



**MARKWARD  
GROUP**

**FOR LEASE**

# 7,500 SF SPACE INDUSTRIAL



**4225 Fritch Dr, Ste 2B  
Bethlehem, PA 18020**

## Features

- 7,500 SF industrial space includes  $\pm$ 750 SF Mezzanine office space
- Ample parking
- Masonry & steel construction
- Roof - metal system
- Two (2) tailgate loading doors, levelers, seals
- 1 drive-in ramp door
- 50' x 50' column spacing
- 24' clear ceiling height
- Gas-fired hot air in warehouse
- $\pm$ 400A electric, 120/208V
- Well and septic

## Location

- Northampton County
- Within 1 mile of Rt 191 (Nazareth Pike) at Rt 22 interchange
- Two (2) miles to Rt 33 leading to I-78 into NJ/NY
- Five (5) miles to Lehigh Valley International Airport

## Zoning

- General Industrial

## Lease Rate

- Call for details

## CONTACT

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Associate Broker

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**Dutch Markward**

Managing Director

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**Del Markward, SIOR**

President / Founder

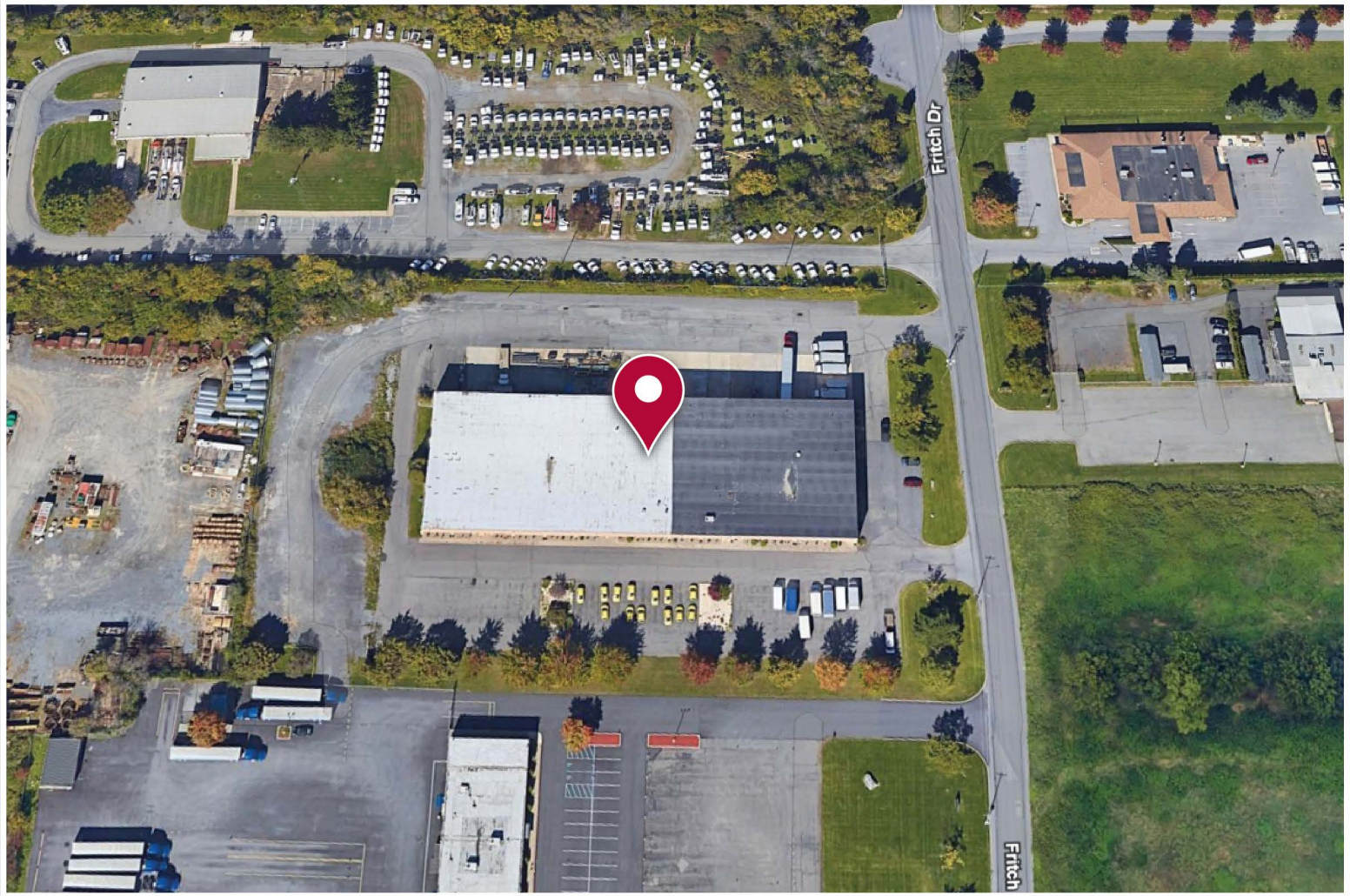


**SIOR**

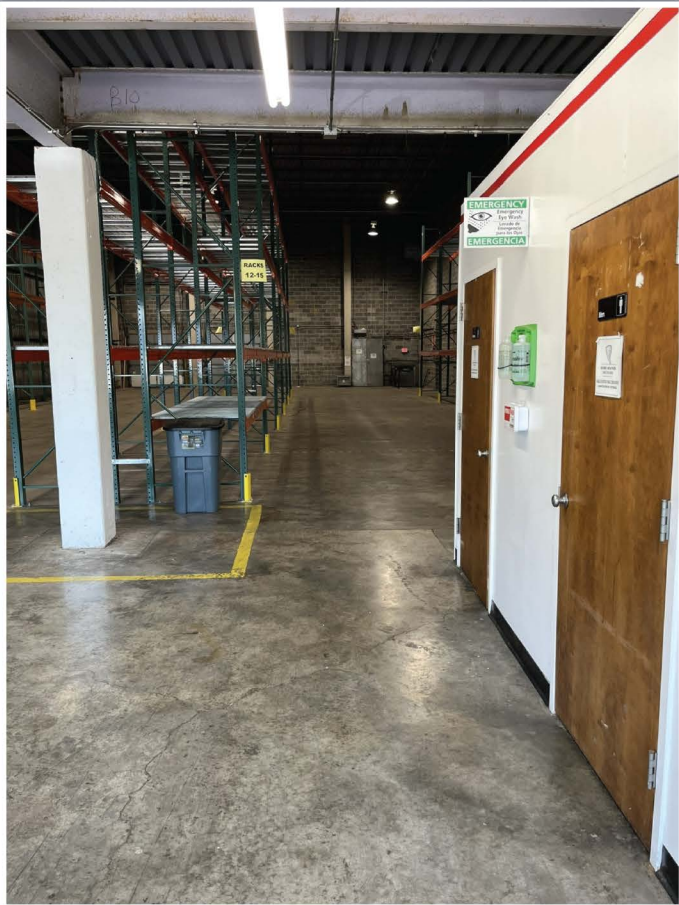
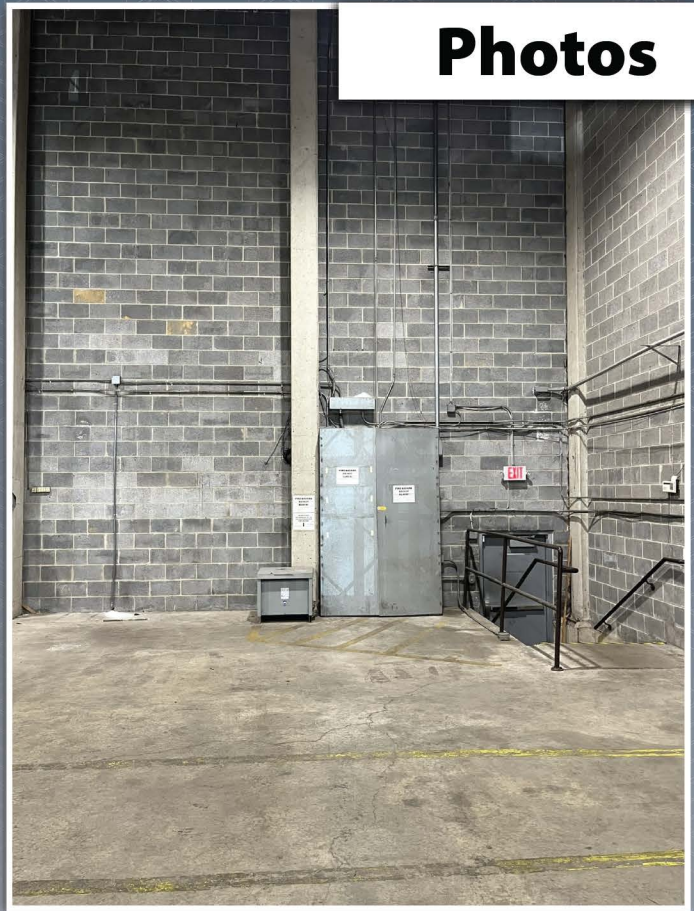
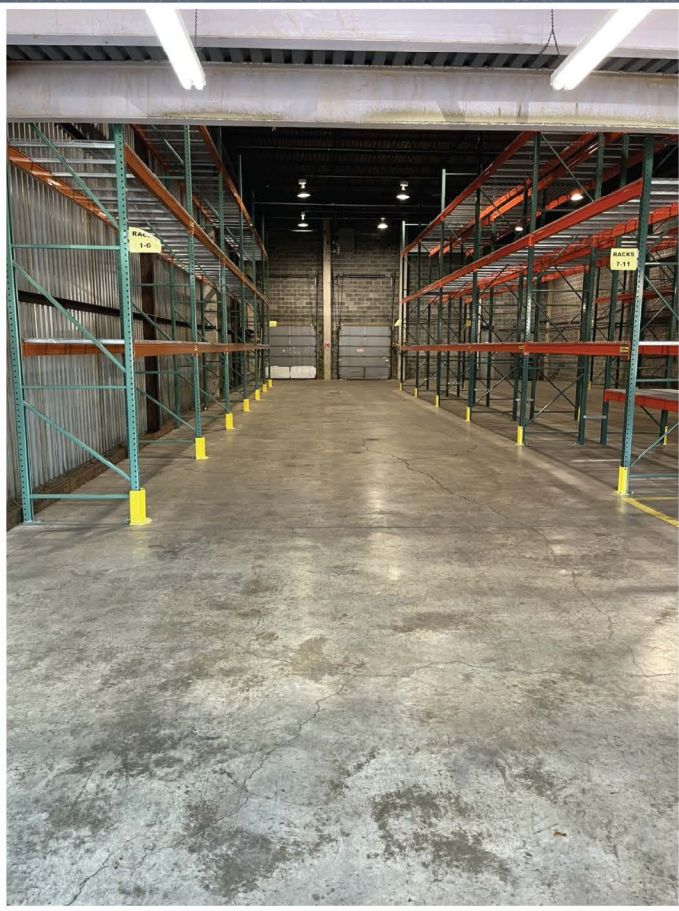


