

# FOR SALE or LEASE

15,050 SF

Zoned: C-1

Dedicated  
Parking Lot:  
36 Spaces

Sale Price:  
\$2,290,000  
Lease Price:  
\$14.95/SF NNN

**2346 JACKSONVILLE RD.  
BETHLEHEM, PA 18017**

Fabulous Lehigh Valley office  
location- perfect for owner-user!



## Freestanding Office Building

### Current Build-Out: Professional Research Office

Fabulous Lehigh Valley office location, just off Schoenersville Rd with easy access to Route 22. The building is available for sale or lease.

The property consists of:

- Suite A 9,570 SF  
1st Level/Lower Level
- Suite B 5,480 SF  
2nd Level/Mezzanine

Large parking lot for 36 behind building.

Very flexible zoning includes retail, day care, and offices such as doctor, dentist, lawyer, real estate, insurance brokers. Elevator service, state of the art HVAC and 100sf clean room.

**kw**  
KELLERWILLIAMS.  
REAL ESTATE

Each office is individually owned and operated

James Balliet  
President  
O 610-435-1800  
C 610-972-6808  
James@JBPropertyGroup.com  
JBPropertyGroup.com



Ryan McGeehan  
Associate Broker  
O 610-435-1800  
C 484-695-6120  
Ryan@JBPropertyGroup.com  
JBPropertyGroup.com



Convenient  
Location Near  
Route 22

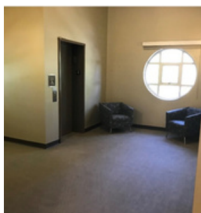


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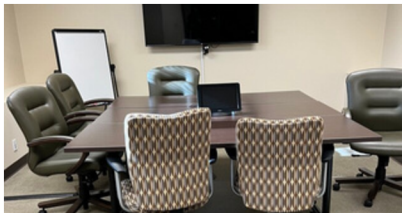


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Basement



1st Floor



2nd Floor

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