



New Office Suite!
Flex Property
Light Warehousing



941 Marcon Blvd

Allentown, PA 18109

Michael Adams, SIOR

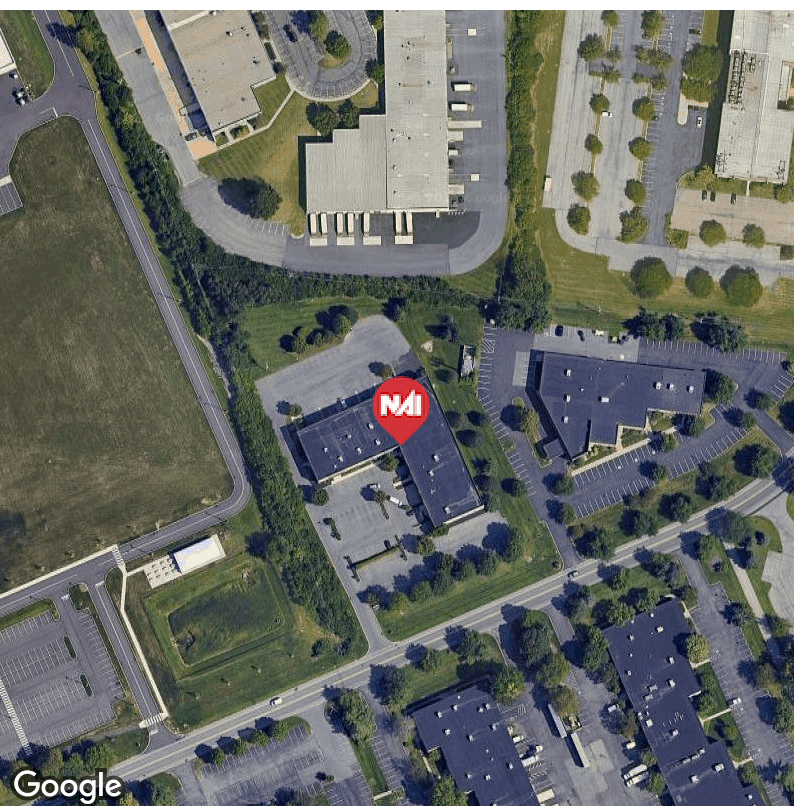
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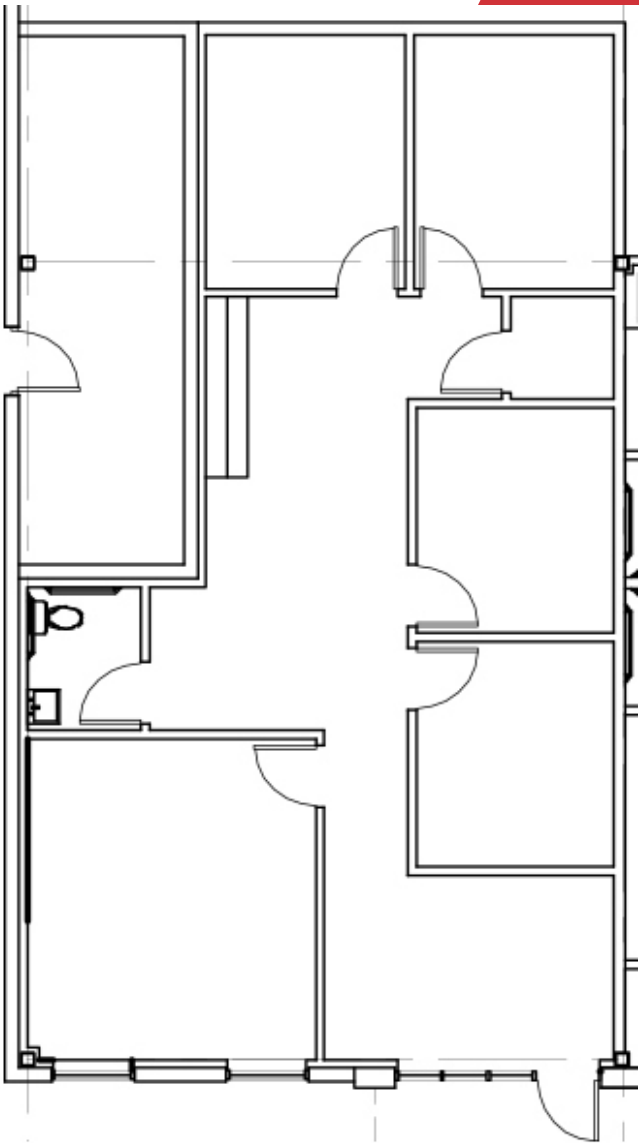
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Property Type	Industrial
Property Subtype	Flex Space
Building Size	27,520 SF
Lot Size	3.74 Acres
Year Built	2005

