



Warehouse
Light Industrial
Flex



2800 Baglyos Circle

Bethlehem, PA 18020

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Property Type	Industrial
Property Subtype	Flex Space
Lot Size	7.5 Acres
Zoning	Office/Light Industrial
Year Built	2006

This well-maintained industrial building located in the Lehigh Valley Industrial Park VI in Bethlehem Township, offers an excellent brand image for tenants. There are multiple suites currently available to cater to a wide range of industrial tenant requirements. The office area is an open layout with potential for conversion.

- Convenient location off Route 33 provides access to Route 22 & I-78
- Loading Dock
- Fully air-conditioned and well-maintained warehouse

Building Specifications

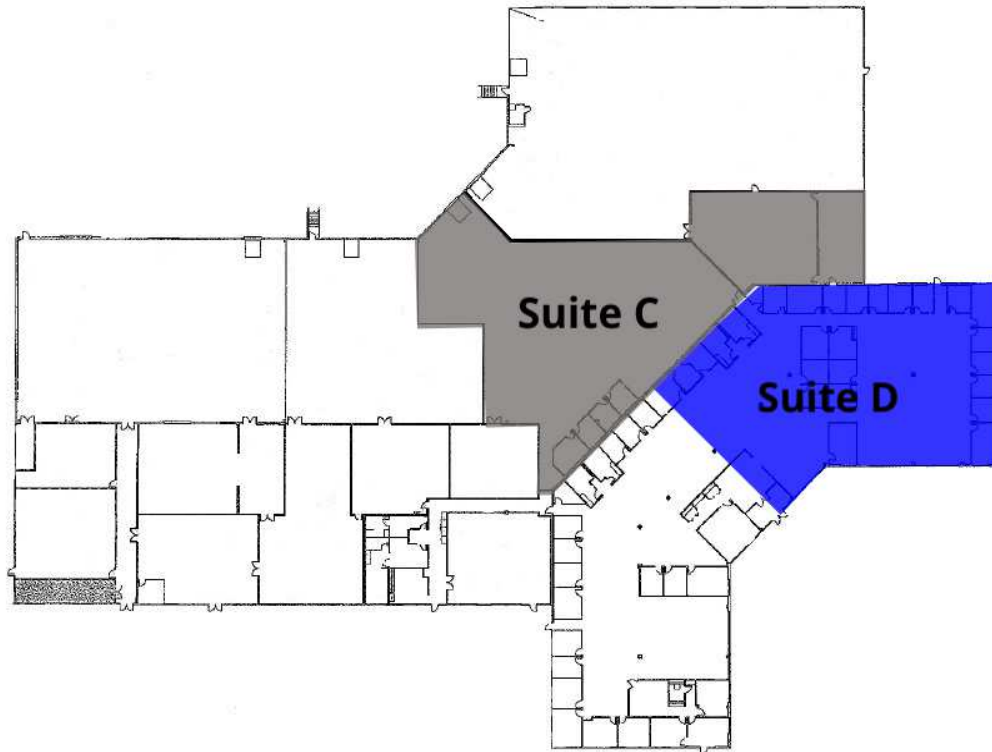
Building Size	84,803 SF
Class	A
Tenancy	Multiple
Construction Materials	Masonry
Ceiling Height	20 ft
Office Space	25,000 SF
Number of Floors	1
Column Space	40 ft
Warehouse %	72.0%
Dock Doors	4
Drive-In Doors	1

Power	2,000 amp / 3-phase Heavy
Sprinkler System	Wet
Floor Thickness	6"
Parking Ratio	5.0/1,000
Number of Parking Spaces	190

