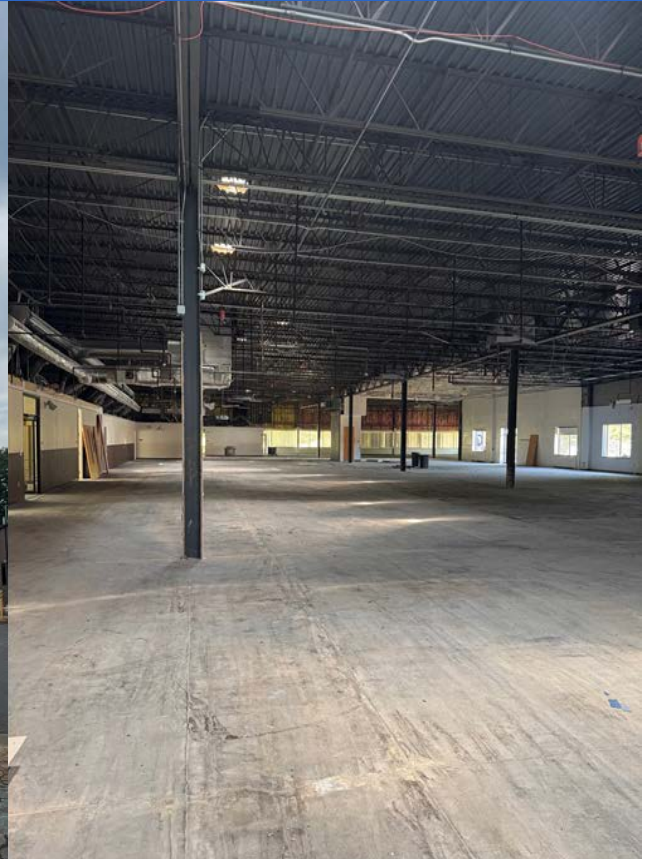
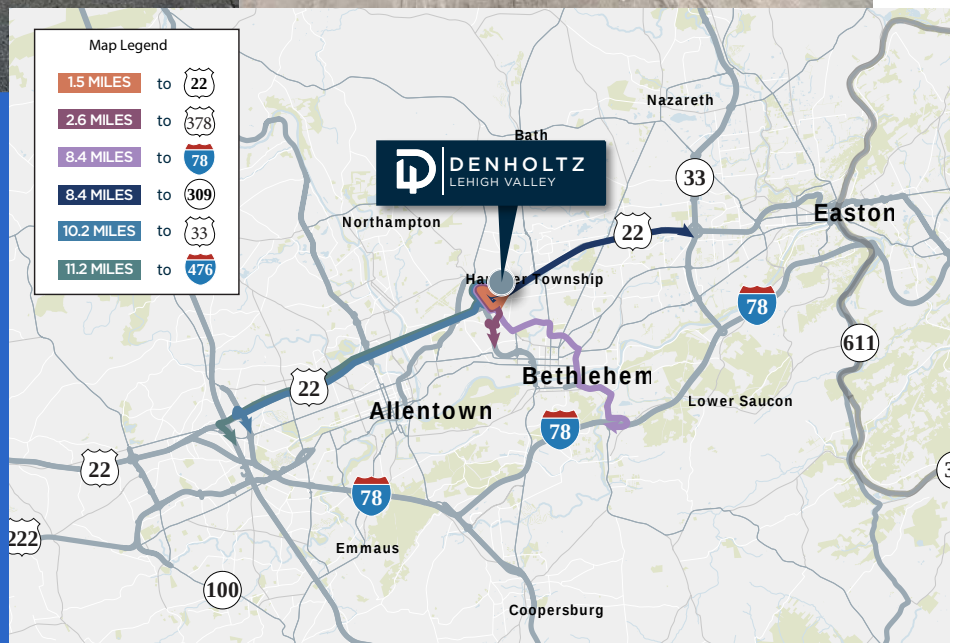




Part of the Denholtz Lehigh Valley light industrial portfolio, 1560 Valley Center Parkway is located off Route 22 and offers easy access to the Pennsylvania Turnpike (I-476) and Route 78. Its strategic location is within a day's drive to nearly 40% of the U.S. population. This one-story, 51,400 SF masonry building can be demised to 10,000 sf +.





#### BUILDING FEATURES

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TOTAL BUILDING SF</b>   | 51,400                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>TOTAL AVAILABLE SF</b>  | 51,400                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>BUILDING NOTES</b>      | Can be demised to 10,000 sf +                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>ZONING</b>              | PORR - Planned Office Research & Residential                                                                                                                                                                                                                                                                                                                                                                         |
| <b>SITE AREA</b>           | 5.6 Acres                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>CONSTRUCTION YEAR</b>   | 1990                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>CLEAR HEIGHT</b>        | Office 10'                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>BUILDING DIMENSIONS</b> | Depth: 103'-142'<br>Width: 403'                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>CAR PARKING</b>         | 152                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>INTERIOR FINISHES</b>   | Carpet in office, vinyl tile in restrooms, concrete in mechanical rooms; painted GWB walls; suspended acoustic tile ceilings                                                                                                                                                                                                                                                                                         |
| <b>ROOF TYPE</b>           | Low-slope, mechanically fastened, single-ply, EPDM membrane                                                                                                                                                                                                                                                                                                                                                          |
| <b>FIRE PROTECTION</b>     | Multiple-zone, fire alarm control panel, auto-dialer reportedly tying the system to a 24-hour, monitoring service, hardwired with battery-backup, smoke and heat detectors, pull stations, illuminated exit lights with battery-backup, emergency battery lighting units, horn/light annunciators, fire extinguishers, and a full-coverage, wetpipe, sprinkler system with check valves and tamper and flow switches |
| <b>HVAC</b>                | (16) rooftop-mounted, gas-fired, electric, packaged unit                                                                                                                                                                                                                                                                                                                                                             |
| <b>POWER</b>               | 2,000-Amp, three-phase, four-wire, 277/480-Volt main, feeding the main distribution panels (MDPs), located in the electrical room on the exterior façade                                                                                                                                                                                                                                                             |



denholtzlehighvalley.com

## CONTACT US

### Jody King

+1 610 398 3384  
jody.king@cbre.com  
Lic. PA

### Sean Bleiler

+1 610 398 3409  
sean.bleiler@cbre.com  
Lic. PA

### CBRE, Inc.

1275 Glenlivet Drive, Suite 320  
Allentown, PA 18106  
+1 610 398 6900  
Licensed Real Estate Broker

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

1560 VALLEY CENTER PARKWAY  
BETHLEHEM, PA

**CBRE**