



Flex Property
Office
Light Warehousing

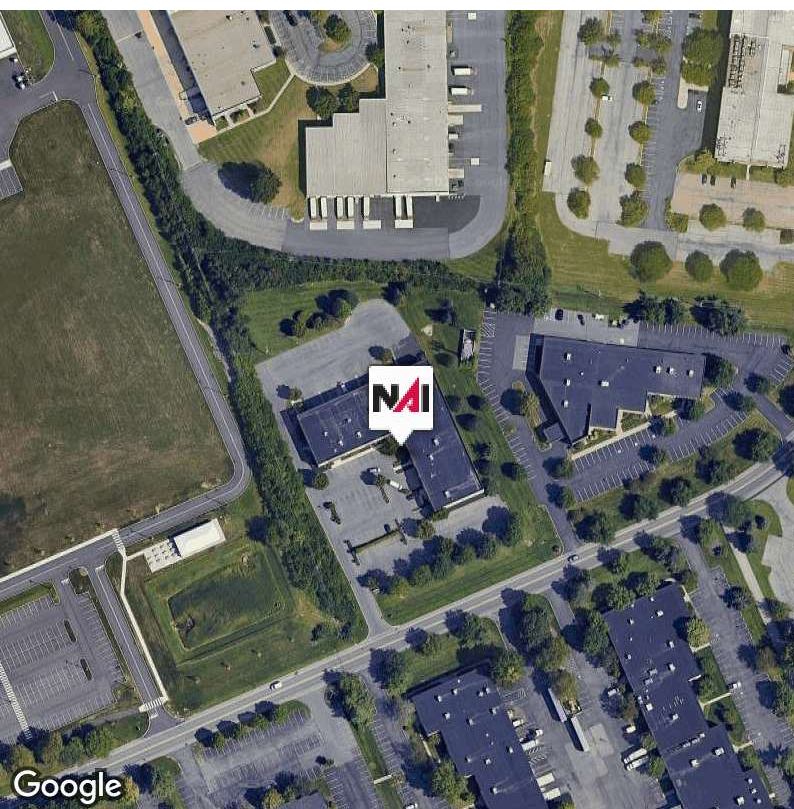


941 Marcon Blvd

Allentown, PA 18109

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

Two adjacent office/flex suites are now available in this Planned Industrial/Business building off Airport Road in Allentown, PA. These suites offer 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.

- Central Location in Lehigh Valley
- Features two drive-in doors with storage/warehouse space
- Clean, functional office space that's a ready-to-use environment

Location Information

Street Address	941 Marcon Blvd
City, State, Zip	Allentown, PA 18109
County	Lehigh

Building Information

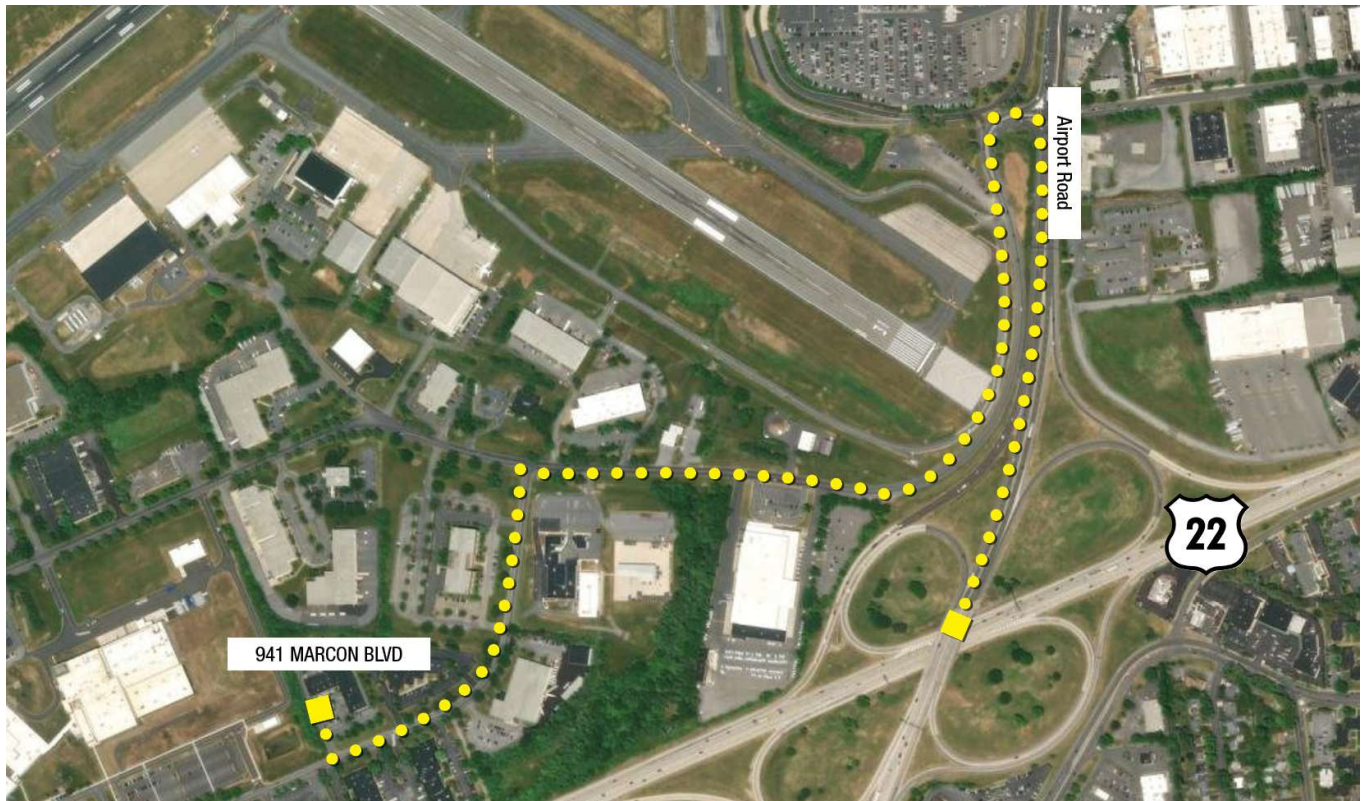
Building Size	27,520 SF
Building Class	A
Tenancy	Multiple
Number of Floors	1
Year Built	2005
Parking Type	Surface
Number of Parking Spaces	100

