES** Industrial building with approximately 5,000 SF office area on a 29.2 acre site, built in 1998, 26'-30' clear ceiling heights, 5 dock doors with levelers, 1 overhead door with asphalt ramp and 1 large dock door, sits directly on Route 611 with easy access to I-80, Routes 512 and 33  
**CONTACT** Mike Adams 610.871.1701



**PROPERTY NAME** 2451 Baglyos Circle/155  
**ADDRESS** 2451 Baglyos Circle  
**CITY** Bethlehem  
**SALE/LEASE** Lease  
**AVAILABLE SF** 9,000 SF  
**BUILDING SF** 45,000 SF

**LEASE RATE** \$6.50-\$7.50/SF NNN  
**FEATURES** Space can be modified to accommodate more warehouse area, dock door, drive in door, 20' ceiling height, 100% Wet sprinkler system, great visibility; located off Rt 33, William Penn Hwy & Freemansburg Ave, easily accessible from Routes 22, 33 & I-78  
**CONTACT** Mike Adams 610.871.1701



**PROPERTY NAME** 2800 Baglyos Circle LVIP VI/120  
**ADDRESS** 2800 Baglyos Circle  
**CITY** Bethlehem  
**SALE/LEASE** Lease  
**AVAILABLE SF** 27,615-52,000 SF divisible  
**BUILDING SF** 86,000 SF

**LEASE RATE** \$6.50-\$7.50/sf NNN  
**FEATURES** Warehouse and office space set on 7.5 AC, 20' clear ceiling heights and 40' x 40' column spacing, wet sprinkler system, 2,000 amp, 3 phase electric service, 190 parking spaces, expandable to 233 spaces, 3 loading docks, just off Route 33 and minutes from Routes 22, I-78 and 476  
**CONTACT** Mike Adams 610.871.1701



**NEW LISTING**

**PROPERTY NAME** 7710 Beth-Bath Pike/158  
**ADDRESS** 7710 Beth-Bath Pike  
**CITY** Bath  
**SALE/LEASE** Both  
**AVAILABLE SF** 21,000 SF  
**BUILDING SF** 21,000 SF

**PRICE/RATE** \$2,900,000/Call for details  
**FEATURES** 6 acres with multiple buildings totaling 21,000 SF industrial buildings (one building is income producing), large parking area for tractor-trailers; former tractor-trailer truck repair business, zoned PC-2 Commercial District Limited Plan, directly on Route 512 with easy access to 22, 248 and 33  
**CONTACT** Mike Adams 610.871.1701



**PROPERTY NAME** 835 Gilbert Road/113  
**ADDRESS** 835 Gilbert Road  
**CITY** Effort  
**SALE/LEASE** Sale  
**AVAILABLE SF** 12,000 SF  
**BUILDING SF** 12,000 SF

**SALE PRICE** Call for details  
**FEATURES** Two story industrial building for sale including 1,500 SF office area, sits on 1.75 AC, 2 drive in doors, 16' ceiling height, 25+ parking spaces, easy access to Routes 209, 115, 33 and PA Turnpike 476  
**CONTACT** Anthony Diaz 610.871.1696



**PROPERTY NAME** 166 Foster Avenue/110  
**ADDRESS** 166 Foster Avenue  
**CITY** Freeland  
**SALE/LEASE** Both  
**AVAILABLE SF** 60,000 SF  
**BUILDING SF** 60,000 SF

**PRICE/RATE** \$1,700,000/Call for details  
**FEATURES** Office showroom plus warehouse building in good condition on 6 acres of ground (Former lumber yard), heat and air conditioning, interior loading docks and various overhead doors, two additional covered storage areas with electricity, completely fenced in, directly on Route 940; just miles of I-80  
**CONTACT** Anthony Diaz 610.871.1696



**PROPERTY NAME** 759 North Fenwick Street/111  
**ADDRESS** 759 North Fenwick Street  
**CITY** Allentown  
**SALE/LEASE** Sale  
**AVAILABLE SF** 1,500 SF  
**BUILDING SF** 1,500 SF

**SALE PRICE** \$720,000  
**FEATURES** Air conditioned Class A retail/warehouse building with fenced in outside area and multiple renovations, 1 drive in door, 30 parking spaces, sprinkler and security system, B/LI zoning allows for multiple uses, easy access to Union Boulevard, Airport Road and Route 22  
**CONTACT** Anthony Diaz 610.871.1696



**PROPERTY NAME** 1058 Hausman Road/295  
**ADDRESS** 1058 Hausman Road  
**CITY** Allentown  
**SALE/LEASE** Sale  
**AVAILABLE SF** 8,800 SF  
**BUILDING SF** 8,800 SF

**SALE PRICE** Call for details  
**FEATURES** Building set in prime location with excellent visibility from Route 22 East, 5.5 acres for potential development opportunity, two income producing double sided billboards located on property, Industrial Commercial zoning (IC-1), located at the intersection of Rts 22 and 309  
**CONTACT** Anthony Diaz 610.871.1696



**PROPERTY NAME** 366-374 Allen Street/138  
**ADDRESS** 366-374 Allen Street  
**CITY** Allentown  
**SALE/LEASE** Sale  
**AVAILABLE SF** 64,000 SF  
**BUILDING SF** 64,000 SF

**SALE PRICE** \$699,000  
**FEATURES** Two story industrial building on .5+ acres, B/LI zoning which provides for a mix of commercial and light industrial uses, one drive in door and two dock doors, public water and sewer, single or multi-tenant building, easy access to Route 145 and 22  
**CONTACT** Anthony Diaz 610.871.1696



**NEW LISTING**

<b>PROPERTY NAME</b>	<b>101 S. 7th Street/170</b>
<b>ADDRESS</b>	101 S. 7th Street
<b>CITY</b>	Allentown
<b>SALE/LEASE</b>	Sale
<b>AVAILABLE SF</b>	31,630 SF
<b>BUILDING SF</b>	31,630 SF

<b>SALE PRICE</b>	Call for details
<b>FEATURES</b>	Two story Class B office building on one acre, 77 on-site parking spaces, located one block from PPL Center, directly across from new construction in center city, 3 Phase electric, elevator, majority of HVAC units recently replaced, lower level with separate entrance
<b>CONTACT</b>	Anthony Diaz 610.871.1696 Sarah Finney 610.871.1719

**OFFICE**



<b>PROPERTY NAME</b>	<b>5 Highland Avenue/157</b>
<b>ADDRESS</b>	5 Highland Avenue
<b>CITY</b>	Bethlehem
<b>SALE/LEASE</b>	Lease
<b>AVAILABLE SF</b>	4,354 SF
<b>BUILDING SF</b>	32,640 SF