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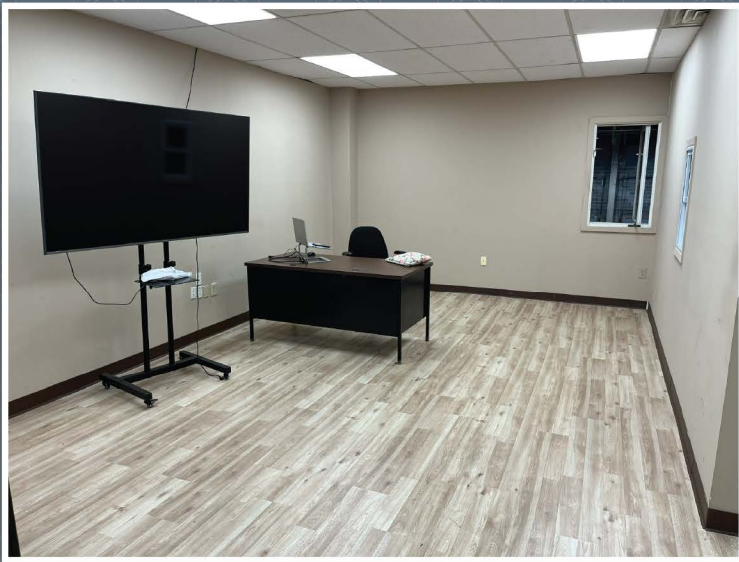
5925 Tilghman Street, Suite 1400 | Allentown, PA 18104 | 610.295.6600