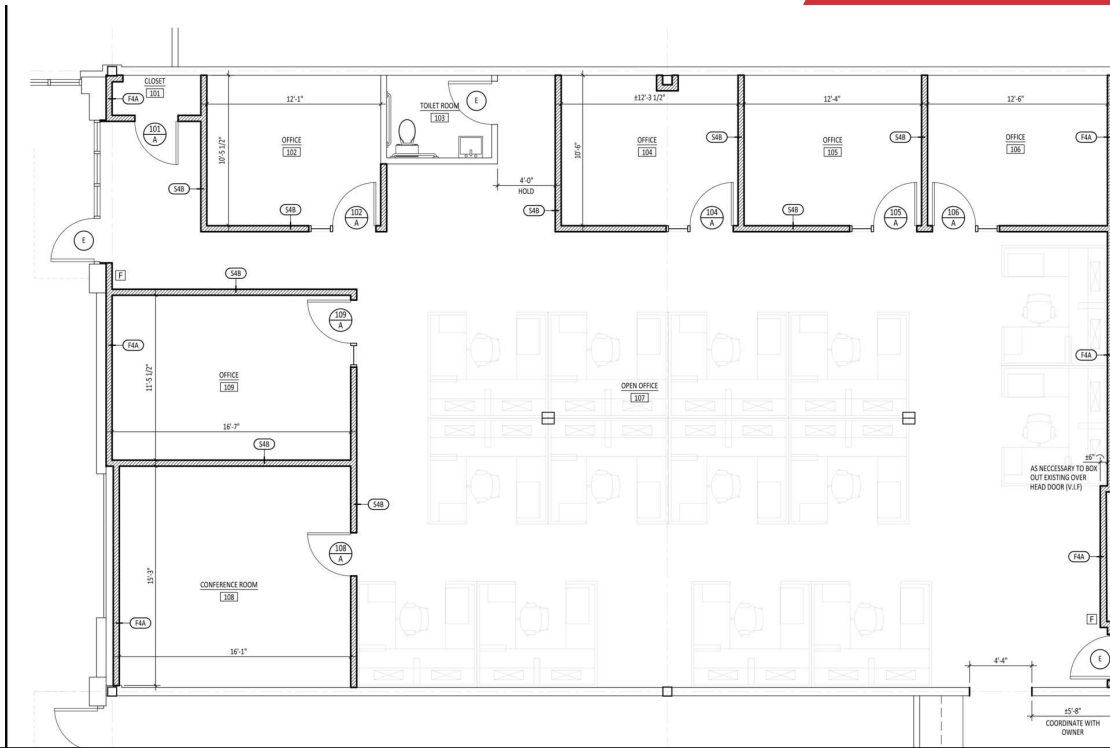
Lease Rate

\$12.00 SF/Yr

Building Specifications

Power	3-phase
Floor Thickness	6"
Sprinklers	Wet
HVAC	Fully Air Conditioned
Tenant Access	Direct





