



2020 Highland Ave

Bethlehem, Pennsylvania 18020

Property Overview

This standalone flex/industrial building offers 36,406 square feet of rentable area — a rare mid-sized industrial footprint within the Lehigh Valley market. Strategically positioned for “last-mile” efficiency, the property’s proximity to the Bethlehem and Easton transit hubs provides convenient access to the greater Philadelphia and New York City markets, making it well suited for regional distribution and logistics users. The central location and access to regional transportation routes also support employee recruitment and retention. Fully equipped with industrial-grade utilities, the facility has historically accommodated high-performance production and global shipping operations, offering immediate operational readiness for a range of manufacturing, warehouse, or flex users.

Property Highlights

- Great option for "Last Mile" Logistics
- Humidity controlled warehouse from high velocity fans
- Supports heavy-duty manufacturing, warehouse & distribution, with professional office amenities

For More Information

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Lease Rate

\$11.75 SF/Yr

Building Information

Building Size	36,406 SF
Available SF	36,406 SF
Lot Size	3.27 Acres
Class	B
Tenancy	Single
Number of Dock High Doors	4
Loading Configurations	Flush Docks
Ceiling Height	20 ft
Office Space	7,728 SF
Construction Materials	Pre-Engineered Steel
Year Built	1991
Column Space	40 x 40 ft
Roof	TPO
Free Standing	Yes

Location Information

Street Address	2020 Highland Ave
City, State, Zip	Bethlehem, PA 18020
County	Northampton
Zoning	LI - Light Industrial

Parking & Transportation

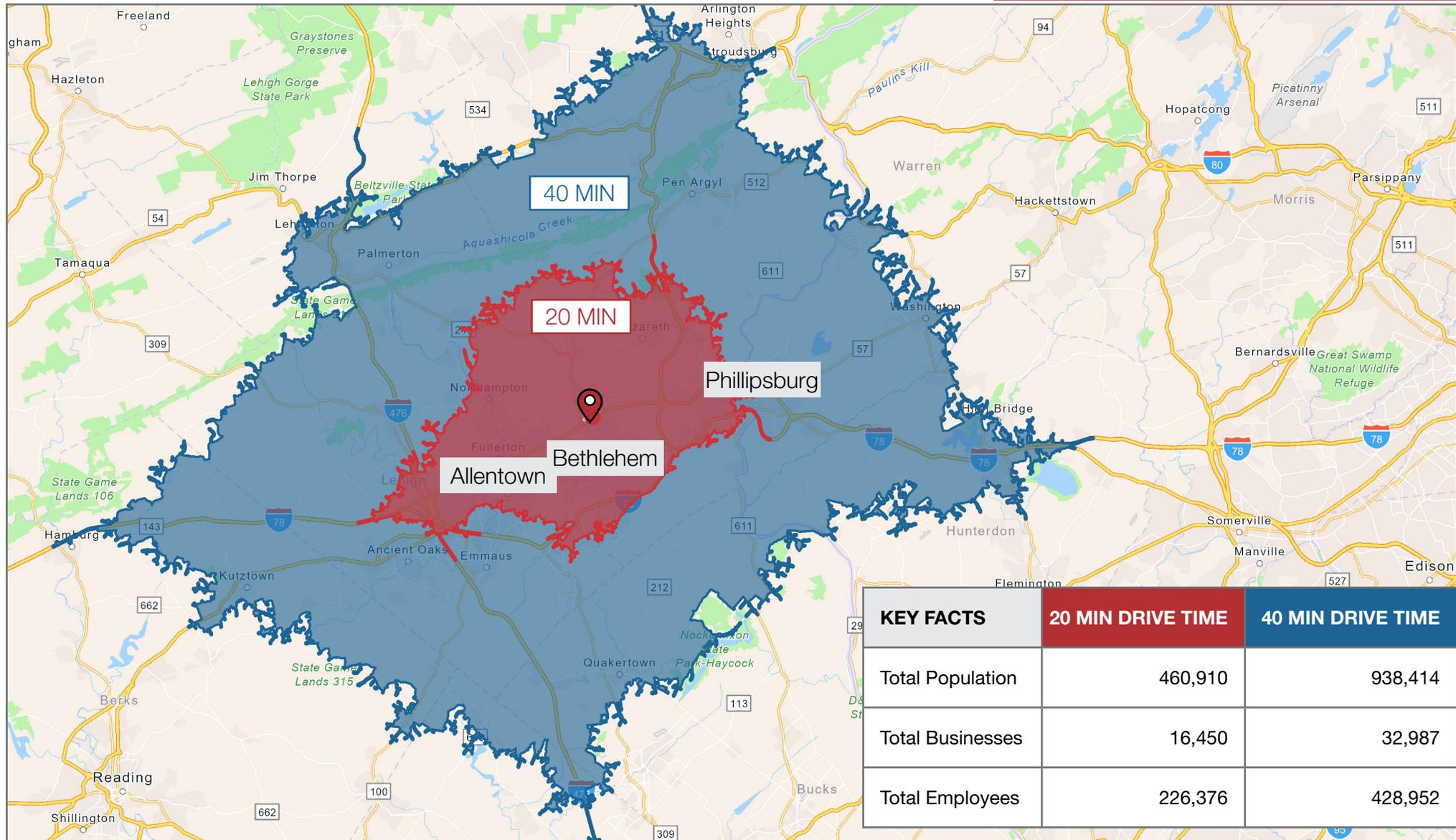
Number of Parking Spaces	50
Truck Parking	Yes

