



54 S Commerce Way

Bethlehem, Pennsylvania 18017

Property Overview

Professional office suite available, layout includes 2 large offices, a reception area, conference room, storage area, and restroom.

- Located off Route 512 in Lehigh Valley Industrial Park (LVIP) IV
- Easily accessible via Routes 22, 33 and I-78
- Close proximity to Lehigh Valley International Airport

Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	36,700 SF
Available SF:	1,200 SF
Lot Size:	3.4 Acres

For More Information

Michael Adams, SIOR

O: 610 871 1701
madams@naisummit.com

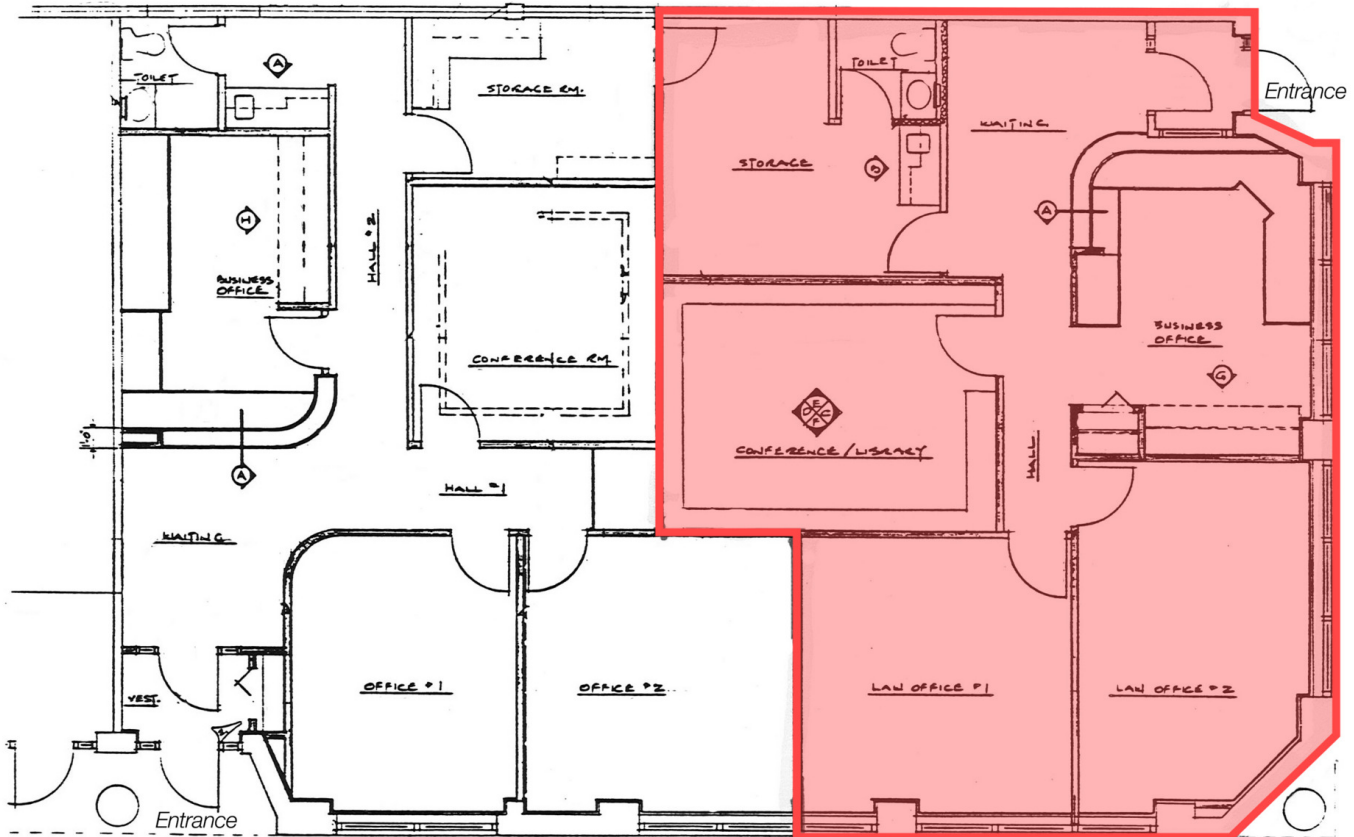
Sarah Finney Miller

O: 610 871 1719
