



## 2500 Emrick Blvd

Bethlehem, Pennsylvania 18020

### Property Highlights

- Available for Sublease
- Proximity to UPS Hub and FedEx Ground Hub
- 32' Clear Height
- Fully Air-Conditioned Warehouse

### Property Overview

+/-70,000 SF warehouse sublease opportunity in a Class-A facility. Located near major logistics hubs, including UPS and FedEx plus excellent regional access from Routes 33, 22 and I-78. Boasts excellent warehouse amenities: fully air-conditioned, with 32' clear height, five (5) dock doors, one (1) drive-in door, plus on-site generator.

### Offering Summary

<b>Building Size:</b>	120,000 SF
<b>Available Space:</b>	70,000 SF
<b>Facility Class:</b>	Class-A

### For More Information

#### Michael Adams, SIOR

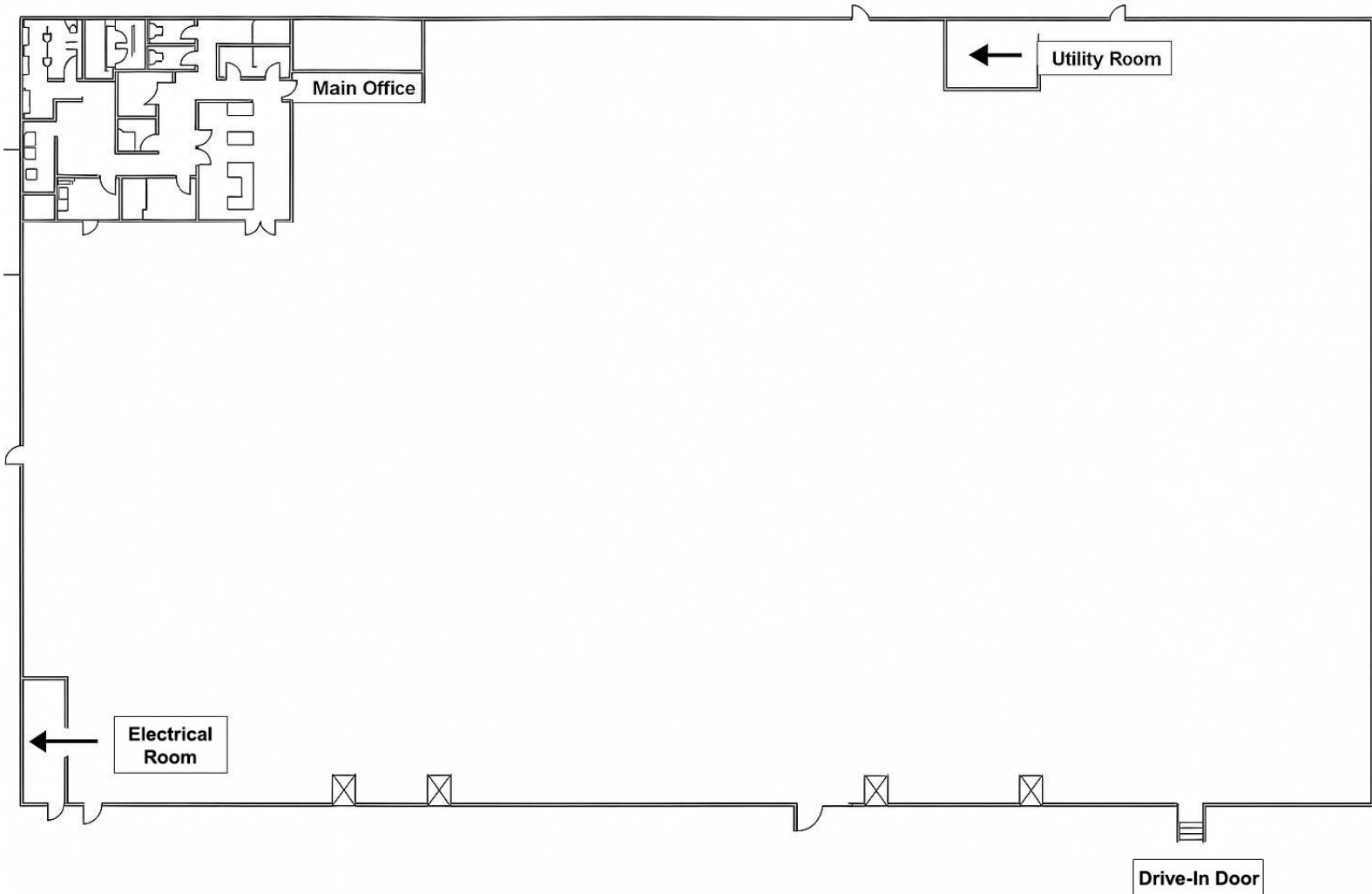
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### Suite Information

