



54 S Commerce Way

Bethlehem, Pennsylvania 18017

Property Overview

The flex/office suite is a single-story 3,200 sq ft space featuring modern finishes, a private office, and built-in workstations in a well-designed space. A unique overhead door brings abundant natural light into a versatile studio or production space, complemented by a mezzanine ideal for additional office space or storage. The existing layout offers an attractive blend of office and operational space, while users requiring additional warehouse or storage capacity have the ability to reconfigure portions of the office area to take advantage of the building's approximately 20' clear height. This flexibility allows the space to accommodate a wide range of office, showroom, studio, light industrial, storage, and other flex users.

Offering Summary

Lease Rate:	\$14 SF/yr (NNN)
Building Size:	36,700 SF
Available SF:	3,200 SF
Lot Size:	3.4 Acres

For More Information

Michael Adams, SIOR

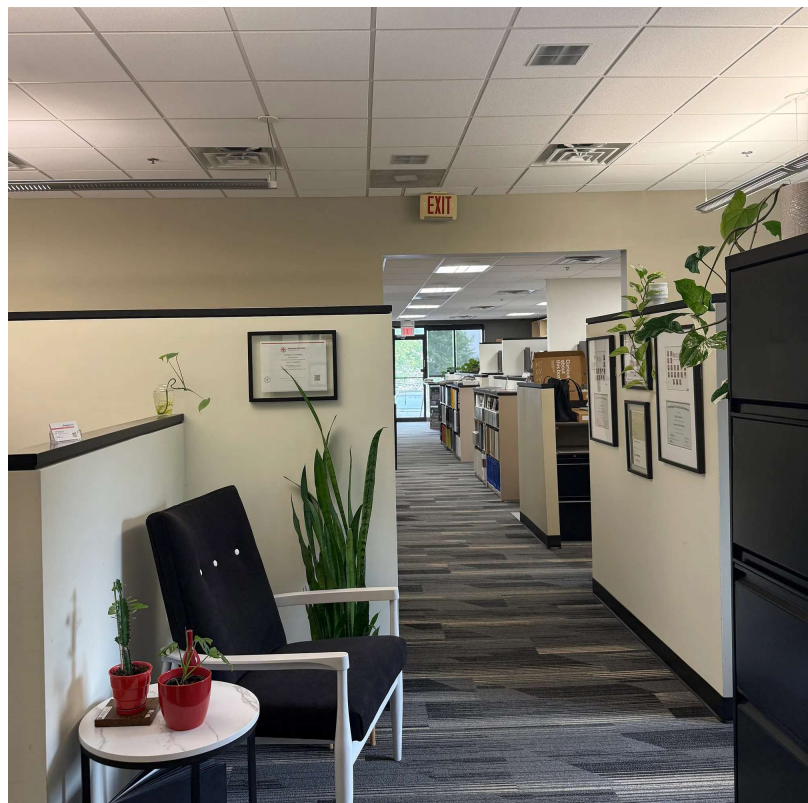
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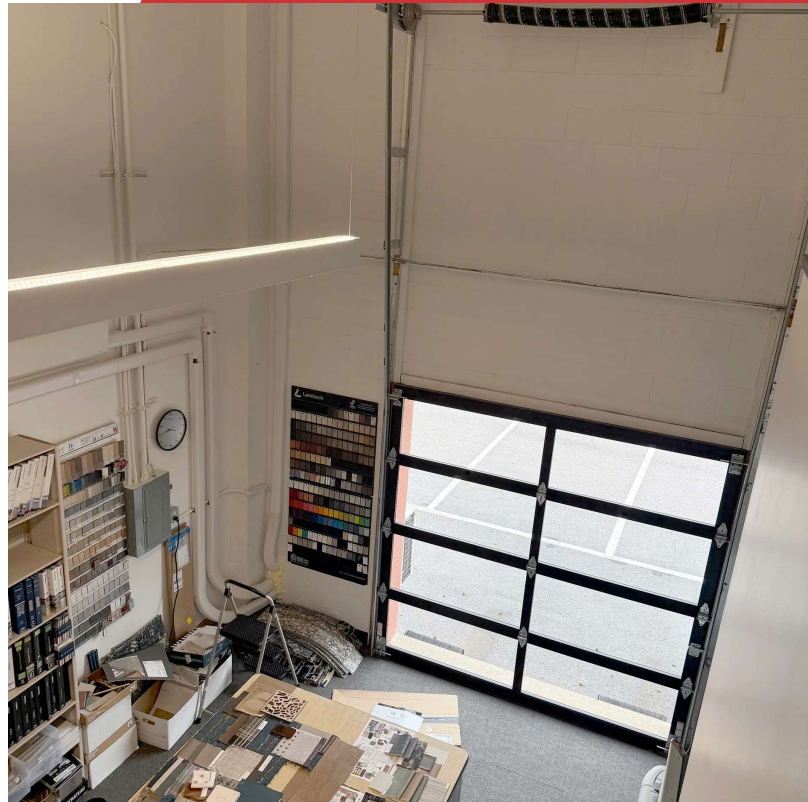
Sarah Finney Miller