<b>LEASE RATE</b>	\$8.50/SF NNN
<b>FEATURES</b>	Office suite in well maintained one story Class A flex building with private suite entrances, located in LVIP IV, just off Route 512, visible from Route 22, minutes to Routes 22, 33, I-78, and Lehigh Valley International Airport
<b>CONTACT</b>	Matt Dorman 610.871.1699



<b>PROPERTY NAME</b>	<b>95 Highland Avenue/102</b>
<b>ADDRESS</b>	95 Highland Avenue
<b>CITY</b>	Bethlehem
<b>SALE/LEASE</b>	Lease
<b>AVAILABLE SF</b>	3,000-18,000 SF
<b>BUILDING SF</b>	73,000 SF

<b>LEASE RATE</b>	\$17.25/SF Gross
<b>FEATURES</b>	73,000 SF Class A office building, set on 4.32 AC, high visibility from Route 512, easy access to Routes 512, 22, 33 and 378, close to Lehigh Valley International Airport, various area amenities, ample party, aggressive rates
<b>CONTACT</b>	Matt Dorman 610.871.1699



<b>PROPERTY NAME</b>	<b>2800 Baglyos Circle LVIP VI/120</b>
<b>ADDRESS</b>	2800 Baglyos Circle
<b>CITY</b>	Bethlehem
<b>SALE/LEASE</b>	Lease
<b>AVAILABLE SF</b>	24,785-52,000 SF
<b>BUILDING SF</b>	86,000 SF

<b>LEASE RATE</b>	\$6.50-\$7.50/sf NNN
<b>FEATURES</b>	Divisible office space set on 7.5 AC, 20' clear ceiling heights and 40' x 40' column spacing, wet sprinkler system, 2,000 amp, 3 phase electric service, 190 parking spaces, expandable to 233 spaces, 3 loading docks, just off Route 33 and minutes from Routes 22, I-78 and 476
<b>CONTACT</b>	Mike Adams 610.871.1701



**AGGRESSIVE RATES**

<b>PROPERTY NAME</b>	<b>919 S 9th Street/235</b>
<b>ADDRESS</b>	919 S 9th Street
<b>CITY</b>	Allentown
<b>SALE/LEASE</b>	Lease
<b>AVAILABLE SF</b>	6,319 SF
<b>BUILDING SF</b>	18,957 SF

<b>LEASE RATE</b>	\$12.00/SF Gross plus electric
<b>FEATURES</b>	First floor office space available in 18,957 SF professional office building, private entrance with reception/ waiting room, kitchen, large conference room, private offices, ample parking, storage/server rooms, easy access to highways
<b>CONTACT</b>	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



<b>PROPERTY NAME</b>	<b>81 Highland Avenue/LVIP IV/162</b>
<b>ADDRESS</b>	81 Highland Avenue
<b>CITY</b>	Bethlehem
<b>SALE/LEASE</b>	Lease
<b>AVAILABLE SF</b>	5,000 - 76,105 SF
<b>BUILDING SF</b>	5,000 - 76,105 SF

<b>LEASE RATE</b>	\$13.50/SF NNN
<b>FEATURES</b>	5,000 up to 76,105 SF available (approximately 25,000 per floor) in a three story Class A office building available in 2nd Quarter 2016, undergoing extensive renovations, 5:1,000 parking with great ingress and egress to highways, easy access to Routes 512, 22, 33 and 378
<b>CONTACT</b>	Matt Dorman 610.871.1699

OFFICE (continued)



**PROPERTY NAME** MacArthur Rd Office Plaza/125  
**ADDRESS** 3722 Lehigh Street  
**CITY** Whitehall  
**SALE/LEASE** Lease  
**AVAILABLE SF** 1,564 SF  
**BUILDING SF** 2,673 SF

**LEASE RATE** \$10.50/SF NNN  
**FEATURES** Suite in single story office complex, ample parking, private entrances, private offices, restrooms, reception areas, minutes from Route 22, just off Route 145 (MacArthur Road), various area amenities nearby  
**CONTACT** Matt Dorman 610.871.1699



**PROPERTY NAME** 217 Franklin Street/140  
**ADDRESS** 217 Franklin Street  
**CITY** Palmerton  
**SALE/LEASE** Lease  
**AVAILABLE SF** 1,000 SF  
**BUILDING SF** 20,000 SF

**LEASE RATE** \$11.75/SF NNN  
**FEATURES** 1,000 SF in 20,000 SF Class A medical office building with courtyard set on 1.34 AC, all medical tenants with a wide variety of medical neighbors including Palmerton Hospital, on and off street parking, easy access to Routes 248, 873 and 145  
**CONTACT** Jay Haines 610.871.1721



**PROPERTY NAME** Medical Arts Bldg at Luther Crest  
**ADDRESS** 798 Hausman Road/613  
**CITY** Allentown  
**SALE/LEASE** Lease  
**AVAILABLE SF** 3,100 and 3,140 SF  
**BUILDING SF** 60,000 SF

**LEASE RATE** \$17.00/SF NNN  
**FEATURES** Two fully built out suites available in three story Class A medical office building, ample parking, handicap accessible, adjacent to Luther Crest Retirement Community, easy access to Routes I-78, 309 and PA Turnpike 476, retail, restaurants and other amenities in immediate area  
**CONTACT** John Crampsie, SIOR 610.871.1683



**PROPERTY NAME** 4000 Wegmans Drive/115  
**ADDRESS** 4000 Wegmans Drive  
**CITY** Bethlehem  
**SALE/LEASE** Lease  
**AVAILABLE SF** 2,918 SF  
**BUILDING SF** 5,824 SF

**LEASE RATE** \$16.00/sf NNN FREE rent offered! Call for details  
**FEATURES** Newly constructed Class A office building with a customizable fit out and generous allowance towards tenant improvements, ample parking, prime location across from Wegmans, close distance to major highways, local hospitals and other area amenities  
**CONTACT** Mike Adams 610.871.1701, Sarah Finney 610.871.1719



**PROPERTY NAME** Monroe Campus, NACC/117  
**ADDRESS** 205 Old Mill Road  
**CITY** Tannersville  
**SALE/LEASE** Both  
**AVAILABLE SF** 45,993 SF  
**BUILDING SF** 45,993 SF

**PRICE/RATE** \$3,400,000/Call for details  
**FEATURES** 45,993 SF one story office building set on 14 AC, commercial zoning, ample parking, various area amenities including The Crossings Premium outlets, plaza, banks, hotels, banks and more, easy access to Routes I-80 and 33  
**CONTACT** Jay Haines 610.871.1721



**PROPERTY NAME** 1550 Pond Road/604  
**ADDRESS** 1550 Pond Road  
**CITY** Allentown  
**SALE/LEASE** Lease  
**AVAILABLE SF** 3,000-10,000 SF sub-dividable  
**BUILDING SF** 508,000 SF