# Photos



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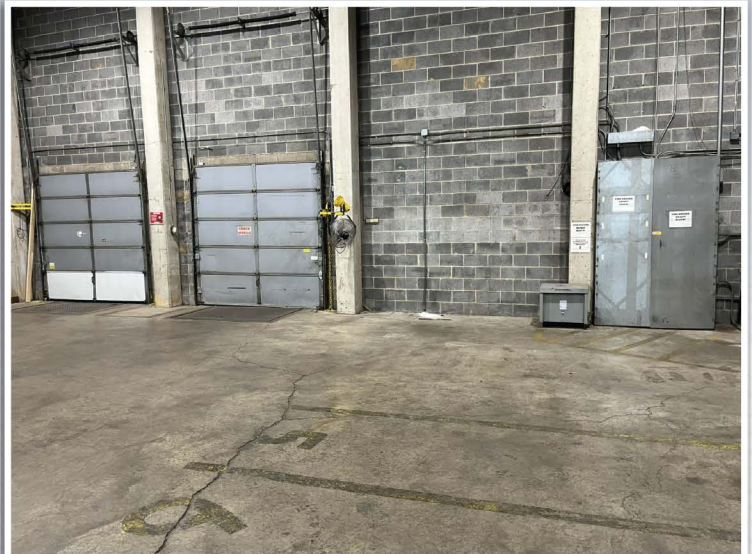
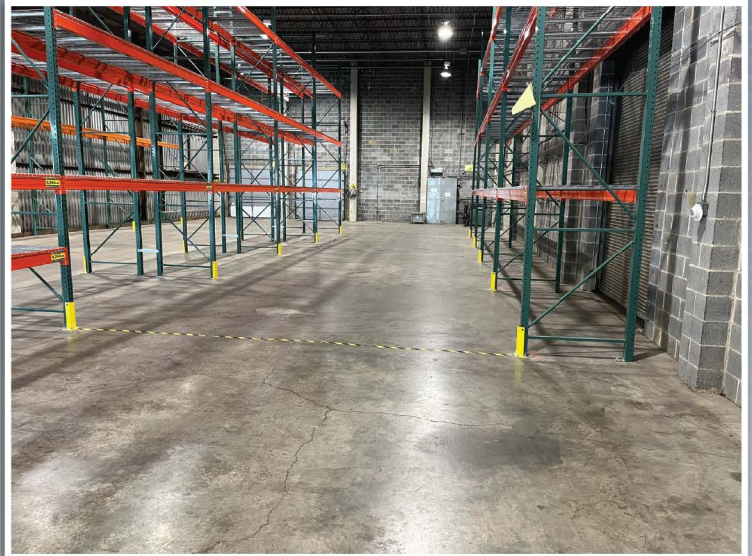
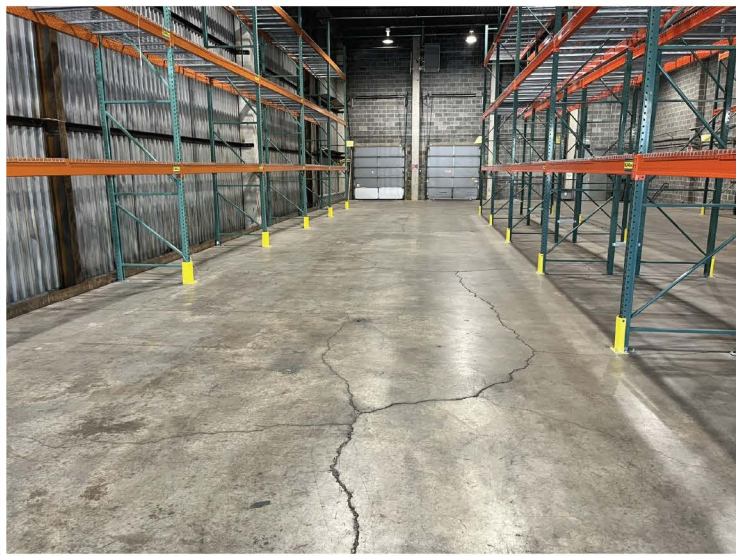
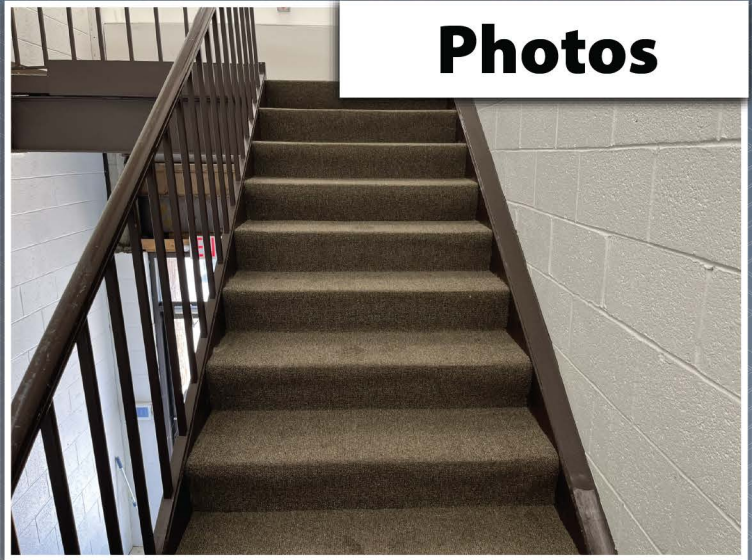


## Photos



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