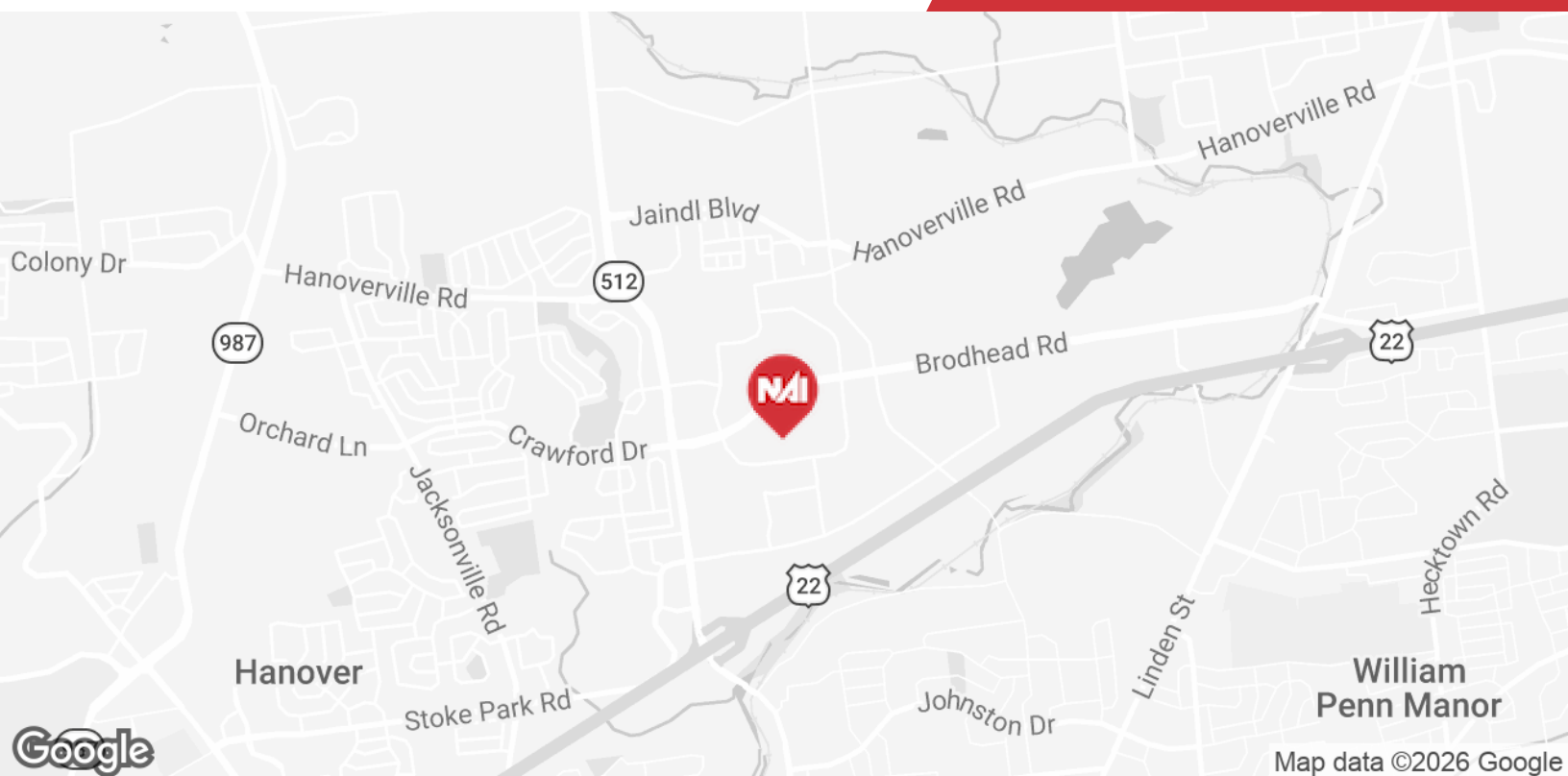
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	Time	Miles
Route 512	3 min	0.5 mile
Route 22	5 min	1.5 miles
Route 33	11 min	6.8 miles
I-78	14 min	10.2 miles
I-476	20 min	12.8 miles

Location Advantages

- Convenient access to Routes 512 and 22 provides quick connectivity to the region.
- 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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