**LEASE RATE** \$18.50/SF plus electric (includes in-suite janitorial)  
**FEATURES** Suites available in totally renovated Class A office building in a business park location, underground power and data feeds, abundant parking, less than a mile from Route 22 with easy access to Route 309 and PA Turnpike 476  
**CONTACT** Matt Dorman 610.871.1699



**PROPERTY NAME** TEK Park/100  
**ADDRESS** 9999 Hamilton Boulevard  
**CITY** Breinigsville  
**SALE/LEASE** Sublease  
**AVAILABLE SF** 5,182 SF  
**BUILDING SF** 508,000 SF

**LEASE RATE** \$13.00/sf NNN  
**FEATURES** Class A suite right off lobby with easy access and features beautiful double entry glass doors, includes high end finishes throughout with custom lighting, located in the premier TEK Park with diverse corporate tenants and ample on-site amenities  
**CONTACT** Mike Adams 610.871.1701, Sarah Finney 610.871.1719

OFFICE (continued)



**PROPERTY NAME** 1651 N. Cedar Crest Blvd/112  
**ADDRESS** 1651 N. Cedar Crest Boulevard  
**CITY** Allentown  
**SALE/LEASE** Investment Sale  
**AVAILABLE SF** 35,163 SF  
**BUILDING SF** 52,684 SF

**SALE PRICE** \$5,450,265  
**FEATURES** 4 fully leased office condos totaling 35,163 SF in Class A office building in Cedar Pointe Corporate Center, condo sizes include 19,910 SF, 2,057 SF, 8,784 SF and 4,412 SF, professionally managed, handicap accessible, good area demographics, easy access to Rts. 78, 309, 22 and 476  
**CONTACT** Matt Dorman 610.871.1699



**PROPERTY NAME** 5920 Hamilton Boulevard/142  
**ADDRESS** 5920 Hamilton Boulevard  
**CITY** Allentown  
**SALE/LEASE** Lease  
**AVAILABLE SF** 1,328 SF  
**BUILDING SF** 24,335 SF

**LEASE RATE** \$11.00/SF NNN  
**FEATURES** Two story Class B multi-tenant office building, flexible floor plans, ample parking, directly off Hamilton Blvd, less than a mile from Route I-78 with easy access to Routes 22, 309, 222 and PA Turnpike 476  
**CONTACT** Matt Dorman 610.871.1699



**PROPERTY NAME** 5740 Lower Macungie Road/165  
**ADDRESS** 5740 Lower Macungie Road  
**CITY** Macungie  
**SALE/LEASE** Lease  
**AVAILABLE SF** 4,875 SF  
**BUILDING SF** 4,875 SF

**LEASE RATE** \$11.00/SF NNN  
**FEATURES** Totally restored Victorian office building, includes 15 offices, 4 bathrooms, copy/supply room, server room and kitchen area, highly visible location with central air, low taxes, additional storage, security system and ample parking, easy access to Routes 222 and 100  
**CONTACT** Mike Adams 610.871.1701, Sarah Finney 610.871.1719



**PROPERTY NAME** 190 Brodhead Road/166  
**ADDRESS** 190 Brodhead Road  
**CITY** Bethlehem  
**SALE/LEASE** Lease  
**AVAILABLE SF** 1,070, 2,623, 2,984, 4,140 & 6,906 SF  
**BUILDING SF** 50,000 SF

**LEASE RATE** \$14.00/sf NNN includes janitorial  
**FEATURES** Updated/modern three-story Class A office building with flexible floor plans, newly upgraded common areas, ideal for dental/medical, ample parking (5:1,000), located in LVIP IV, just off Route 512, minutes to Routes 22, 33, 378, I-78 and Lehigh Valley International Airport  
**CONTACT** Matt Dorman 610.871.1699



**PROPERTY NAME** 1837 Linden Street/294  
**ADDRESS** 1837 Linden Street  
**CITY** Allentown  
**SALE/LEASE** Both  
**AVAILABLE SF** 8,400 SF  
**BUILDING SF** 8,400 SF

**PRICE/RATE** \$1,430,000/Call for details  
**FEATURES** Two story Class A office building located off Hamilton Blvd, easy access to LV Hospital and St. Luke's Hospital, Route I-78 located a mile away, currently leased to St. Luke's until 11/2018  
**CONTACT** Mike Adams 610.871.1701



**PROPERTY NAME** 3735 Easton Nazareth Hwy/167  
**ADDRESS** 3735 Easton Nazareth Hwy  
**CITY** Easton  
**SALE/LEASE** Both  
**AVAILABLE SF** 10,445 SF  
**BUILDING SF** 10,445 SF

**PRICE/RATE** \$2,200,000/Call for details  
**FEATURES** Class A Office condo for sale or lease in Northwood Medical Arts Center, includes inviting waiting room/reception area just off main lobby, open space, private office and multiple exam rooms, high visibility, well maintained building  
**CONTACT** Matt Dorman 610.871.1699



**PROPERTY NAME** 91 Larry Holmes Drive/201  
**ADDRESS** 91 Larry Holmes Drive  
**CITY** Easton  
**SALE/LEASE** Lease  
**AVAILABLE SF** 19,600 SF  
**BUILDING SF** 20,000 SF

**LEASE RATE** Call for details  
**FEATURES** Available in a 20,000 SF Class A two story office building located in the Downtown Easton District, ample parking, four private offices, 3 conference rooms and two bathrooms, two stories of finished office space and a covered patio overlooking the rivers, easy access to highways  
**CONTACT** Anthony Diaz 610.871.1696

## AGGRESSIVE RATES



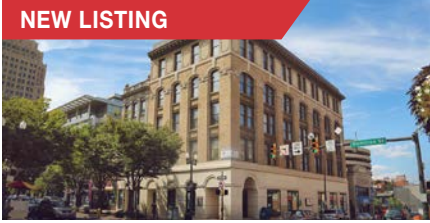
PROPERTY NAME	2268 S 12th Street/206
ADDRESS	2268 S 12th Street
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	5,500-22,000 SF
BUILDING SF	44,000 SF

LEASE RATE \$11.00/SF NNN

**FEATURES** Four story professional office building on well maintained property with on sight property management, ample parking, located just off Routes I-78 and 309 near Lehigh Valley Hospital; easy access to Route 22

CONTACT Matt Dorman 610.871.1699, Sarah Finney 610.871.1719

## NEW LISTING



PROPERTY NAME	East Penn Place/605
ADDRESS	801 W. Hamilton Street
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	1,031, 2,500 and 4,392 SF
BUILDING SF	35,080 SF