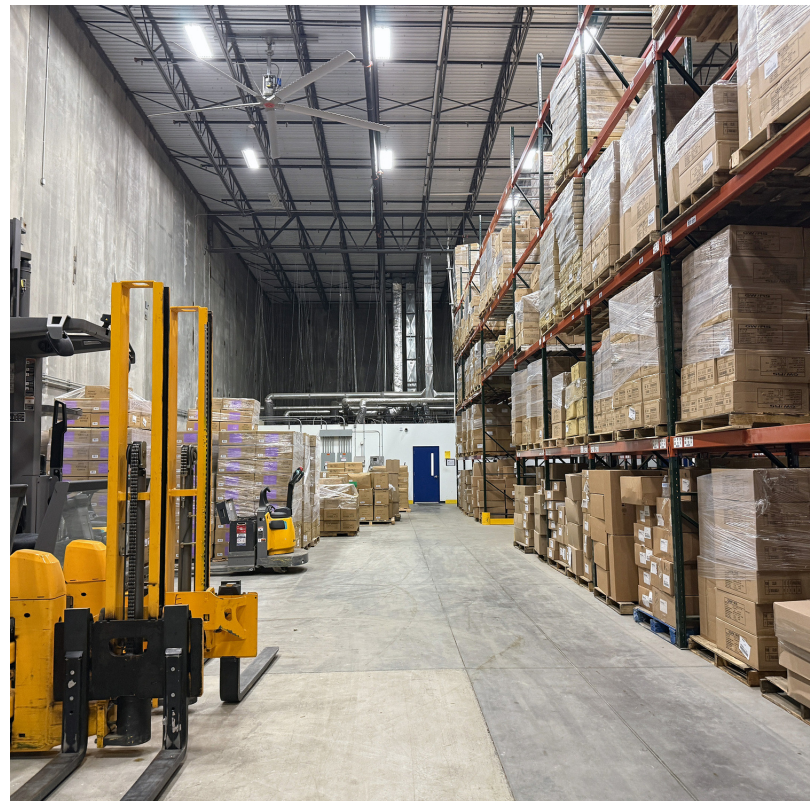
<b>Ceiling Height</b>	32'
<b>Office Size</b>	3,500 SF
<b>Configuration</b>	Single-side load
<b>Dock Doors</b>	5 (9'x10') with hydraulics, levelers, seals, and lights
<b>Drive-in Doors</b>	1 (12'x14')
<b>Fire Protection</b>	ESFR
<b>Lighting</b>	T-5 lighting
<b>HVAC</b>	Fully Air-Conditioned
<b>Electric Service</b>	1600-AMP, 480 V, 3-phase, 4-wire service
<b>Generator</b>	600 kW, 277/480 V Generator

