



2500 Emrick Blvd

Bethlehem, Pennsylvania 18020

Property Highlights

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

Property Overview

+/-70,000 SF warehouse space 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, seven (7) dock doors, one (1) drive-in door, plus on-site generator.

Offering Summary

Building Size:	120,000 SF
Available Space:	70,000 SF
Facility Class:	Class-A

For More Information

Michael Adams, SIOR

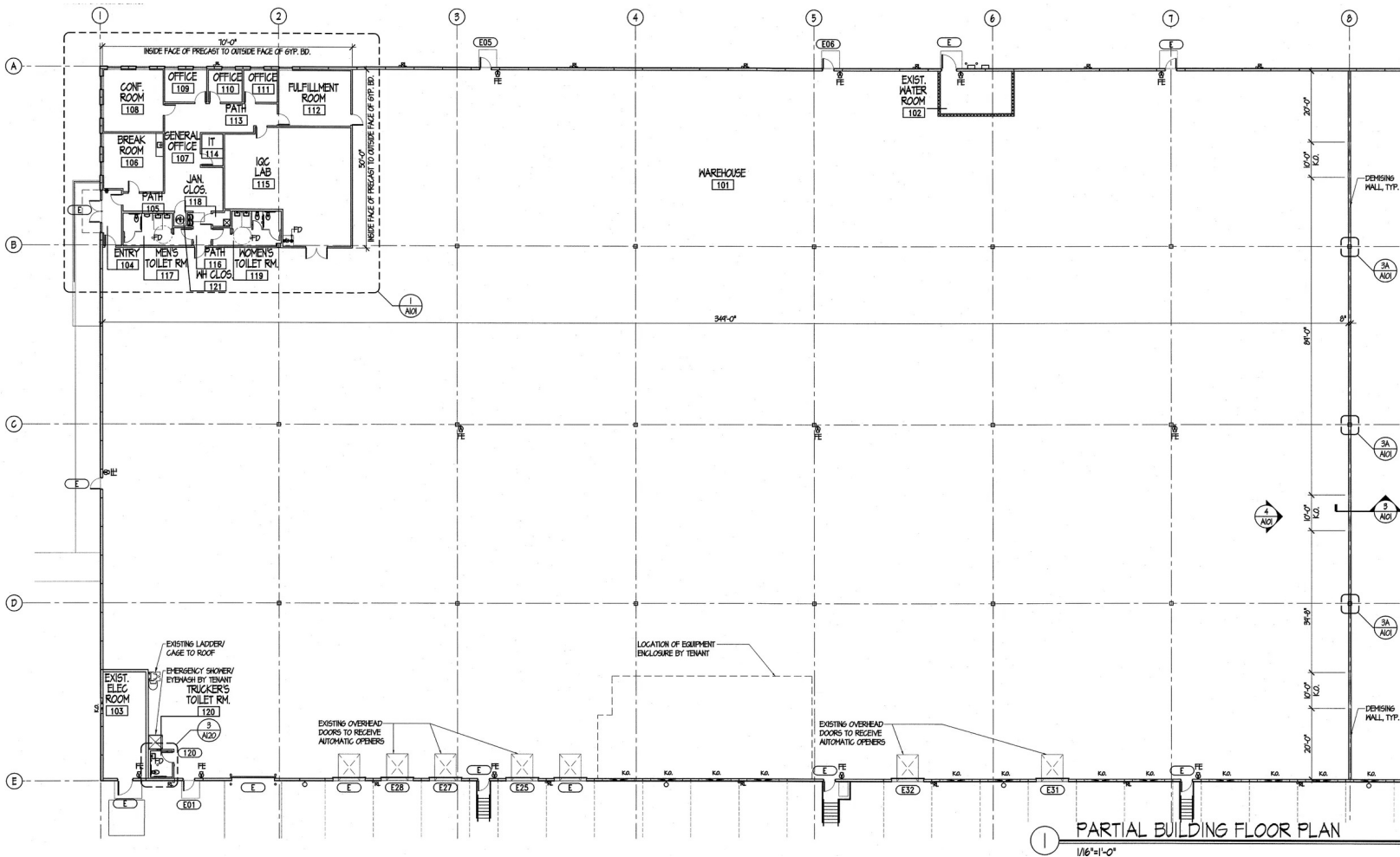
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Suite Information