LEASE RATE \$12.00-\$14.00/SF Modified Gross

**FEATURES** MOVE IN READY! Centrally located in historic office building adjacent to PPL Center, in the heart of the Neighborhood Improvement Zone (NIZ), new flooring and paint, parking available on several surface lots and city parking decks, ample area amenities

CONTACT Matt Dorman 610.871.1699



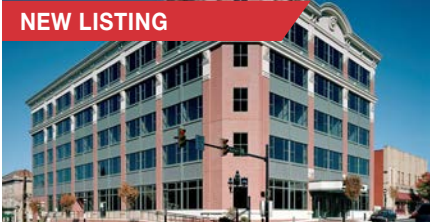
PROPERTY NAME	939 North 4th Street/105
ADDRESS	939 North 4th Street
CITY	Allentown
SALE/LEASE	Sale
AVAILABLE SF	7,891 SF divisible
BUILDING SF	7,891 SF divisible

SALE PRICE \$695,000

**FEATURES** Two story medical office building set on 1.79 AC, central air, 27 parking spaces, Business/Light Industrial zoning, public water/sewer, various area amenities, easy access to Routes 145 and 22

CONTACT Jay Haines 610.871.1721

## NEW LISTING



PROPERTY NAME	One East Broad Street/101
ADDRESS	One East Broad Street
CITY	Bethlehem
SALE/LEASE	Sublease
AVAILABLE SF	3,545 SF
BUILDING SF	88,640 SF

SUBLEASE RATE Call for Details

**FEATURES** Furnished office suite, located in a highly visible Class A professional office and retail building in the heart of downtown Bethlehem, beautiful lobby filled with architectural woodwork, chandeliers, an art gallery and lavish elevators, 24/7 ADT security entry system, easy access to Rts 378 and 22

CONTACT Anthony Diaz 610.871.1696

## SOLD - LEASE ONLY



PROPERTY NAME	31 S Commerce Way, LVIP IV/589
ADDRESS	31 S Commerce Way
CITY	Bethlehem
SALE/LEASE	Lease
AVAILABLE SF	4,390-7,390 SF
BUILDING SF	17,453 SF

LEASE RATE \$11.00/SF NNN

**FEATURES** PRICE REDUCED! Entire building undergoing renovations, 4,390 SF available (divisible) plus additional 3,000 SF of lower level space, ample parking, located in LVIP IV, just off Route 512, minutes to Routes 22, 33 and I-78

CONTACT Matt Dorman 610.871.1699



PROPERTY NAME	1044 N Quebec Street/594
ADDRESS	1044 N Quebec Street
CITY	Allentown
SALE/LEASE	Sale
AVAILABLE SF	5,000 SF
BUILDING SF	5,000 SF

SALE PRICE Call for details

**FEATURES** Conveniently located freestanding one story multi-tenant office building, attached storage shed and additional second floor space may be added if needed, private entrances for each tenant, plenty of off street parking, right off busy Union Blvd, minutes to Airport Rd, easy access to Rts 22 and 378

CONTACT Anthony Diaz 610.871.1696



PROPERTY NAME	2040 Avenue C/114
ADDRESS	2040 Avenue C
CITY	Allentown
SALE/LEASE	Lease
AVAILABLE SF	15,000 SF
BUILDING SF	205,926 SF

LEASE RATE \$16.00/SF Modified Gross

**FEATURES** Suite available on first floor, Class A three story updated Annex office building with an attractive main entrance and natural light, ample parking and flexible layouts, easy access to Routes 22, I-78, 33, 512 and 145

CONTACT Matt Dorman 610.871.1699



**AGGRESSIVE RATES**

PROPERTY NAME	Riverside Business Center/152
ADDRESS	1139 Lehigh Avenue
CITY	Whitehall
SALE/LEASE	Lease
AVAILABLE SF	17,000 and 28,000 SF sub-dividable
BUILDING SF	508,000 SF

LEASE RATE	\$1.50/SF NNN - 2nd floor \$3.25/SF NNN - 1st floor
FEATURES	Air conditioned office suite with hardwood floors available with small warehouse if needed, nice private offices, open space, conference rooms, ample parking, drive in door available, private canopied entrance, easy access to Routes 22, 33, I-78 and PA Turnpike 476
CONTACT	Mike Adams 610.871.1701

**COMMERCIAL / RETAIL / MIXED USE / OTHER**



**MOTIVATED SELLER**

PROPERTY NAME	1117 Union Boulevard/160
ADDRESS	1117 Union Boulevard
CITY	Allentown
SALE/LEASE	Both
AVAILABLE SF	4,050 SF
BUILDING SF	4,050 SF

PRICE/RATE	PRICE REDUCED! \$450,000/Call for details
FEATURES	Retail building with off street parking lot, B3 zoning which allows multiple uses, sits directly on busy Union Blvd with excellent visibility and high traffic counts, easy access to Airport Road and Route 22
CONTACT	John Crampsie, SIOR 610.871.1683



**NEW LISTING**

PROPERTY NAME	457 Lincoln Street/126
ADDRESS	457 Lincoln Street
CITY	Easton
SALE/LEASE	Sale
SF/ACRES	82,000 SF/1.3+ acres
ZONING	Medium Density Residential

SALE PRICE	\$900,000
FEATURES	Four story industrial building on 1.3+ acres available for development opportunity, brick, masonry and steel construction, 15' ceiling height, one elevator, public water, sewer and natural gas, easy access to Routes 22, 248, 611, 33, minutes to I-78 and NJ border
CONTACT	Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME	2300 Hanover Avenue/147
ADDRESS	2300 Hanover Avenue
CITY	Allentown
SALE/LEASE	Sale
AVAILABLE SF	3 buildings on 8.85 acres
BUILDING SF	3 buildings on 8.85 acres

SALE PRICE	\$3,680,000
FEATURES	33,517 SF one story office/showroom building, 15,357 SF one story showroom bldg, service building, ample parking, excellent visibility, high traffic counts, multiple entry points, located directly off busy Hanover Ave with easy access to highways
CONTACT	Frank T. Smith, CCIM, CPM® 610.871.1682



PROPERTY NAME	1111-1115 Walnut Street/110
ADDRESS	1111-1115 Walnut Street
CITY	Allentown
SALE/LEASE	Investment Sale
AVAILABLE SF	4,468 SF
BUILDING SF	4,468 SF

SALE PRICE	\$500,000
FEATURES	5 fully leased, well maintained units in a 4,468 SF three story multifamily building, four parking spaces included, additional two car garage, laundry machines in basement, separate electric for each unit, located blocks away from Hamilton Street and less than 10 minute walk to PPL Center
CONTACT	Anthony Diaz 610.871.1696



