

2700-2800 EMRICK BOULEVARD, LVIP VI

4,090SF OFFICE & AIR CONDITIONED WAREHOUSE SPACE AVAILABLE IN BETHLEHEM TOWNSHIP, PA



BUILDING FEATURES

- Leasing Sizes:** 4,090 SF (interior bays), 4,230 SF or 4,526 (end bays)
- Parking:** 230 spaces (expandable); ratio of 4:1,000
- Construction:** Architectural concrete, tilt-up panels
- Roof:** Single-ply membrane
- Ceiling Height:** 10' Throughout (Office)
20' Clear (Warehouse)
- Lighting:** LED or Fluorescent (Office)
LED or Metal Halide (Warehouse)
- HVAC:** Air Conditioned, Gas Heat (Office)
Gas Heat, some Air Conditioning (Warehouse)
- Loading:** Tailgate and/or Drive-In doors (2 per bay)
- Truck Court:** 115 Feet
- Fire Protection:** 100% sprinklered
- Signage:** Building and monument signage permitted for individual tenants
- Traffic Arteries:** Adjacent to US RTE 33, between I-78 US RTE 22



BERGER-EPSTEIN ASSOCIATES, INC.

3900 Hamilton Boulevard, Suite 208, Allentown, PA 18103

Jonathan Epstein, CCIM

je@berger-epstein.com

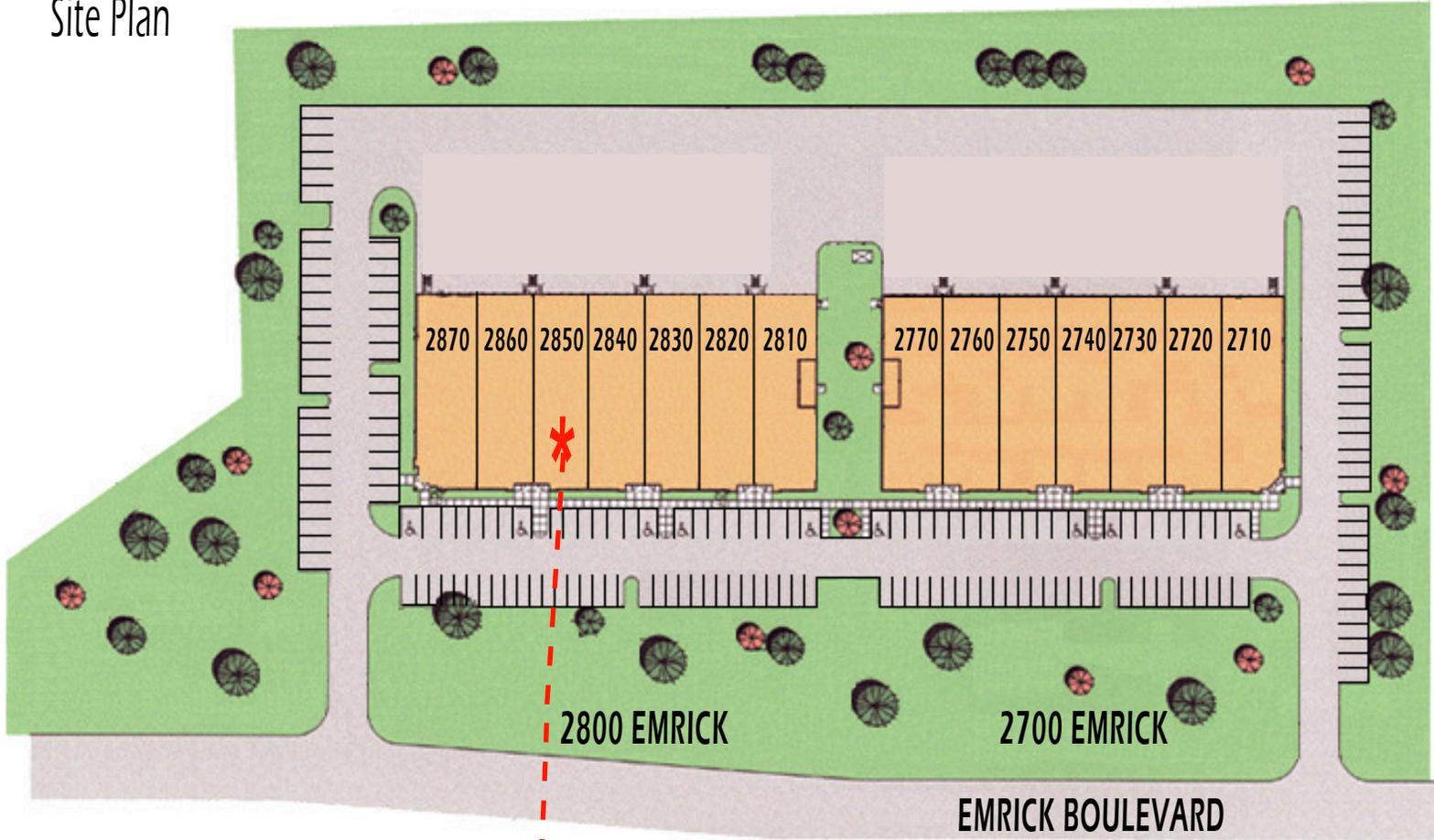
(610) 437-7070 x212

<https://berger-epstein.com>

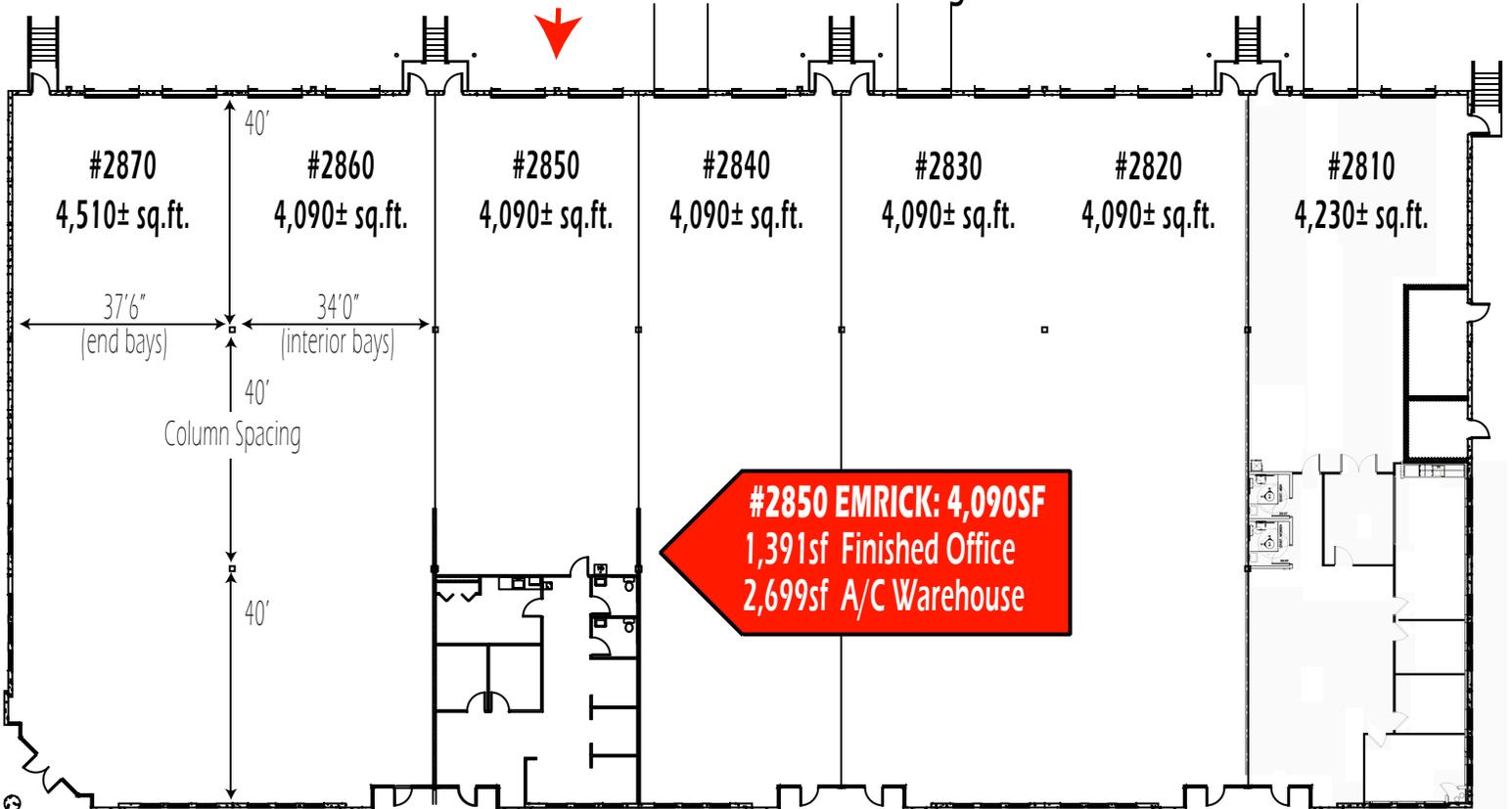


011626

Site Plan



Building Plan for 2800 Emrick Boulevard



AVAILABLE