

# For Lease 630 Municipal Drive Flex Suites



# 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

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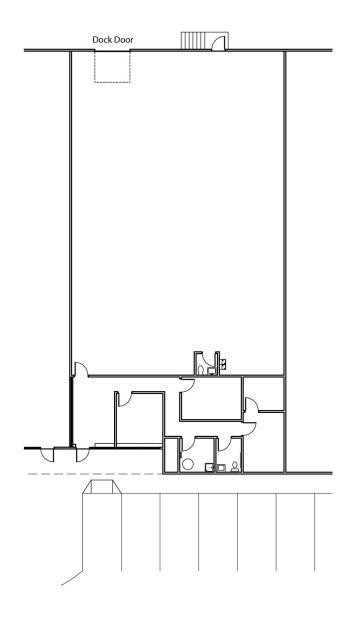
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## For Lease 630 Municipal Drive Suite 330 Floor Plan



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.



# For Lease 630 Municipal Drive Property Photos



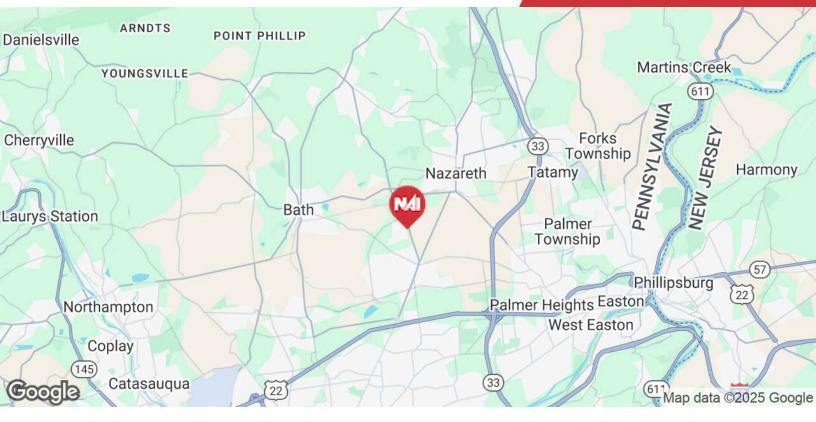


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# For Lease 630 Municipal Dr

Regional Map



	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 onethird 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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