PROPERTY NAME	1027 W Hamilton Street/124
ADDRESS	1027 W Hamilton Street
CITY	Allentown
SALE/LEASE	Sale
AVAILABLE SF	3,699 SF
ZONING	Commercial

SALE PRICE	\$200,000
FEATURES	A rare opportunity to purchase a commercial mixed-use building with a fully equipped bar/restaurant, all existing equipment in place, parking in the rear, two residential apartments above, liquor license is also available (not included), terrific location, blocks to the PPL Center
CONTACT	Sarah Finney 610.871.1719



**PROPERTY NAME** 1837 Linden Street/294  
**ADDRESS** 1837 Linden Street  
**CITY** Allentown  
**SALE/LEASE** Both  
**AVAILABLE SF** 8,400 SF  
**BUILDING SF** 8,400 SF

**PRICE/RATE** \$1,430,000/Call for details  
**FEATURES** Two story Class A office building located off Hamilton Blvd, easy access to LV Hospital and St. Luke's Hospital, Route I-78 located a mile away, currently leased to St. Luke's until 11/2018  
**CONTACT** Mike Adams 610.871.1701



**PROPERTY NAME** Taylor Commons/230  
**ADDRESS** 1325 S. Main Avenue  
**CITY** Taylor  
**SALE/LEASE** Lease  
**AVAILABLE SF** 1,400 SF-16,000 SF  
**BUILDING SF** 60,000 SF

**LEASE RATE** \$9.00-\$12.00/SF NNN  
**FEATURES** Retail space available within newly developed strip center anchored by Walmart Super-center, great for any retail, restaurant or medical use, located approximately 1.5 miles southwest of downtown Scranton, PA and just minutes from PA Turnpike 476  
**CONTACT** Sarah Finney 610.871.1719



**PROPERTY NAME** Easton Ave and Farmersville Rd/169  
**ADDRESS** Easton Ave and Farmersville Rd  
**CITY** Bethlehem  
**SALE/LEASE** Sale/Land Lease Options  
**ACRES** 5.3 AC  
**ZONING** Planned Commercial

**PRICE/RATE** \$1,500,000/Joint Venture or Land Lease Options  
**FEATURES** Located at signaled intersection, zoned Planned Commercial with Enhancement Overlay, permitted uses include retail, banks, fast food, auto and restaurants, Phase I and II Environmental completed, sewer and water available, mixed use possible  
**CONTACT** Mike Adams 610.871.1701



**BACK ON THE MARKET**

**PROPERTY NAME** 1030 N West End Blvd/109  
**ADDRESS** 1030 N West End Blvd (Rt 309)  
**CITY** Quakertown  
**SALE/LEASE** Sale  
**ACRES** 16.7+ AC  
**ZONING** Planned Commercial

**SALE PRICE** PRICE REDUCED! \$975,000  
**FEATURES** 16.7+ AC with 1,064 ft non-contiguous frontage on busy Route 309, high traffic counts, 17,645 SF retail building renovated in 2009, liquor license available for additional cost, well lit parking lot with multiple entry points, easy access to main highways  
**CONTACT** Frank T. Smith, CCIM, CPM® 610.871.1682



**PROPERTY NAME** 3690 Lehigh Street/170  
**ADDRESS** 3690 Lehigh Street  
**CITY** Whitehall  
**SALE/LEASE** Lease  
**AVAILABLE SF** 880 and 800 SF  
**BUILDING SF** 18,770 SF

**LEASE RATE** \$12.00/SF NNN  
**FEATURES** Move in ready suites available for lease in the MacArthur Convenience Center, situated in 18,770 SF readily accessible retail center set on 4.59 AC, ample off-street parking, less than a mile from multiple shopping centers, Lehigh Street in Whitehall is major artery off Route 145  
**CONTACT** Jay Haines 610.871.1721



**PROPERTY NAME** 166 Foster Avenue/110  
**ADDRESS** 166 Foster Avenue  
**CITY** Freeland  
**SALE/LEASE** Both  
**AVAILABLE SF** 60,000 SF  
**BUILDING SF** 60,000 SF

**PRICE/RATE** \$1,700,000/Call for details  
**FEATURES** Office showroom plus warehouse building in good condition on 6 acres of ground (former lumber yard), heat and air conditioning, interior loading docks and various overhead doors, two additional covered storage areas with electricity, completely fenced in, directly on Route 940; just miles of I-80  
**CONTACT** Anthony Diaz 610.871.1696



**PROPERTY NAME** 647 Walnut Street/135  
**ADDRESS** 647 Walnut Street  
**CITY** Emmaus  
**SALE/LEASE** Sale  
**AVAILABLE SF** 5,000 SF  
**BUILDING SF** 5,000 SF

**SALE PRICE** \$249,000  
**FEATURES** Two entry points, front entrance to office and rear entrance to warehouse, 8'-12' ceiling height, oversized drive in door, easy access to Routes 29, 100 and 309  
**CONTACT** Frank T. Smith, CCIM, CPM® 610.871.1682



**PROPERTY NAME** 802 Club Avenue/149  
**ADDRESS** 802 Club Avenue  
**CITY** Allentown  
**SALE/LEASE** Sale  
**AVAILABLE SF** 1,840 SF  
**BUILDING SF** 1,840 SF

**SALE PRICE** \$110,000  
**FEATURES** Two and a half story residential building set on .23 AC, B3 zoning which allows for a variety of commercial and residential uses, detached garage, various area amenities, full basement, minutes to Airport Road and easy access to Routes 22 and 378  
**CONTACT** Frank T. Smith, CCIM, CPM® 610.871.1682



**PROPERTY NAME** 601 N Jordan Street/143  
**ADDRESS** 601 N Jordan Street  
**CITY** Allentown  
**SALE/LEASE** Sale  
**AVAILABLE SF** 34,638 SF  
**BUILDING SF** 34,638 SF

**SALE PRICE** \$1,200,000  
**FEATURES** INCOME PRODUCING LOCATION! Three story fully leased industrial building in fenced lot, approved zoning for Multi-Family Housing; Business/Light Industrial zoning which allows for a variety of uses, easy access to Route 145  
**CONTACT** Anthony Diaz 610.871.1696



**PROPERTY NAME** 5000 Bath Pike/127  
**ADDRESS** 5000 Bath Pike  
**CITY** Bethlehem  
**SALE/LEASE** Sale  
**SF/ACRES** Two bldgs totaling 7,000 SF/.74  
**ZONING** Planned Industrial Business District

**SALE PRICE** \$510,000  
**FEATURES** Excellent development opportunity! Two buildings totaling 7,000+ SF on almost three acres of land, PIBD zoning which allows multiple uses, ample parking, variety of area amenities nearby, great visibility, easy access to Routes 22, 512 and 378  
**CONTACT** Anthony Diaz 610.871.1696



