



2.9 ACRES



11,930 S.F.



3-PHASE

**1200 AMPS
480 VOLTS**



LVIP IV

**Lehigh Valley Industrial
Park IV**



4554

**Bath Pike
Bethlehem, PA**

PF WEISS



PROPERTY INFORMATION

SQUARE FEET

11,930 Sq Ft in Two Buildings

8,430 Sq Ft - Warehouse

1-Ground Level Drive In Door

3-Phase; 1200 Amps; 480 Volts

Public Sewer; Well Water; Heat Pump

3,500 Sq Ft - House - Indoor Swimming Pool

3 Car Garage

5 Bedrooms; 3.5 Baths; 1 Kitchen; Basement

LOT SIZE

2.9 Acres

ACCESS

1 Mile to US-22





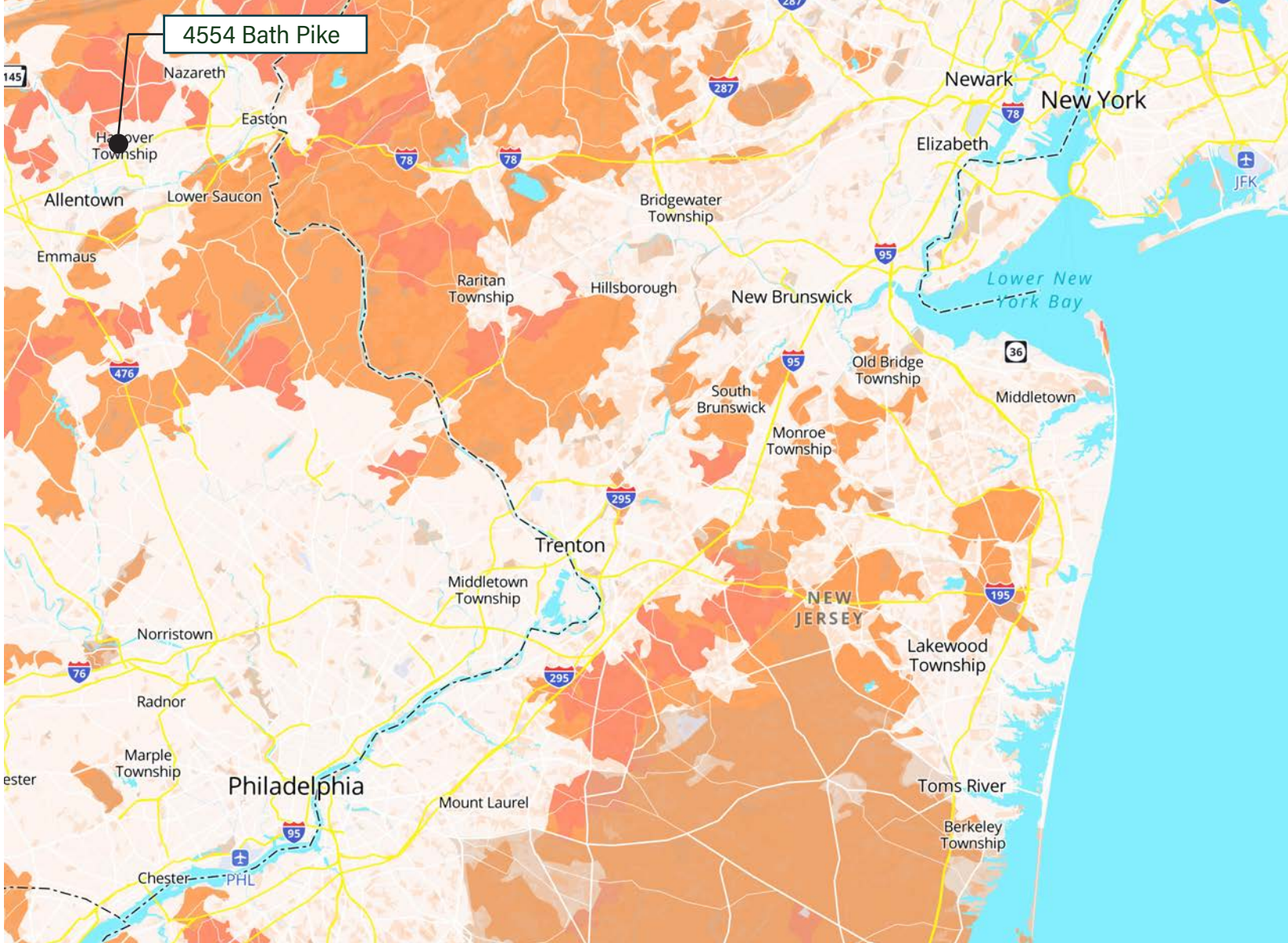
The property consists of two buildings totaling approximately 11,930 square feet, situated on a 2.9-acre corner lot at the signalized intersection of PA Route 512 (Bath Pike) and Southland Drive.

Strategically located within Lehigh Valley Industrial Park IV (LVIP IV), the site benefits from excellent visibility, frontage, and accessibility — positioned less than one mile from U.S. Route 22 (Center St / 512 Exit).

The property features two access points and is located within the Planned Industrial/Business Park (PIBD) zoning district, which accommodates a wide range of industrial and commercial uses.







PARCEL & INTERMODAL

NORFOLK SOUTHERN
USPS
FEDEX GROUND

DISTANCE

5 MILES
1 MILE
1 MILE

PORTS

PORT OF PHILADELPHIA 83 MILES
PORT OF NJ / NY 75 MILES
PORT OF BALTIMORE 160 MILES

AIRPORTS

LEHIGH VALLEY INTERNATIONAL 4 MILES
NEWARK LIBERTY 74 MILES
PHILADELPHIA AIRPORT 73 MILES

MAJOR CITIES

PHILADELPHIA 60 MILES
JERSEY CITY 80 MILES
NEW YORK 86 MILES
BALTIMORE 150 MILES
WASHINGTON DC 190 MILES
BOSTON 305 MILES

CONTACT INFORMATION

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