Suite 601 Floor Plan

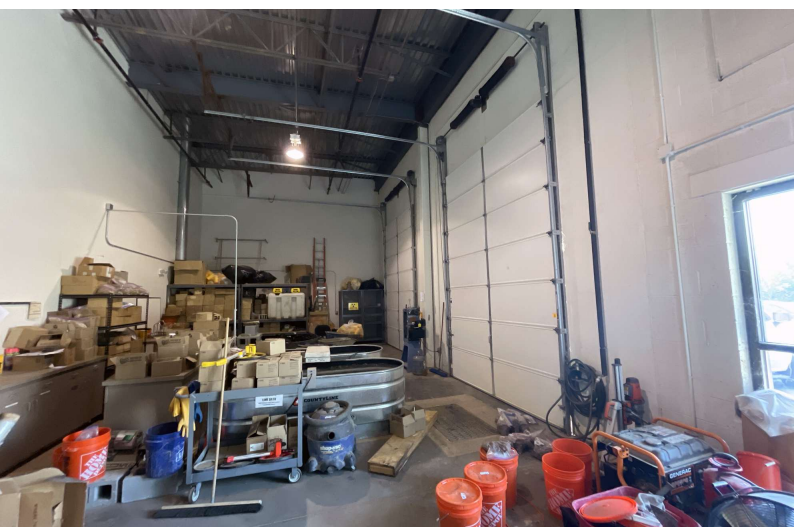
Lease Information

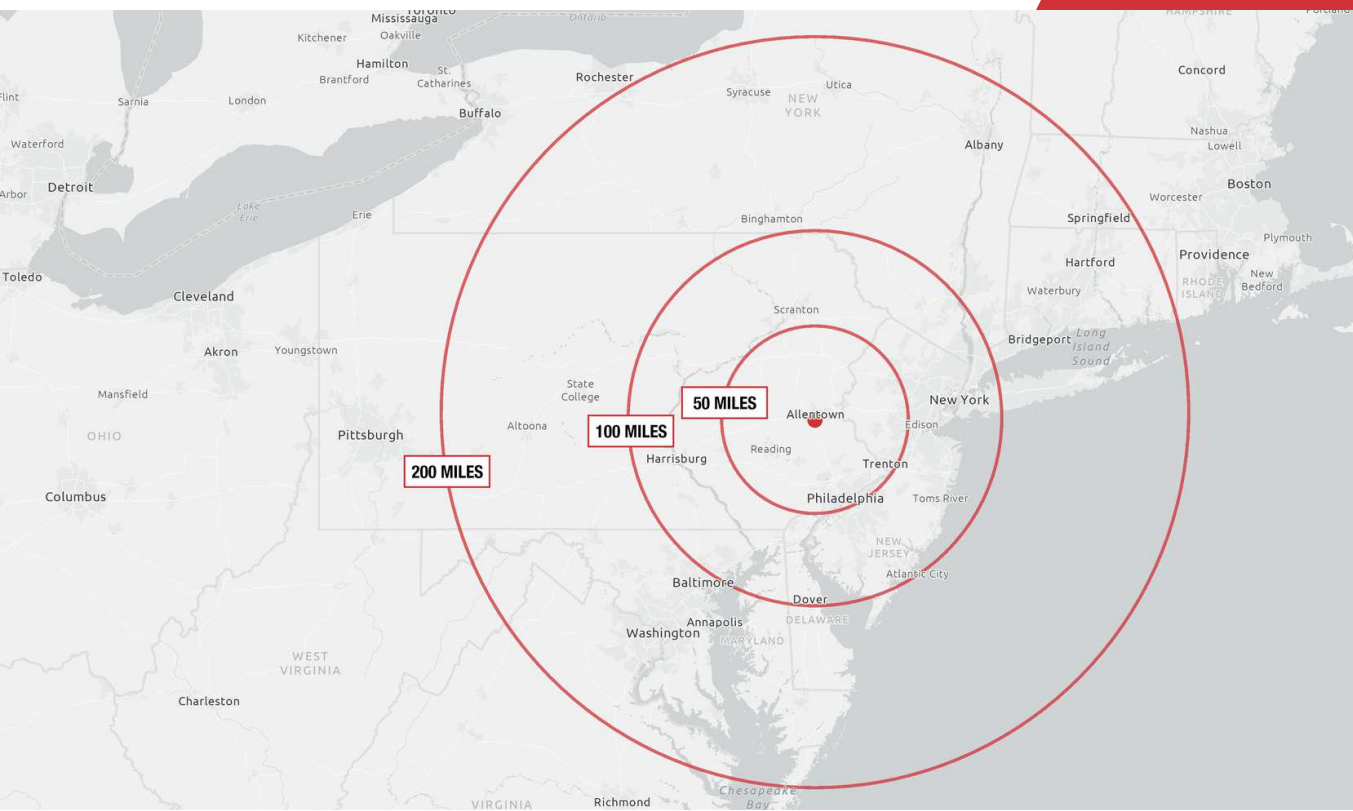
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,598 - 10,798 SF	Lease Rate:	\$12.00 SF/yr

Available Spaces

Suite Size (SF) Description

Suite	Size (SF)	Description
Suite 601	3,597 - 10,797 SF	Includes 5 private offices, conference room, and open office area for workstations.
Suite 801	7,200 - 10,797 SF	Flex suite that is comprised of a well-maintained office area and features two drive-in doors with storage/warehouse space.





	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, 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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