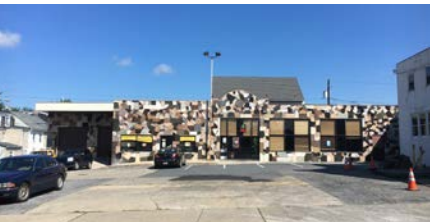
**PROPERTY NAME** 91 Larry Holmes Drive/134  
**ADDRESS** 91 Larry Holmes Drive  
**CITY** Easton  
**SALE/LEASE** Lease  
**AVAILABLE SF** 19,600 SF  
**BUILDING SF** 20,000 SF

**LEASE RATE** Call for details  
**FEATURES** 20,000 SF Class A two story office building located in the Downtown Easton District, ample parking, first floor with good visibility, two stories of finished office space and a covered patio overlooking the rivers, Routes 22, 611, 248 and I-78; minutes from New Jersey border  
**CONTACT** Anthony Diaz 610.871.1696



**PROPERTY NAME** Taylor Commons/230  
**ADDRESS** 1325 S. Main Avenue  
**CITY** Taylor  
**SALE/LEASE** Lease  
**AVAILABLE SF** 1,400 SF-16,000 SF  
**BUILDING SF** 60,000 SF

**LEASE RATE** \$9.00-\$12.00/SF NNN  
**FEATURES** Retail space available within newly developed strip center anchored by Walmart Super-center, great for any retail, restaurant or medical use, located approximately 1.5 miles southwest of downtown Scranton, PA and just minutes from PA Turnpike 476  
**CONTACT** Sarah Finney 610.871.1719



**PROPERTY NAME** 189 W Tilghman Street/144  
**ADDRESS** 189 W Tilghman Street  
**CITY** Allentown  
**SALE/LEASE** Sale  
**AVAILABLE SF** 6,000 SF  
**BUILDING SF** 6,000 SF

**SALE PRICE** Call for details  
**FEATURES** Potential development opportunity, retail building on great corner location, 30 parking spaces, office area, front counter and 2 bathrooms, drive in loading, Limited Business/ Residential (B1/R) zoning, previous gas station; can install gas pumps, easy access to Route 145  
**CONTACT** Anthony Diaz 610.871.1696



**PROPERTY NAME** 1058 Hausman Road/295  
**ADDRESS** 1058 Hausman Road  
**CITY** Allentown  
**SALE/LEASE** Sale  
**AVAILABLE SF** 8,800 SF  
**BUILDING SF** 8,800 SF

**SALE PRICE** Call for details  
**FEATURES** Potential investment property and/or development opportunity, building set in prime location with excellent visibility from Route 22 East, 5.5 acres, two income producing double sided billboards located on property and active hotel business as tenant, located at the intersection of Rts 22 and 309  
**CONTACT** Anthony Diaz 610.871.1696

COMMERCIAL / RETAIL / MIXED USE / OTHER (continued)



<b>PROPERTY NAME</b>	<b>366-374 Allen Street/138</b>
<b>ADDRESS</b>	366-374 Allen Street
<b>CITY</b>	Allentown
<b>SALE/LEASE</b>	Sale
<b>AVAILABLE SF</b>	64,000 SF
<b>BUILDING SF</b>	64,000 SF

<b>SALE PRICE</b>	\$699,000
<b>FEATURES</b>	Potential development opportunity, two story industrial building on .5+ acres, B/LI zoning which provides for a mix of commercial and light industrial uses, one drive in door and two dock doors, public water and sewer, single or multi-tenant building, easy access to Route 145 and 22
<b>CONTACT</b>	Anthony Diaz 610.871.1696



<b>PROPERTY NAME</b>	<b>302-304 N 9th Street/146</b>
<b>ADDRESS</b>	302-304 N 9th Street
<b>CITY</b>	Allentown
<b>SALE/LEASE</b>	Sale
<b>AVAILABLE SF</b>	11,866 SF
<b>BUILDING SF</b>	11,866 SF

<b>SALE PRICE</b>	Call for details
<b>FEATURES</b>	INCOME PRODUCING LOCATION! Retail/residential building on corner lot at lighted intersection, additional revenue from a 5 car parking lot, 95% rented with owner occupying the retail store, 14.4% Cap Rate, newly redone roof, R/MH zoning, easy access to Routes 145 and 22
<b>CONTACT</b>	Anthony Diaz 610.871.1696

LAND



<b>PROPERTY NAME</b>	<b>Brookside &amp; Lower Macungie Rd/150</b>
<b>ADDRESS</b>	Brookside & Lower Macungie Rd
<b>CITY</b>	Macungie
<b>SALE/LEASE</b>	Sale
<b>ACRES</b>	41+ AC
<b>ZONING</b>	Suburban Residential District

<b>SALE PRICE</b>	\$350,000/AC
<b>FEATURES</b>	2 parcels of land totaling 41+ acres, onsite improved access on Brookside Road, option to purchase additional neighboring 13+ acre parcel, excellent area demographics and school district with ample corporate neighbors nearby, easy access to Rts 29, 100, 222, 22, I-78 and 476
<b>CONTACT</b>	Jay Haines 610.871.1721



<b>PROPERTY NAME</b>	<b>5190 Lower Macungie Road/151</b>
<b>ADDRESS</b>	5190 Lower Macungie Road
<b>CITY</b>	Macungie
<b>SALE/LEASE</b>	Sale
<b>ACRES</b>	13+ AC
<b>ZONING</b>	Suburban Residential District

<b>SALE PRICE</b>	Call for details
<b>FEATURES</b>	Option to purchase two neighboring parcels totaling 41+ acres which includes onsite improved access on Brookside Road (see above listing), excellent area demographics and school district with ample corporate neighbors nearby, easy access to Rts 29, 100, 222, 22, I-78 and 476
<b>CONTACT</b>	Jay Haines 610.871.1721



<b>PROPERTY NAME</b>	<b>3850 Sierra Circle/209</b>
<b>ADDRESS</b>	3850 Sierra Circle
<b>CITY</b>	Center Valley
<b>SALE/LEASE</b>	Lease
<b>ACRES</b>	2.36 AC
<b>ZONING</b>	Industrial/Commercial

<b>LEASE RATE</b>	Call for details
<b>FEATURES</b>	2.36 AC office pad site in Class 'A' Stabler Corporate Center, neighboring office and medical buildings, adjacent to The Promenade Shops at Saucon Valley, located just off Routes 309 and I-78 providing easy access to PA Turnpike 476, New Jersey and New York
<b>CONTACT</b>	Frank T. Smith, CCIM, CPM® 610.871.1682