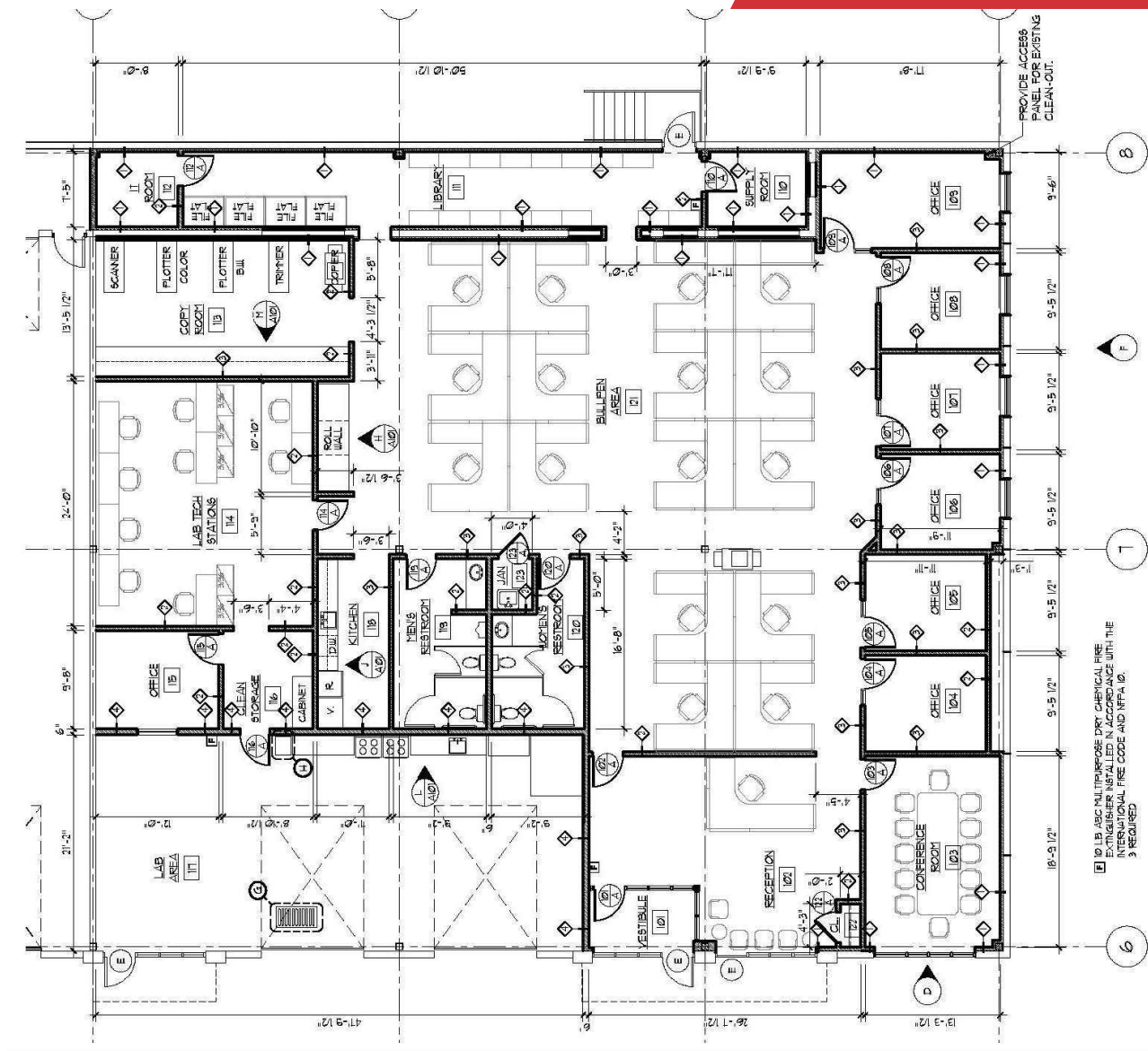
Office and flex suites available in this Planned Industrial/Business building off Airport Road in Allentown, PA. Suite 801 is a flex space that offers well-maintained office spaces, ideal for business operations, with the added benefit of convenient storage for construction materials and/or secure indoor parking for vehicles. Perfect for companies needing both office functionality and flexible storage solutions.

