



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

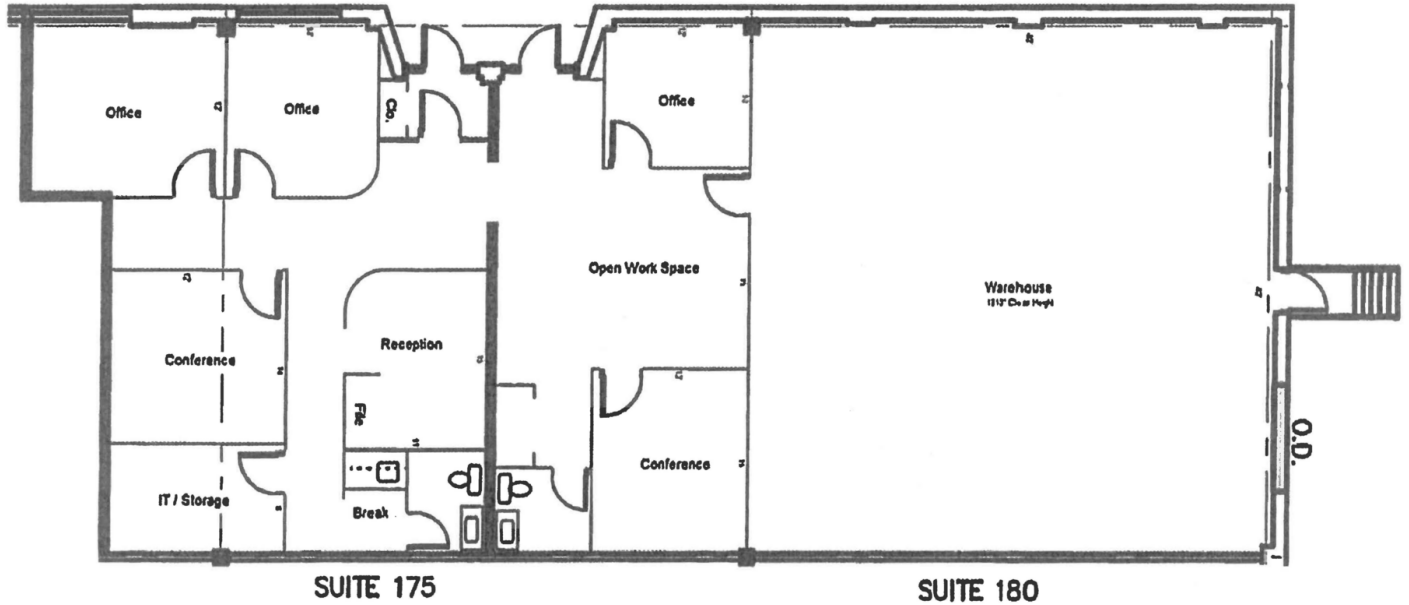
For More Information

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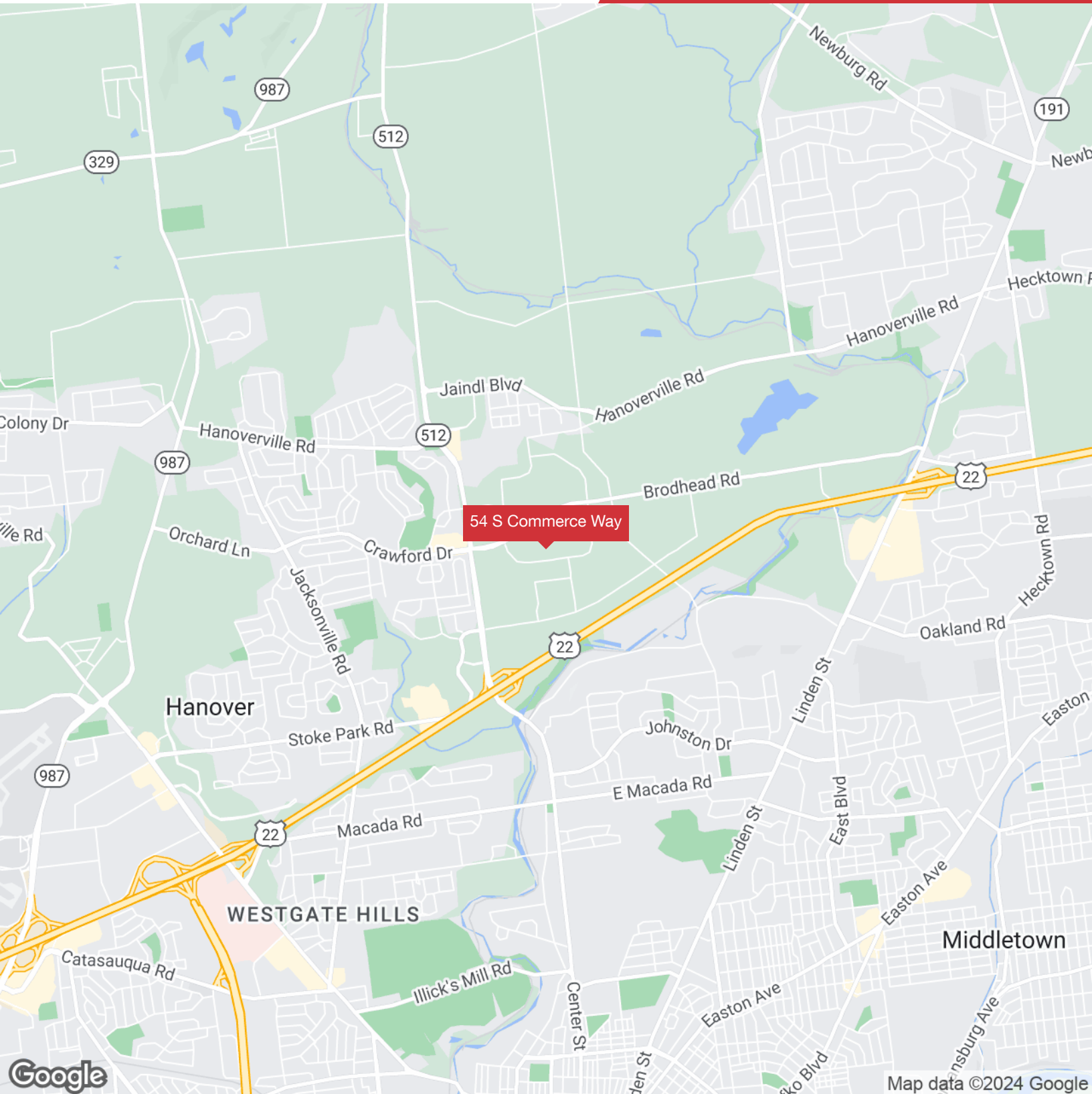
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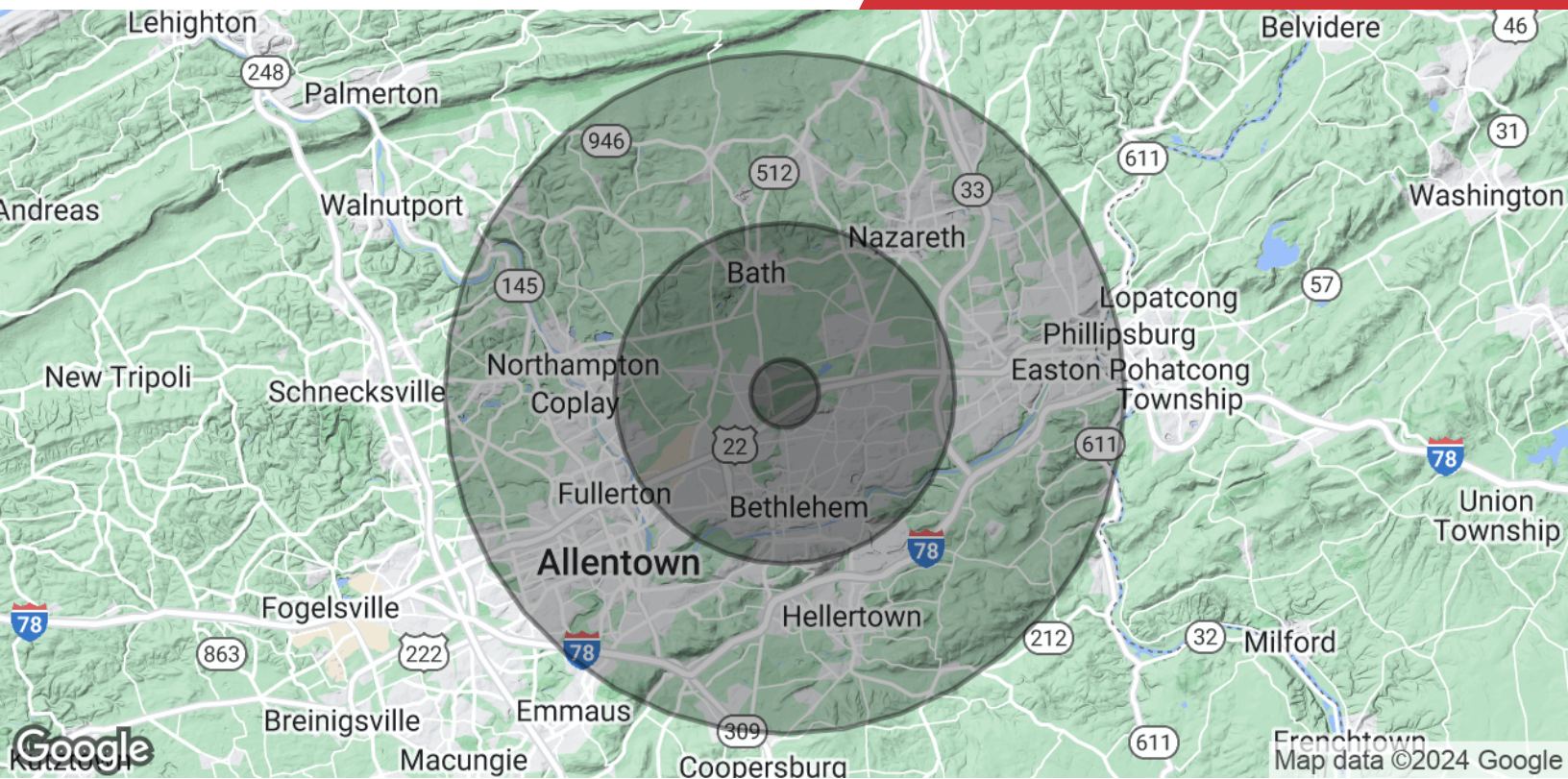
Lease Information

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



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Population

	1 Mile	5 Miles	10 Miles
Total Population	4,109	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