Utilities & Amenities

Gas / Propane	Natural Gas Heating
Electric Service	3-Phase - 1200 AMP 208V
Sewer/Water	Public
Sprinkler System	Wet
Warehouse Amenities	High Velocity Fans; Humidity Controlled

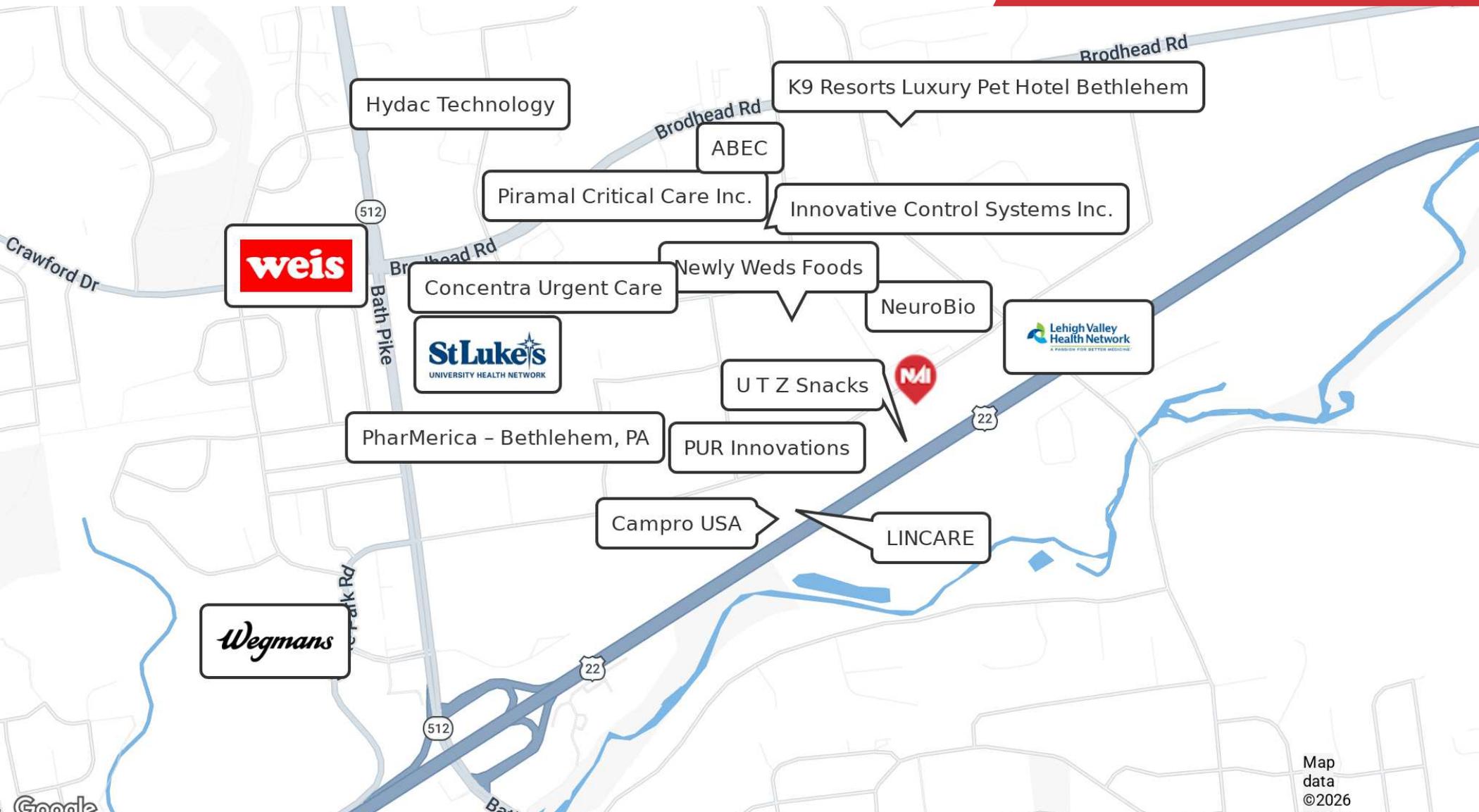
Sublease Information

Lease Expiration	April 2030
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1 mile to Route 22