- New to market! Suite 101 offers professional office space
- Central location in Lehigh Valley
- Suite 801 features drive-in doors with storage/warehouse space
- Clean, functional office space that's a ready-to-use environment



Available Spaces

Suite	Size (SF)	Description
■ Suite 101	1,200 SF	Corner suite fit out for professional office tenant, includes 4 offices, conference room, single restroom, and lobby area.



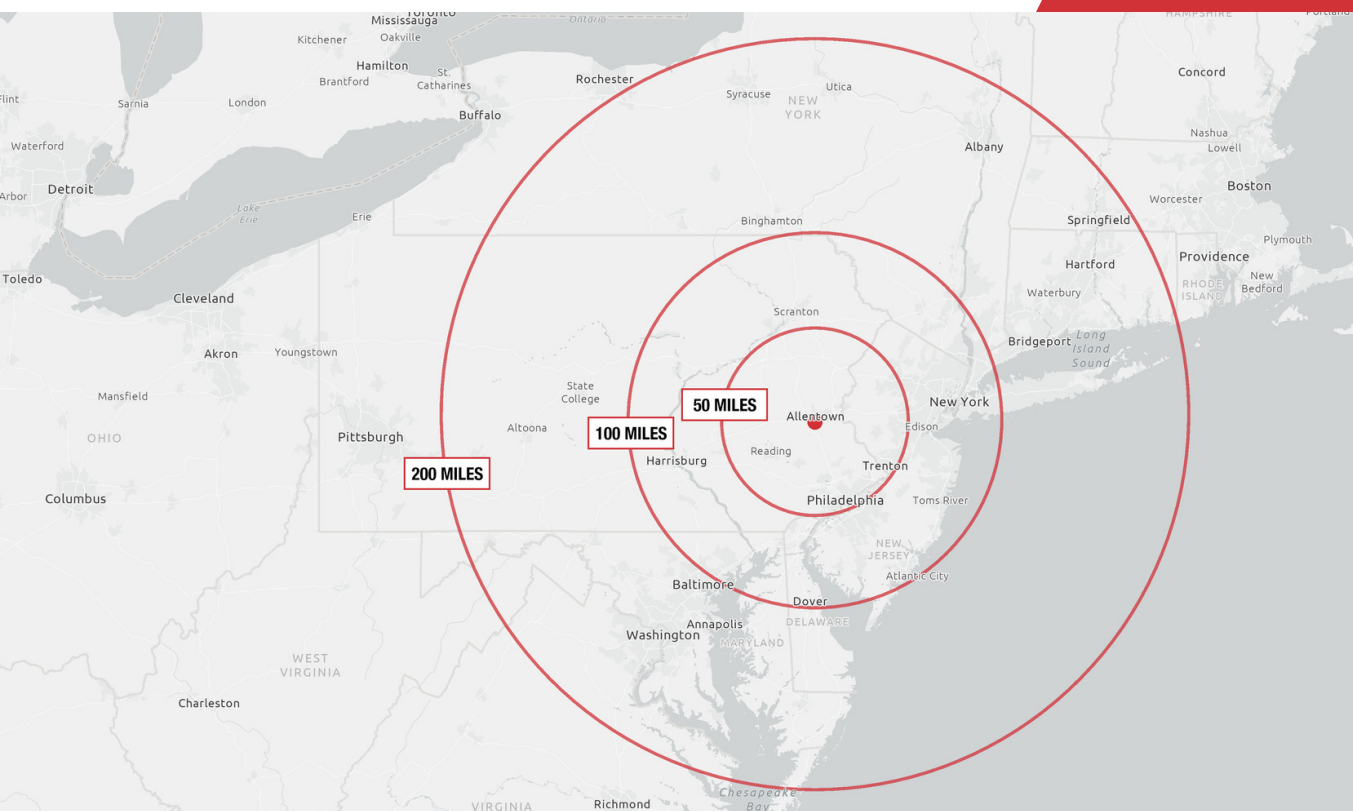
Available Spaces

Suite Size (SF) Description

■ Suite 801 7,200 SF

Flex suite that is comprised of a well-maintained office area and features two drive-in doors with +/- 1,000 SF storage/warehouse space with 19' ceiling height. Drive-in doors dimensions: 14'h x 10'w. Space renovated 2015.





	Time	Miles
Route 22	3 min	1.5 miles
Route 378	5 min	3 miles
I-476	15 min	9 miles
Route 33	17 min	10 miles
I-78	13 min	11 miles

Location Advantages

- Convenient location less than two miles to Airport Road and Route 22 interchange
- 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, 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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