



298 Keystone Dr

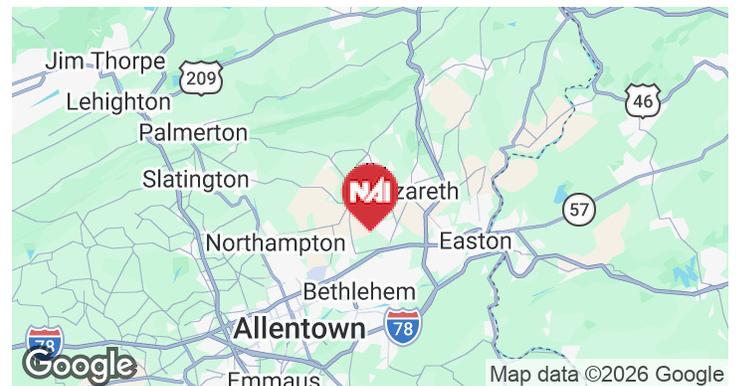
Bethlehem, Pennsylvania 18020

Property Highlights

- Clear Span Space
- Competitive lease rate!
\$9.00/SF plus \$1.30/SF NNN
- Excellent location near major industrial parks and highway access

Property Overview

Introducing a 10,000 SF warehouse & manufacturing space with separate 1,000 SF office building. The warehouse space features 25'-30' ceilings, a shared single dock door with leveler, and overhead drive-in door.



For More Information

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Building Information

Available SF	10,000 SF
Office Space	1,000 SF (detached)
Building Dimensions	80' x 120'
Clear Height	25-30 ft
Column Spacing	Clear span building
Outdoor Storage	Yes
Drive-In Door	1 (12'x16') overhead drive-in
Dock Doors	1 (12'x12') with leveler, shared
Car Parking Spaces	5 spaces

Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Industrial
Lot Size	2.6 Acres

Offering Summary

Lease Rate	\$9.00 SF/yr (NNN)
Operating Expenses	\$1.30 SF/yr



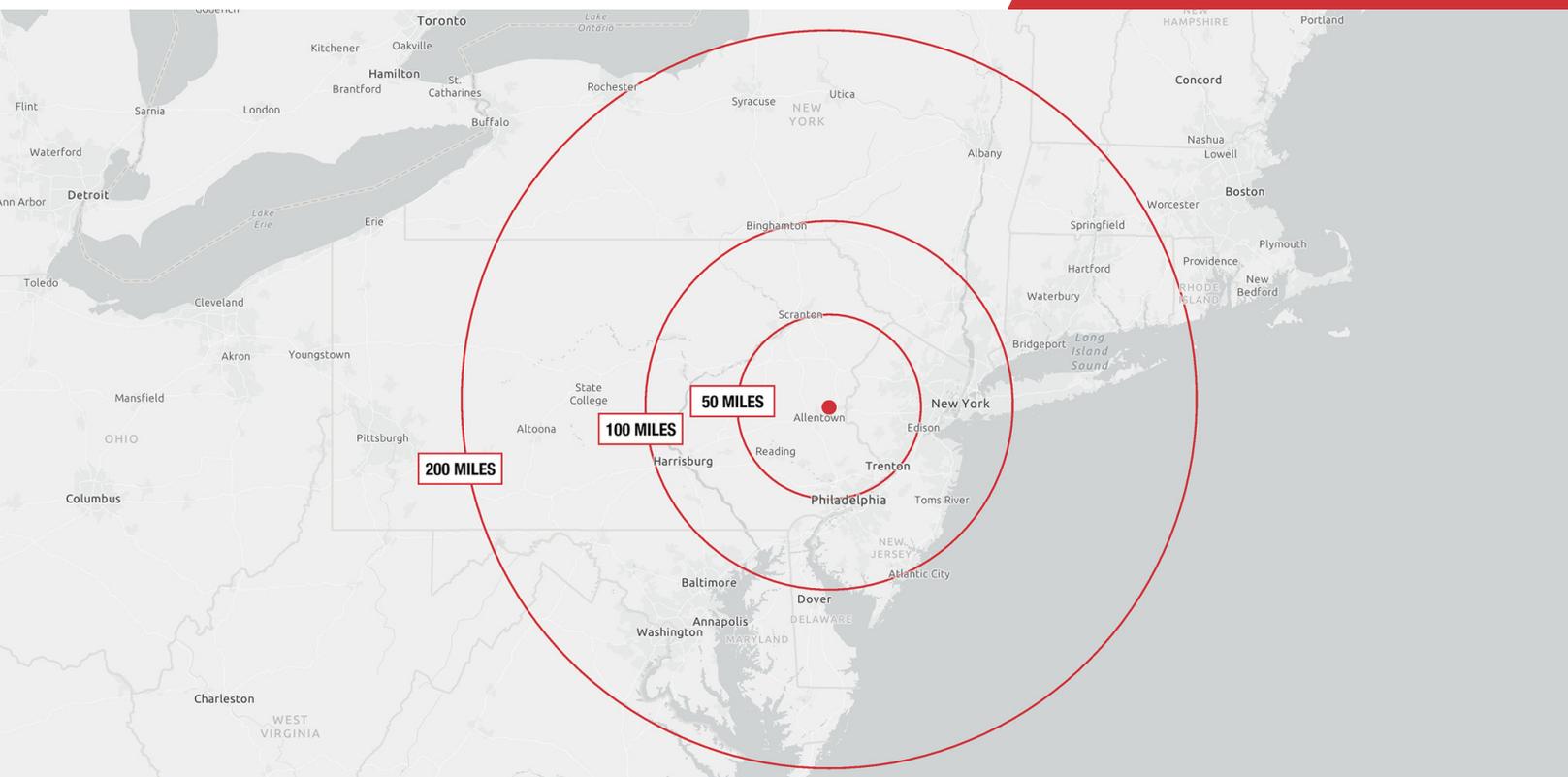
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	Time	Miles
Route 512	3 min	1.5 miles
Route 22	8 min	3.6 miles
Route 33	10 min	4.8 miles
I-78	14 min	9 miles
I-476	21 min	15 miles

Location Advantages

- Near the region's major industrial park and commercial centers
- 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.

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