<b>PROPERTY NAME</b>	<b>5039-5055 Route 309/234</b>
<b>ADDRESS</b>	5039-5055 Route 309
<b>CITY</b>	Center Valley
<b>SALE/LEASE</b>	Sale
<b>ACRES</b>	1 AC
<b>ZONING</b>	Commercial

<b>SALE PRICE</b>	Call for details
<b>FEATURES</b>	Almost 1 AC of land available for sale with income producing properties, zoned Commercial with excellent area demographics, public water and sewer, multiple area amenities located nearby including the 475,000 SF Promenade Shops, directly on Route 309 with easy access to Routes 378 and I-78
<b>CONTACT</b>	Jay Haines 610.871.1721



**PROPERTY NAME** 4311 Locust Drive/582  
**ADDRESS** 4311 Locust Drive  
**CITY** Schnecksville  
**SALE/LEASE** Sale  
**ACRES** 12.9 AC  
**ZONING** Light Industrial

**SALE PRICE** \$69,500/AC  
**FEATURES** PRICE REDUCED! Multiple corporate neighbors including a professional business park, level topography, various area amenities, located just off Route 309 and less than 5 miles from Route 22 and PA Turnpike 476  
**CONTACT** Jay Haines 610.871.1721



**PROPERTY NAME** Route 443 and Mall Lane/153  
**ADDRESS** Route 443 and Mall Lane  
**CITY** Lehighton  
**SALE/LEASE** Sale  
**ACRES** 52 AC  
**ZONING** Mixed Use

**SALE PRICE** \$4,950,000  
**FEATURES** Mixed use land for sale, 1,200 feet of frontage on busy Route 443, high traffic counts, multiple development opportunities including commercial, retail, medical and residential, right next to Carbon Plaza, Lowe's, Walmart and other corporate neighbors  
**CONTACT** Frank T. Smith, CCIM, CPM® 610.871.1682



**PROPERTY NAME** 1430 Eck Rd/588  
**ADDRESS** 1430 Eck Rd  
**CITY** Allentown  
**SALE/LEASE** Sale  
**ACRES** 16.4 AC  
**ZONING** Approved Site/Industrial

**SALE PRICE** \$160,000/AC  
**FEATURES** 16+ AC divisible to 9.6 and 6.5 AC lots, both lots have approvals and are ready for development, approved for 40,000 SF industrial building, Industrial/Commercial uses allowed, level topography, adjacent to active rail line, easy access to Routes 309, I-78 and PA Turnpike 476  
**CONTACT** Mike Adams 610.871.1701



**PROPERTY NAME** Rt 145 and Columbia St/540  
**ADDRESS** Route 145 and Columbia St  
**CITY** Whitehall  
**SALE/LEASE** Sale  
**ACRES** 2.947 AC  
**ZONING** C-2A Local Commercial

**SALE PRICE** \$1,790,000  
**FEATURES** PRICE REDUCED! Flexible zoning allows for many uses, high visibility with frontage along Route 145 with daily traffic count of 30,952 vpd, immediately adjacent to busy Weis market at lighted intersection, excellent area demographics  
**CONTACT** John Crampsie, SIOR 610.871.1683



**PROPERTY NAME** 4777 Saucon Creek Road/132  
**ADDRESS** 4777 Saucon Creek Road  
**CITY** Center Valley  
**SALE/LEASE** Sale  
**ACRES** 1.58 AC  
**ZONING** Commercial

**SALE PRICE** \$395,000  
**FEATURES** 1.58 AC with level topography, flexible zoning allows for Industrial/Commercial use, access to public utilities easy access to Routes 309, 378 and I-78, located in close proximity to a multitude of area amenities  
**CONTACT** Matt Dorman 610.871.1699



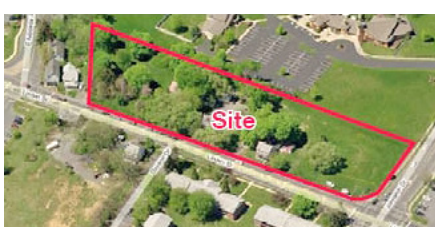
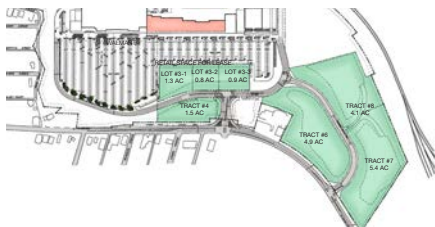
**PROPERTY NAME** 21 Jordan Drive/106  
**ADDRESS** 21 Jordan Drive  
**CITY** Allentown  
**SALE/LEASE** Sale  
**ACRES** 5.2 AC  
**ZONING** Commercial

**SALE PRICE** Call for details  
**FEATURES** 5.2 acres of partially excavated land for sale, mixed commercial/industrial uses allowed, beautiful view overlooking the American Parkway Bridge and The Waterfront project, easy access to the newly developed Waterfront bypass, Catasauqua Avenue, Airport Road, Routes 145 and 22  
**CONTACT** Anthony Diaz 610.871.1696



**PROPERTY NAME** 5841 Route 309 and Main St/107  
**ADDRESS** 5841 Route 309 and Main St  
**CITY** Upper Saucon Township  
**SALE/LEASE** Sale  
**ACRES** 3+ AC  
**ZONING** Residential

**SALE PRICE** Call for details  
**FEATURES** 3.181 acres high density residential land available for sale, zoned residential (R-3), 12 inch sewer line, excellent location, Southern Lehigh School District and various area amenities nearby, less than 3 miles from The Promenade Shops with easy access to Routes 309, 378 and I-78  
**CONTACT** John Crampsie 610.871.1683



**PROPERTY NAME** 185 S Third Street/104  
**ADDRESS** 185 S Third Street  
**CITY** Easton  
**SALE/LEASE** Sale/Long Term Lease  
**ACRES** 2-1 AC retail pads  
**ZONING** Business Highway

**PROPERTY NAME** 1001 Glenlivet Drive/202  
**ADDRESS** 1001 Glenlivet Drive/202  
**CITY** Allentown  
**SALE/LEASE** Sale  
**ACRES** 4.07 AC  
**ZONING** Commercial

**PROPERTY NAME** Rt 222/Rt 100/I-78/199  
**ADDRESS** Route 222/Route 100/ I-78  
**CITY** Upper Macungie Township  
**SALE/LEASE** Sale  
**ACRES** 6.3 AC  
**ZONING** Light Industrial

**PROPERTY NAME** Taylor Commons/230  
**ADDRESS** 1325 S. Main Avenue  
**CITY** Taylor  
**SALE/LEASE** Both  
**ACRES** 18+ AC  
**ZONING** Commercial