sfinney@naisummit.com

Collin Holben

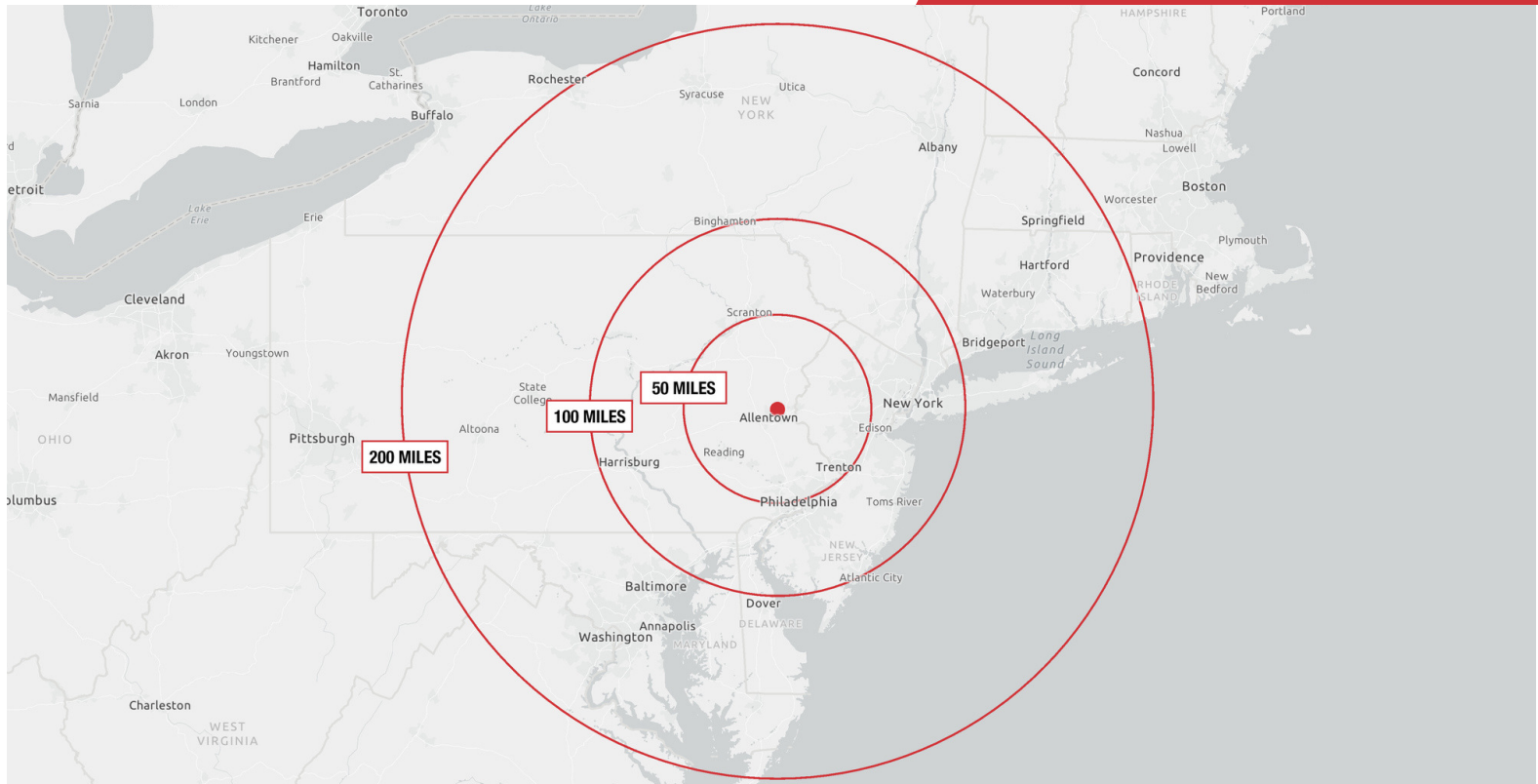
O: 610 871 1691
cholben@naisummit.com

Suite 172



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	\$12.00 SF/yr



	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 Route 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 largest, locally owned, 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.

Michael Adams

Senior Vice President / Broker of Record

O: 610 871 1701

madams@naisummit.com

Sarah Finney Miller

Senior Vice President

O: 610 871 1719

sfinney@naisummit.com

Collin Holben

Associate

O: 610 871 1691

cholben@naisummit.com