

630 Municipal Drive

Nazareth, Pennsylvania 18064

Property Overview

- Flex suite available in a multi-tenant office and flex building
- Available January 2026
- Ample parking with 146 parking spaces
- Professional Business Park Setting
- Light industrial zoning
- Located off Route 191 with easy access to Routes 22 and 33

Offering Summary

Lease Rate:	Call for details
Building Size:	67,366 SF
Available SF:	4,800 SF

For More Information

Michael Adams, SIOR

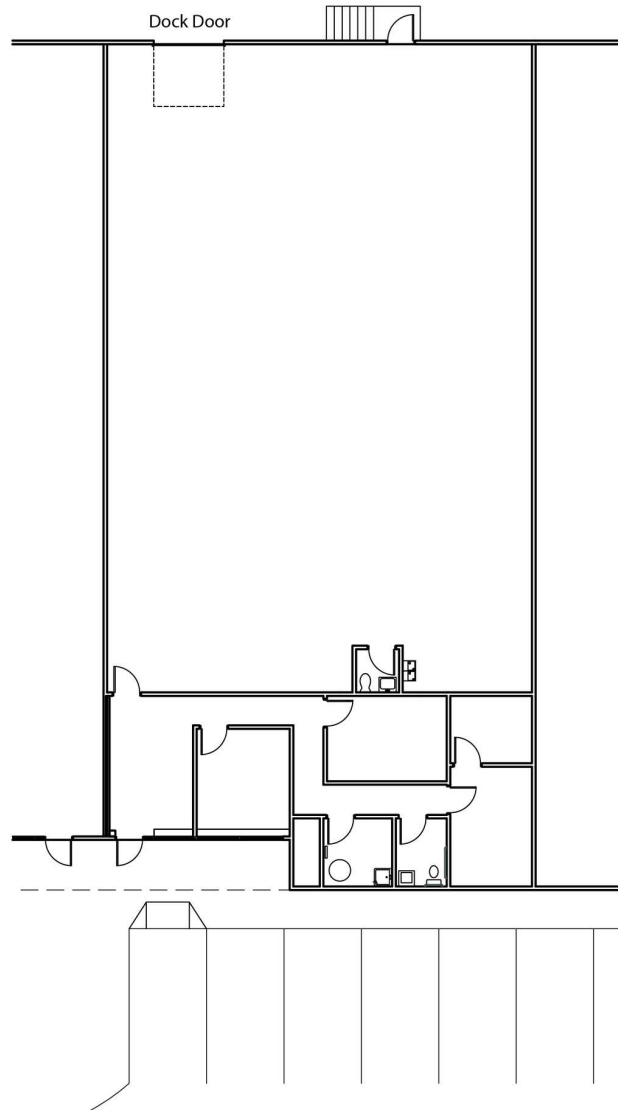
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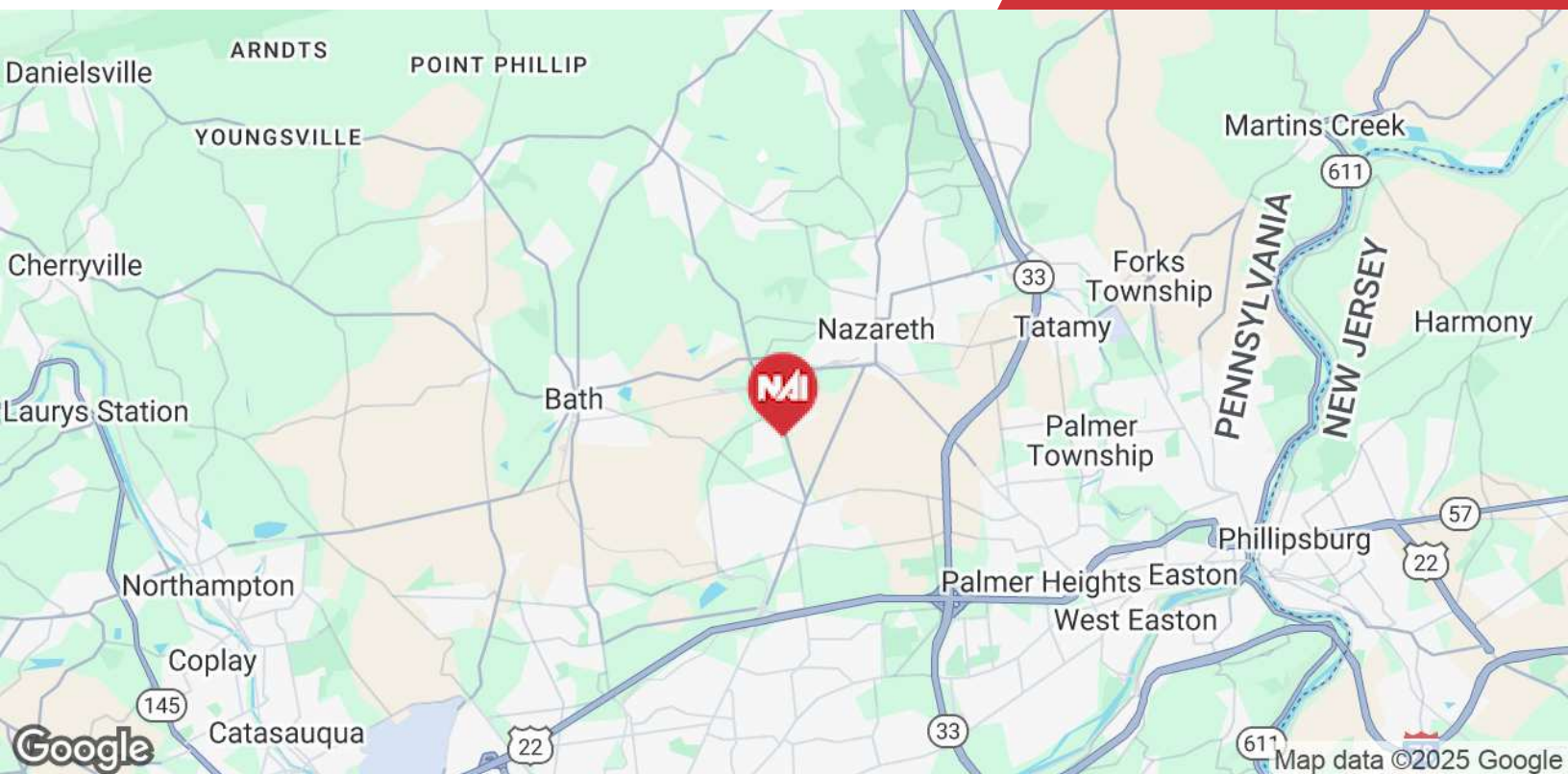


Available Flex Spaces

Suite Size (SF) Lease Type Lease Rate Description

Suite 330	4,800 SF	NNN	Negotiable	Suite available January 2026. Features 24' clear ceiling height, 1 dock door, separate front and rear entrances, 3,730 SF heated warehouse, plus dedicated office spaces, and 2 restrooms.
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	Time	Miles
Route 22	8 min	2.9 miles
Route 33	9 min	4 miles
I-78	13 min	8.6 miles
Lehigh Valley Int'l Airport	15 min	8.9 miles
I-476	25 min	17 miles

Location Advantages

- Convenient to Routes 22 and 33
- 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 maintenance services.

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