**PROPERTY NAME** 3049 Linden Street/806  
**ADDRESS** 3049 Linden Street/806  
**CITY** Bethlehem  
**SALE/LEASE** Sale  
**ACRES** 2.358 AC  
**ZONING** Commercial

**PROPERTY NAME** N. Whitehall Industrial Park/118  
**ADDRESS** 4080 Independence Dr, Rt 309  
**CITY** Schnecksville  
**SALE/LEASE** Both  
**ACRES** 2+ AC  
**ZONING** Light Industrial/Business

**PROPERTY NAME** N. Whitehall Industrial Park/201  
**ADDRESS** 4250 Independence Drive  
**CITY** Schnecksville  
**SALE/LEASE** Sale  
**ACRES** 4.16 AC  
**ZONING** Light Industrial/Business

**PRICE/RATE** \$1,250,000/acre  
**FEATURES** INCENTIVES MAY BE AVAILABLE! 2, 1 AC retail pad sites available for sale, can be purchased separately or together, easy access to Routes 22, 611, 33 and I-78, various area amenities nearby  
**CONTACT** John Crampsie, SIOR 610.871.1683, Sarah Finney 610.871.1719

**SALE PRICE** \$350,000/AC  
**FEATURES** Zoned Commercial which allows for multiple uses, high visibility with frontage along Route 100, daily traffic count over 28,000 vehicles per day, multiple corporate neighbors, various area amenities, just off Route I-78 with easy access to Route 22 and PA Turnpike 476  
**CONTACT** John Crampsie, SIOR 610.871.1683

**SALE PRICE** \$790,000  
**FEATURES** Commercial land with 1,868 feet of frontage on Route 100, zoning allows for multiple uses, dual access to Route 100 and Industrial Blvd, excellent area demographics, 42,867 vpd, just off I-78, minutes to Route 22 and PA Turnpike 476  
**CONTACT** Jay Haines 610.871.1721

**PRICE/RATE** Sales prices below and different lease rates for each tract  
**FEATURES** Land located directly next to new shopping center  
 Tract 3-1 \$125,000 Tract 6 \$350,000  
 Tract 3-2 \$100,000 Tract 7 \$400,000  
 Tract 3-3 \$100,000 Tract 8 \$200,000  
 Tract 4 \$150,000 Call for Lease Rates  
**CONTACT** Sarah Finney 610.871.1719

**SALE PRICE** \$1,100,000  
**FEATURES** Flexible zoning allows for many uses, designed for a 25,080 SF medical or professional office, excellent visibility with high traffic counts, excellent location across from busy market two retail strip ctrs, popular restaurants and upscale apt complex  
**CONTACT** Frank T. Smith, CCIM, CPM® 610.871.1682

**PRICE/RATE** Call for details  
**FEATURES** 2+ AC, flexible Light Industrial/Business zoning which allows for multiple uses, professional business park location, level topography, various area amenities, located just off Route 309, less than 5 miles to Route 22 and PA Turnpike 476  
**CONTACT** Jay Haines 610.871.1721

**SALE PRICE** \$102,000/AC  
**FEATURES** Flexible flexible Light Industrial/Business zoning which allows for multiple uses, professional business park location, level topography, located just off Route 309 and less than 5 miles from Route 22 and PA Turnpike 476  
**CONTACT** Jay Haines 610.871.1721



**PROPERTY NAME** 6655 Passer Rd/572  
**ADDRESS** 6655 Passer Rd  
**CITY** Coopersburg  
**SALE/LEASE** Lease  
**ACRES** .74 AC  
**ZONING** Commercial

**LEASE RATE** \$99,000/year  
**FEATURES** .74 AC pad site with frontage on busy Route 309, located on corner at lighted intersection, level topography, located 4 miles from the Promenade Shops, traffic counts on Route 309 are over 38,400 vehicles per day  
**CONTACT** Frank T. Smith, CCIM, CPM® 610.871.1682



**PROPERTY NAME** 4570 Tilghman St/817  
**ADDRESS** 4570 Tilghman Street  
**CITY** South Whitehall Township  
**SALE/LEASE** Sale  
**ACRES** 1.34 AC  
**ZONING** Highway Commercial-1

**SALE PRICE** \$985,000 (Owner can assist with land development)  
**FEATURES** Vacant commercial land with flexible Highway Commercial zoning allows for many uses, corner parcel located at lighted intersection in high profile location with excellent visibility, cross easement for access with both adjacent parcels  
**CONTACT** Frank T. Smith, CCIM, CPM® 610.871.1682



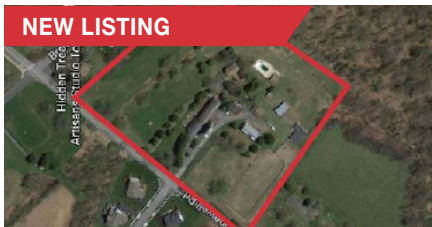
**PROPERTY NAME** 157 Commerce Drive/208  
**ADDRESS** 157 Commerce Drive  
**CITY** Bethlehem  
**SALE/LEASE** Sale  
**ACRES** 28.5807 AC, can be divided  
**ZONING** Commercial

**SALE PRICE** Call for details  
**FEATURES** Flexible commercial zoning allows for many uses, level topography, existing water line, rapidly growing corridor, average daily traffic count of 51,423 vehicles, excellent visibility with daily traffic counts on Route 33 of 57,000+ vpd, minutes to Routes 33, 248, 22 and I-78  
**CONTACT** Jay Haines 610.871.1721



**PROPERTY NAME** 1110-1140 Cedarville Road/108  
**ADDRESS** 1110-1140 Cedarville Road  
**CITY** Easton  
**SALE/LEASE** Sale  
**ACRES** 5 AC  
**ZONING** Residential

**SALE PRICE** Call for details  
**FEATURES** 5 acres of land with two occupied homes currently on property with two separate deeds, great location right off I-78 near Route 611, commercial strip mall less than a mile away, easy access to Routes 78, 611, 33 and 22  
**CONTACT** Anthony Diaz 610.871.1696



**PROPERTY NAME** 4732 West Hopewell Rd/171  
**ADDRESS** 4732 West Hopewell Road  
**CITY** Center Valley  
**SALE/LEASE** Investment Sale  
**ACRES** 11 AC  
**ZONING** Residential

**SALE PRICE** \$1,500,000  
**FEATURES** 11 acres available for sale, currently holds 4 rental units on month to month leases, rentals include a 4 apartment house, 2 horse stables, an additional house and barn, less than 3 miles to the Promenade Shops which include LL Bean, Barnes & Noble, Old Navy and more, easy access to Rts 309, 378 and 78  
**CONTACT** Anthony Diaz 610.871.1696