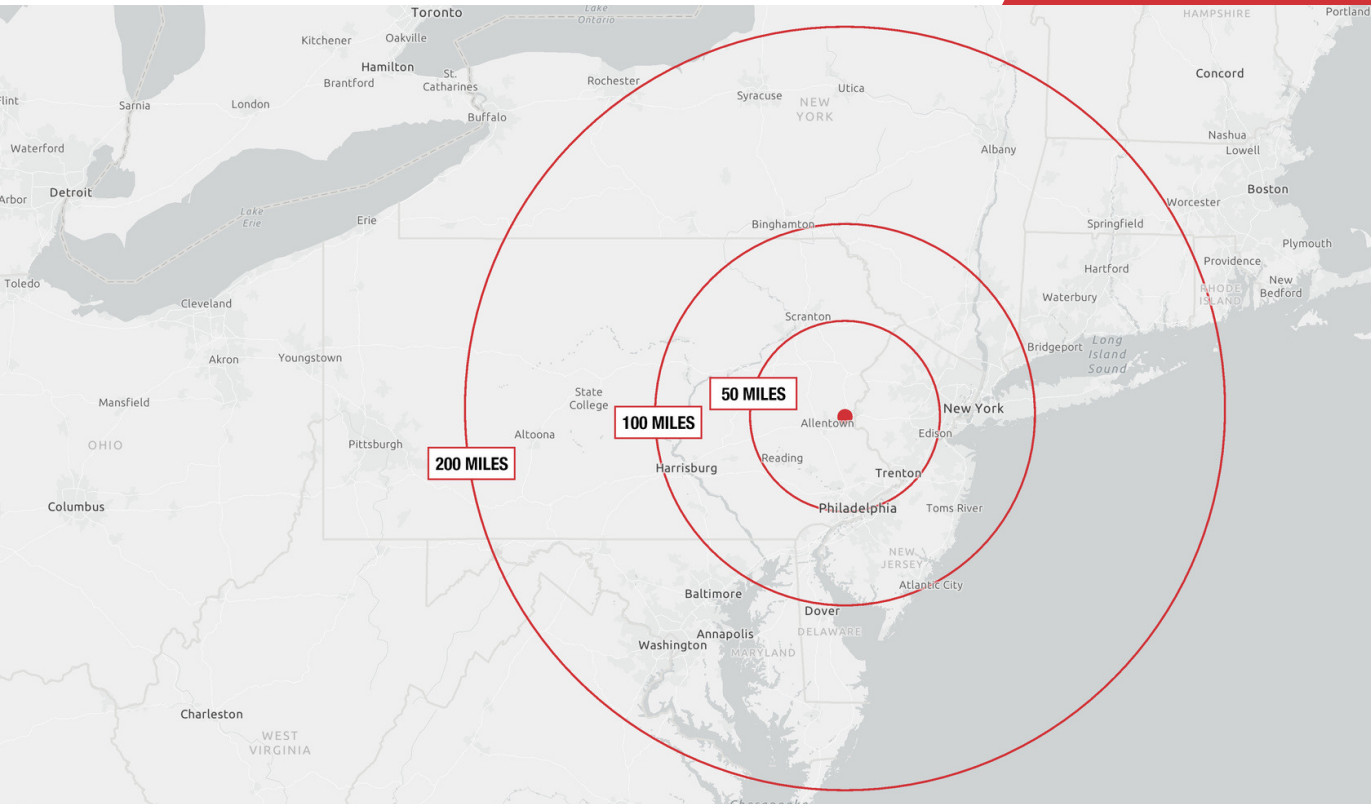
### Property Information

<b>Property Type</b>	Industrial
<b>Property Subtype</b>	Warehouse/Distribution
<b>Zoning</b>	Light Industrial
<b>Year Built</b>	2017

### Parking

<b>Car Parking Spaces</b>	64
<b>Truck Court</b>	125'





	Time	Miles
<b>Route 33</b>	3 min	0.8 miles
<b>I-78</b>	5 min	2.2 miles
<b>Route 22</b>	5 min	2.5 miles
<b>I-476</b>	22 min	19.5 miles

## Location Advantages

- Immediate access to Route 33 & I-78.
- Nearby amenities include restaurants, retail, entertainment and recreation.
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

## About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

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