

SALE/ LEASE

2301 EMRICK BLVD,
BETHLEHEM, PA 18017

Pad-Ready Build-to-Suit Opportunity

AVAILABLE SPACE

Up to 34,000 SF

Purpose-built commercial space with turnkey delivery in as little as 7 months. Design/Build approach moves users from planning to occupancy with clarity, speed, and control.

- Proximate to health care providers, child care, hotels, restaurants, grocery & pharmacy
- Convenient regional access via I-78 and Routes 33 and 22.

Building Size: Up to 34,000 SF

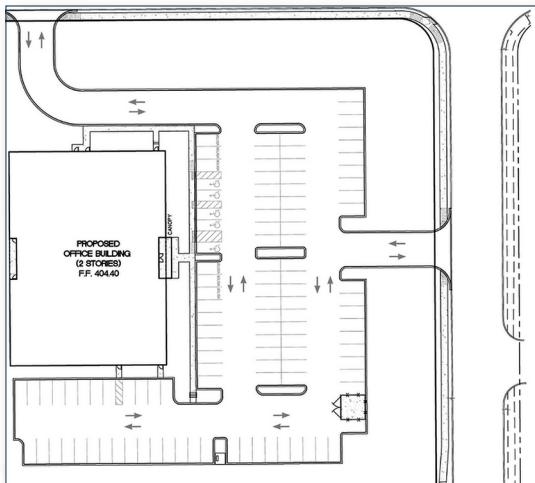
Building Class: A

Permitted Uses: Office, Medical, R&D

Lot Size: 5.00 AC

Parking: 100 Spaces

Building Signage: Available



JARRETT LAUBACH
610.704.7996
JLAUBACH@CHANNELCRE.COM



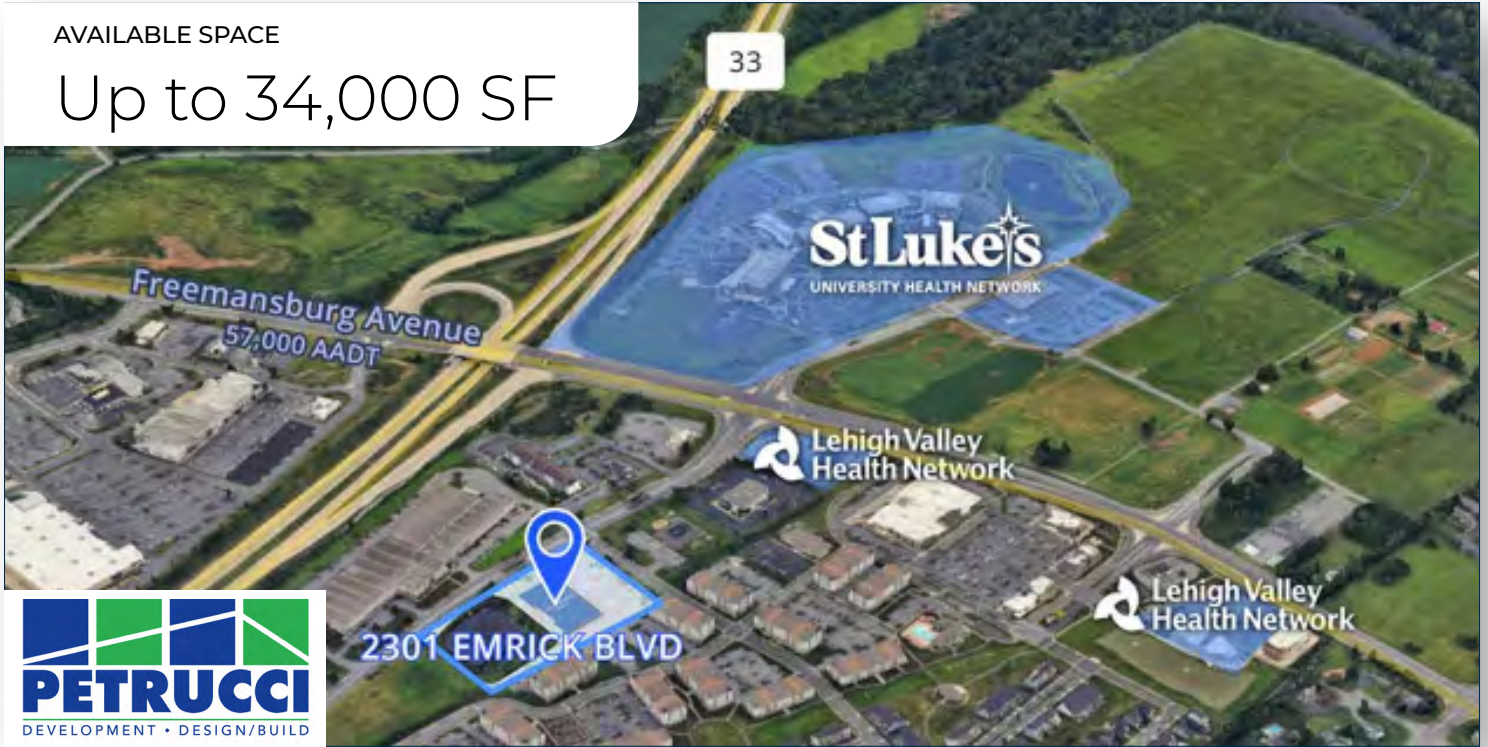
SALE/ LEASE

2301 EMRICK BLVD, BETHLEHEM, PA 18017

Pad-Ready Build-to-Suit Opportunity

AVAILABLE SPACE

Up to 34,000 SF



Building Delivery in

7-9

Months



Up to

34,000

SF



Car Parking
Spaces



Passed by

57,000

Vehicles Daily



15

Min Drive
to Lehigh Valley
International Airport

