

# SALE/ LEASE

2301 EMRICK BLVD,  
BETHLEHEM, PA 18017

Pad-Ready Build-to-Suit Opportunity

AVAILABLE SPACE

Up to 34,000 SF

Purpose-built commercial space with turnkey delivery in as little as 7 months. Design/Build approach moves users from planning to occupancy with clarity, speed, and control.

- Proximate to health care providers, child care, hotels, restaurants, grocery & pharmacy
- Convenient regional access via I-78 and Routes 33 and 22.

**Building Size:** Up to 34,000 SF

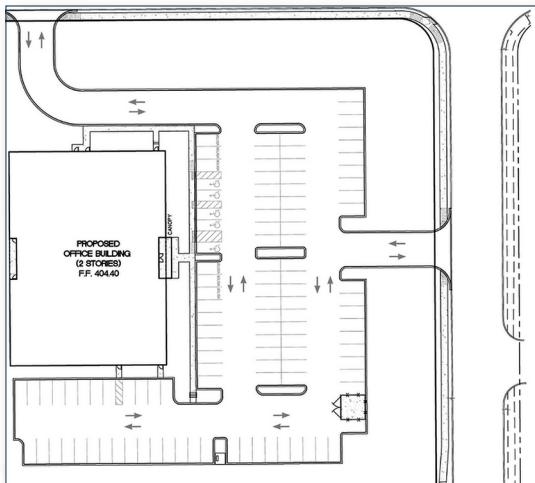
**Building Class:** A

**Permitted Uses:** Office, Medical, R&D,  
Light Manufacturing

**Lot Size:** 5.00 AC

**Parking:** 100 Spaces

**Building Signage:** Available



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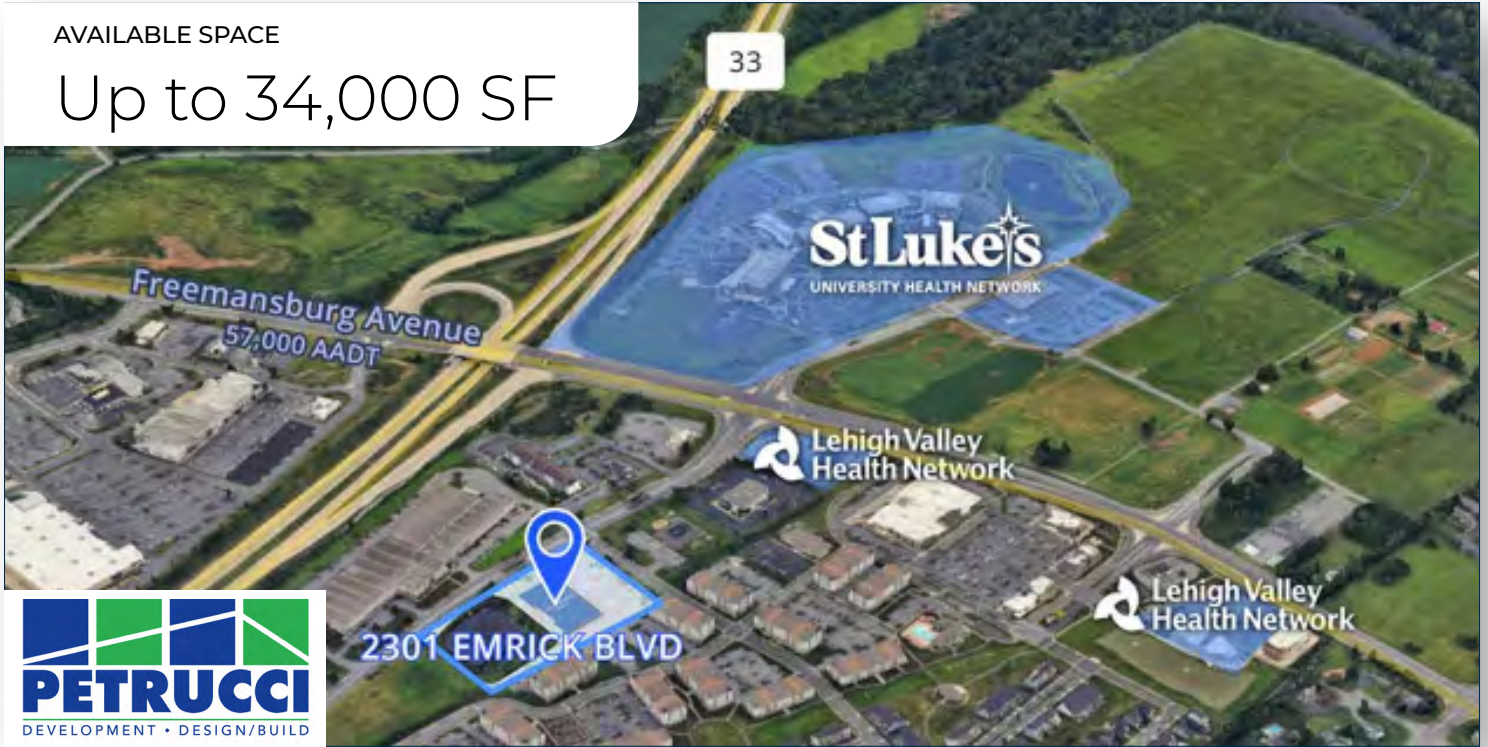
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# 2301 EMRICK BLVD, BETHLEHEM, PA 18017

## Pad-Ready Build-to-Suit Opportunity

AVAILABLE SPACE

### Up to 34,000 SF



Building Delivery in  
**7-9**  
Months



Up to  
**34,000**  
SF



**100**  
Car Parking  
Spaces



Passed by  
**57,000**  
Vehicles Daily



**15**  
Min Drive  
to Lehigh Valley  
International Airport

