



Office Suite
Available in Flex &
Warehouse Facility



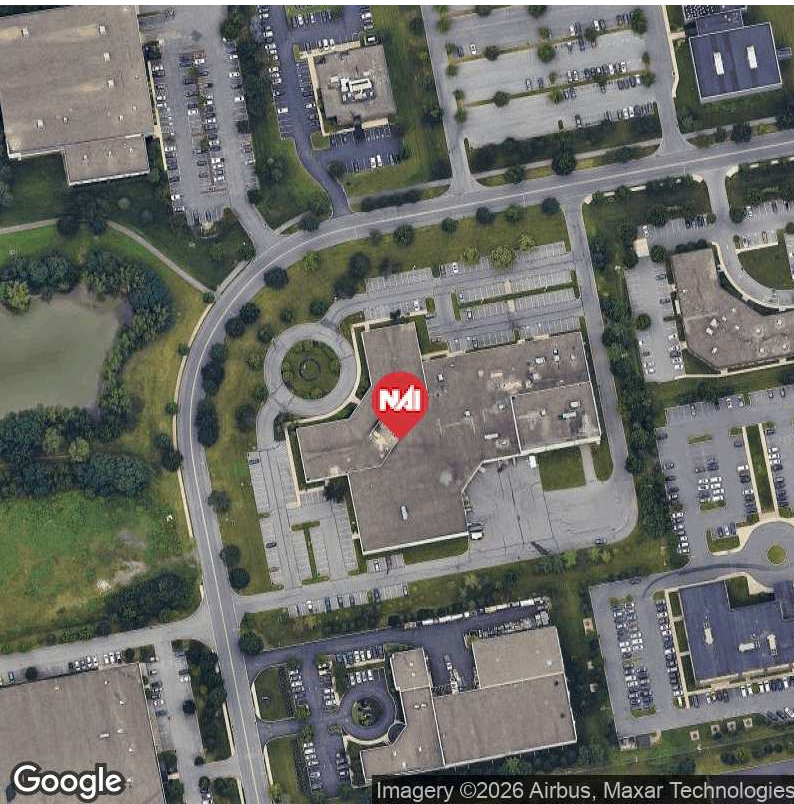
2800 Baglyos Circle

Bethlehem, PA 18020

Michael Adams, SIOR
O: 610.871.1701 | C: 610.704.3681
madams@naisummit.com

Sarah Finney Miller
O: 610.871.1719 | C: 610.554.5695
sfinney@naisummit.com

Collin Holben
O: 610.871.1691 | C: 484.951.4517
cholben@naisummit.com



Property Type	Industrial
Property Subtype	Flex Space
Lot Size	7.5 Acres
Zoning	Office/Light Industrial
Year Built	2006