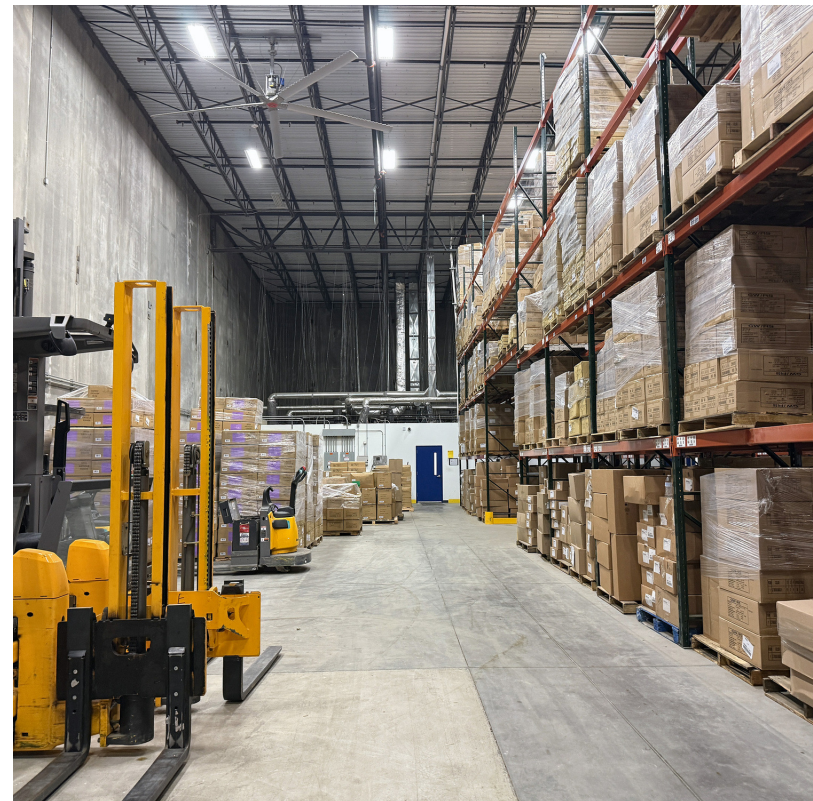
Ceiling Height	32'
Office Size	3,500 SF
Configuration	Single-side load
Dock Doors	7 (9'x10') with hydraulics, levelers, seals, and lights
Drive-in Doors	1 (12'x14')
Fire Protection	ESFR
Lighting	T-5 lighting
HVAC	Fully Air-Conditioned
Electric Service	1600-AMP, 480 V, 3-phase, 4-wire service
Generator	600 kW, 277/480 V Generator

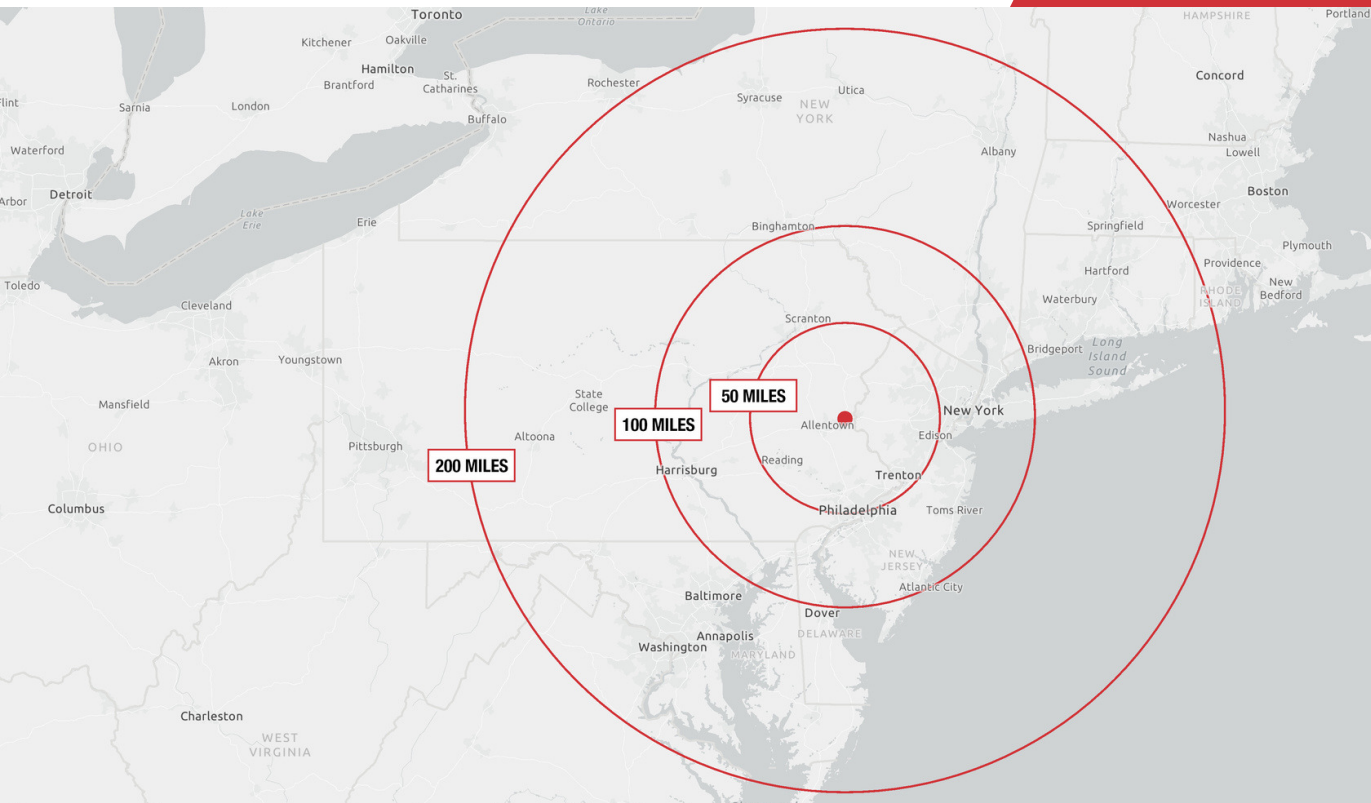
Property Information

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

Parking

Car Parking Spaces	64
Truck Court	125'





Column 1	Time	Miles
Route 33	3 min	0.8 miles
I-78	5 min	2.2 miles
Route 22	5 min	2.5 miles
I-476	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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