# N/ISummit

### For Lease 3,600 SF | Call for details Office/Flex Space



## 54 S Commerce Way

Bethlehem, Pennsylvania 18017

#### **Property Overview**

- ±3,600 SF Office/Flex space
- Comprised of 2,000 SF office and 1,600 SF warehouse w/two dock doors
- Reception area, three private offices, conference room, break room, and two in-suite restrooms
- Located off Rte 512 in Lehigh Valley Industrial Park (LVIP) IV
- Easily accessible via Routes 22, 33 and I-78
- Close proximity to Lehigh Valley International Airport

#### Offering Summary

Lease Rate:	Call for details
Building Size:	41,200 SF
Available SF:	3,600 SF
Lot Size:	3.4 Acres

#### For More Information

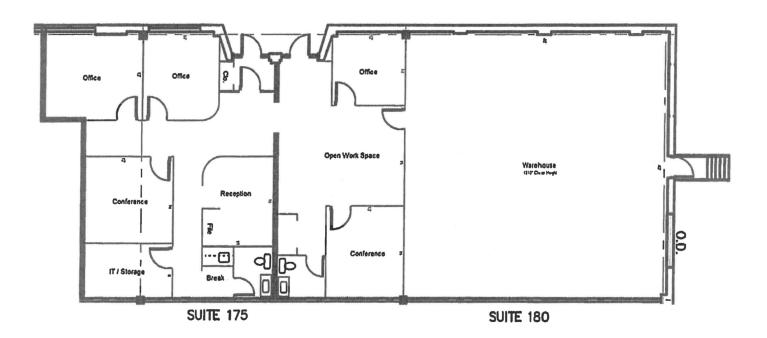
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, optimions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





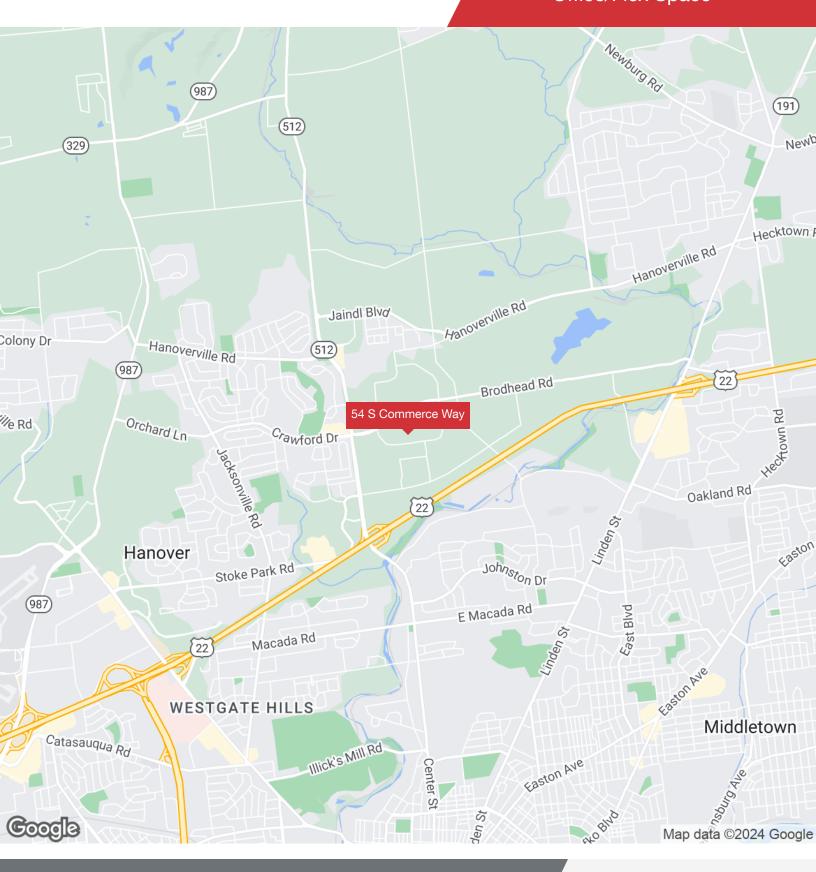
#### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,600 SF	Lease Rate:	Call for details

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				Mile	5 Miles	10 Miles
Population Total Population			I	4,109	<b>5 IVIIIES</b> 144,814	476,772
Average Age				57.3	40.7	40.0

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,965	58,563	191,256
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$101,735	\$84,862	\$80,366

\* Demographic data derived from 2020 ACS - US Census

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