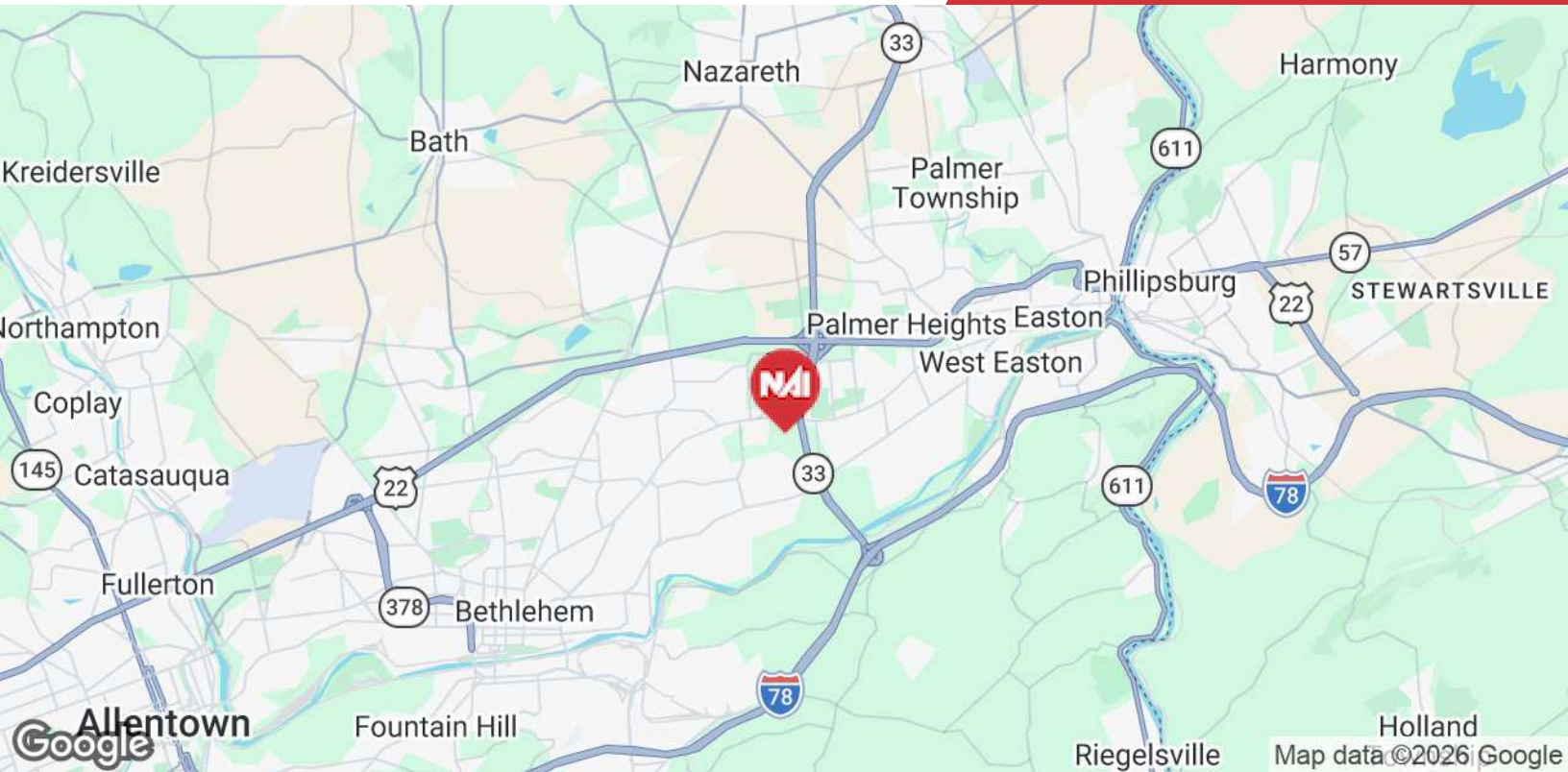
This well-maintained industrial and flex building located in the Lehigh Valley Industrial Park VI in Bethlehem Township, offers an excellent brand image for tenants. The remaining space is an office suite with an open layout providing flexible configuration for tenant.

- Convenient location off Route 33 provides easy access to Route 22 & I-78.
- Corporate neighbors include a range of industries, from manufacturers and warehousing to medical and professional services.



Available Spaces

Suite	Size	Type	Rate	Description
Suite D	11,450 SF	NNN	\$10.00 - 12.00 SF/yr	Open office layout



	Time	Miles
Route 33	2 min	0.5 miles
Route 22	4 min	1.8 miles
I-78	5 min	2.3 miles
Route 512	10 min	7.6 miles
Route 378	13 min	10 miles

Location Advantages

- Close proximity to Route 33 offers exceptional highway access to Routes 22 & I-78
- 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.

Michael Adams
Senior Vice President / Broker of Record
O: 610 871 1701
madams@naisummit.com

Sarah Finney Miller
Senior Vice President
O: 610 871 1719
sfinney@naisummit.com

Collin Holben
Associate
O: 610 871 1691
cholben@naisummit.com