

For Lease | Office

Bethlehem Commerce Center

3859 Nazareth Pike, Bethlehem, PA 18020



OFFERING SUMMARY

Available SF: 1,586 - 9,880 SF

Lease Rate: Negotiable

Lot Size: 3 Acres

Year Built: 2010

Building Size: 22,000 SF

Zoning: Commercial

Market: Lehigh Valley

Submarket: Bethlehem

PROPERTY OVERVIEW

Three units available. Ground Floor: 1,759 SF and 1,586 SF- not contiguous. Second Floor: 6,685 SF contiguous vacant with term left on lease.

LOCATION OVERVIEW

This flex office space is located just south of the Bethlehem Plaza Shopping Center and across from a shopping center that is anchored by Walmart. A Route 22 exit is within 1/3 mile of this property. The ABE Regional Airport is within 5 miles of the site. The NJ State Line is within 10 miles of this property.

PROPERTY HIGHLIGHTS

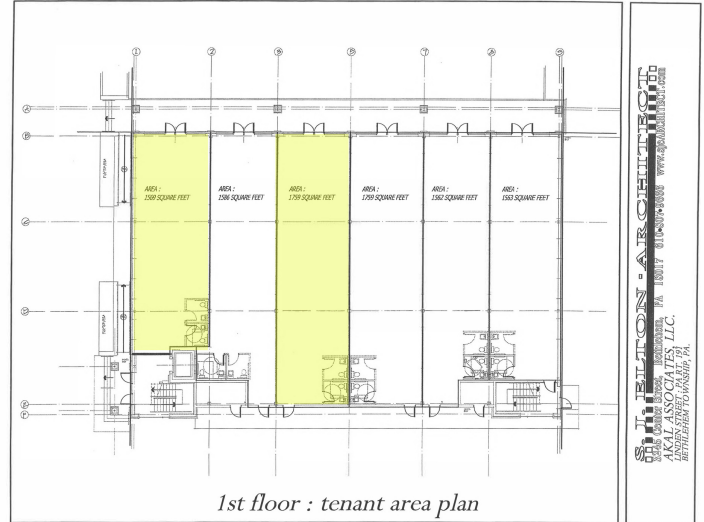
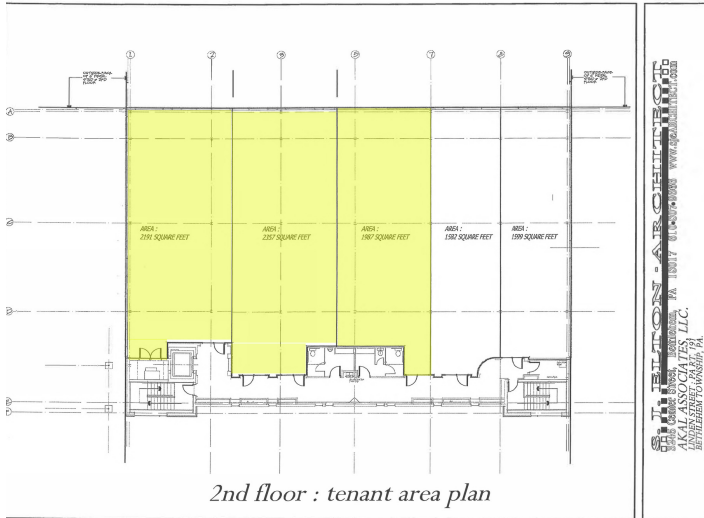
- Architectural panel/ Ribbon window panels on second floor, steel frame.
- Ground floor has large front window panels.
- Distinctive Doric Column facade.
- Second floor has shared restrooms and ground floor units each have private restrooms
- Ample parking

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