Utilities & Amenities

Heating	Natural Gas
Sewer / Water	City





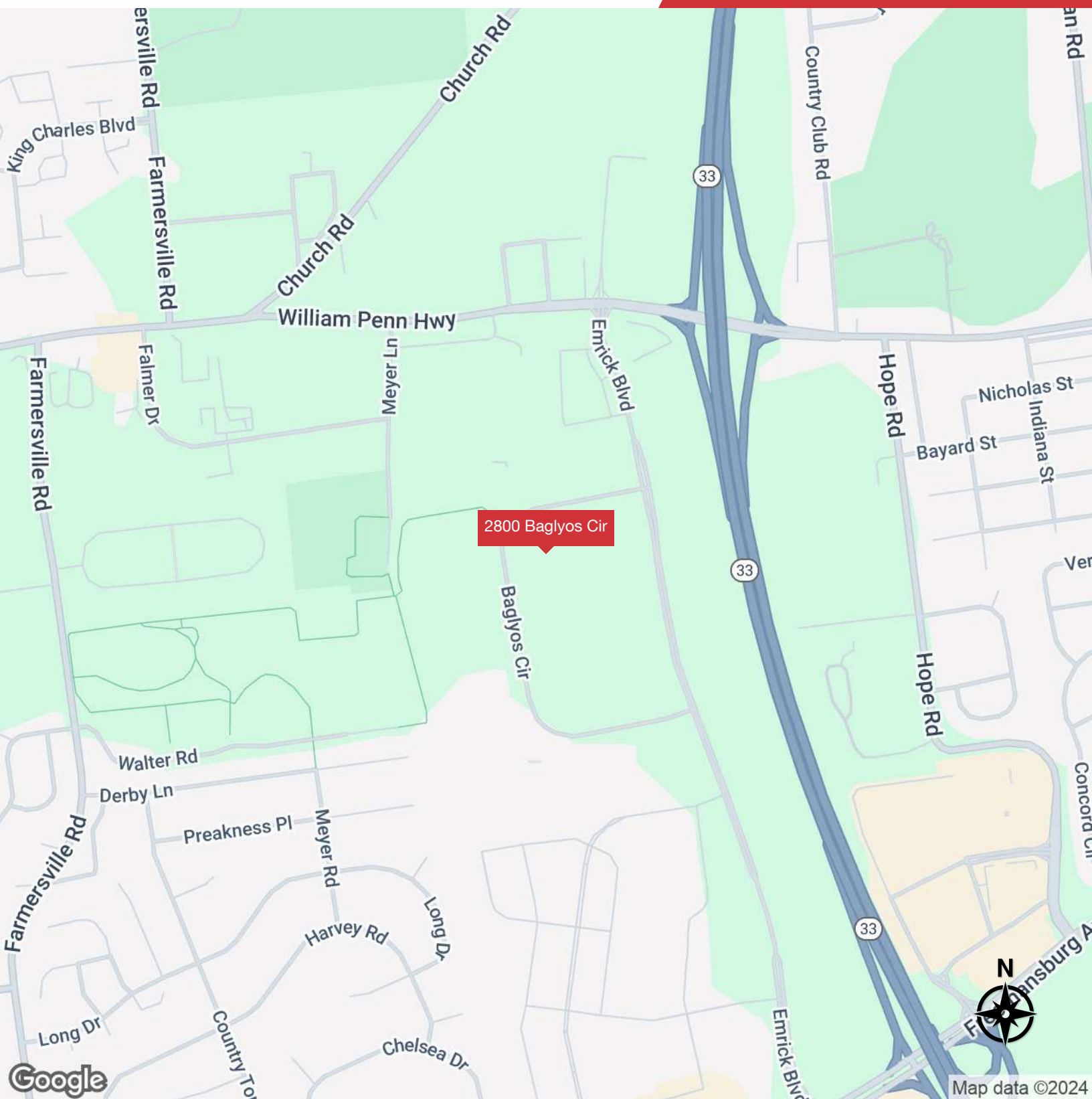
Lease Information

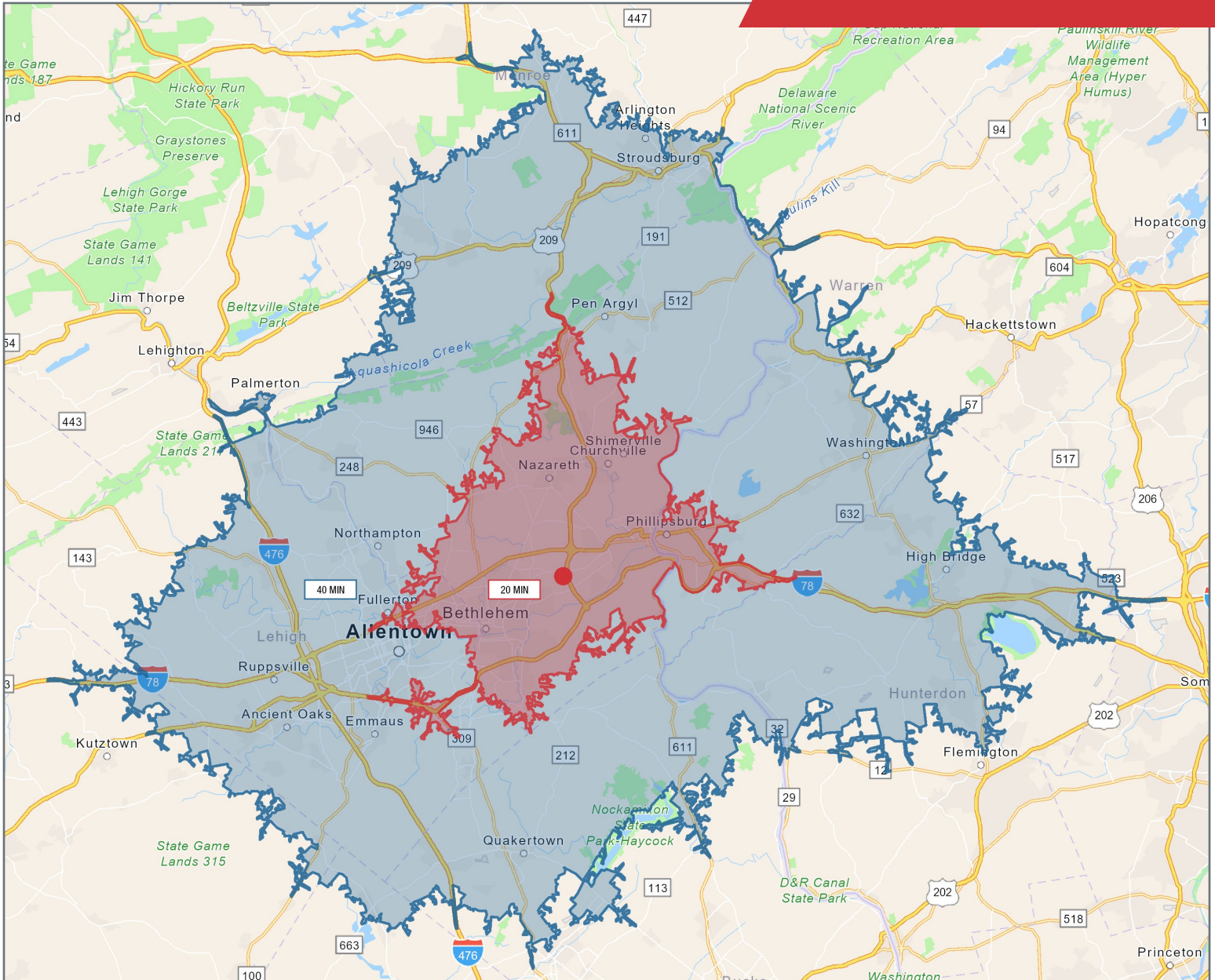
Lease Type:	NNN	Lease Term:	Negotiable
Total Available Space:	25,000 SF	Lease Rate:	\$10.00 - \$12.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Suite C	Suite C	12,500 SF	NNN	\$10.00 - 12.00 SF/yr	1 dock door. Warehouse can be combined with adjacent suites or office space.
Suite D	Suite D	12,500 SF	NNN	\$10.00 - 12.00 SF/yr	Open office layout can be combined with adjacent warehouse space.







KEY FACTS	20 MIN DRIVE TIME	40 MIN DRIVE TIME	700+ Manufacturers with Lehigh Valley Facilities
Total Population	304,001	955,721	
Working Age	181,441	572,021	
Blue Collar	22.6%	24.1%	
Total Businesses	10,623	33,154	

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	Time	Miles
LV International Airport	32 min	12 miles
Port of Philadelphia	96 min	58 miles
Philadelphia Airport	75 min	70 miles
Newark International Airport	75 min	80 miles
Newark Freight Terminal	78 min	81 miles

Location Advantages

- Close proximity to Route 33 offers exceptional highway access to Routes 22 & I-78
- 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 largest, locally owned, full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, property management, building services, and project management.

For More Information

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