

2701 BAGLYOS CIR

BETHLEHEM, PA

AVAILABLE FOR LEASE



INDUSTRIAL PROPERTY  
MANUFACTURING | WAREHOUSING

BUILDING SIZE	61,600 S.F. - EXPANDABLE UP TO +/- 97,000 S.F.
OFFICE	7,650 S.F.
LAND	7 ACRES
UTILITIES	PUBLIC WATER   SEWER   NATURAL GAS
POWER	3-PHASE / 2000 AMPS / 480 Volts
FIRE PROTECTION	WET SPRINKLER SYSTEM
ACCESS	PA ROUTE 33 - 0.6 MILES   I-78 SOUTH - 2 MILES   US ROUTE 22 - 1.5 MILES   I-80 NORTH - 25 MILES

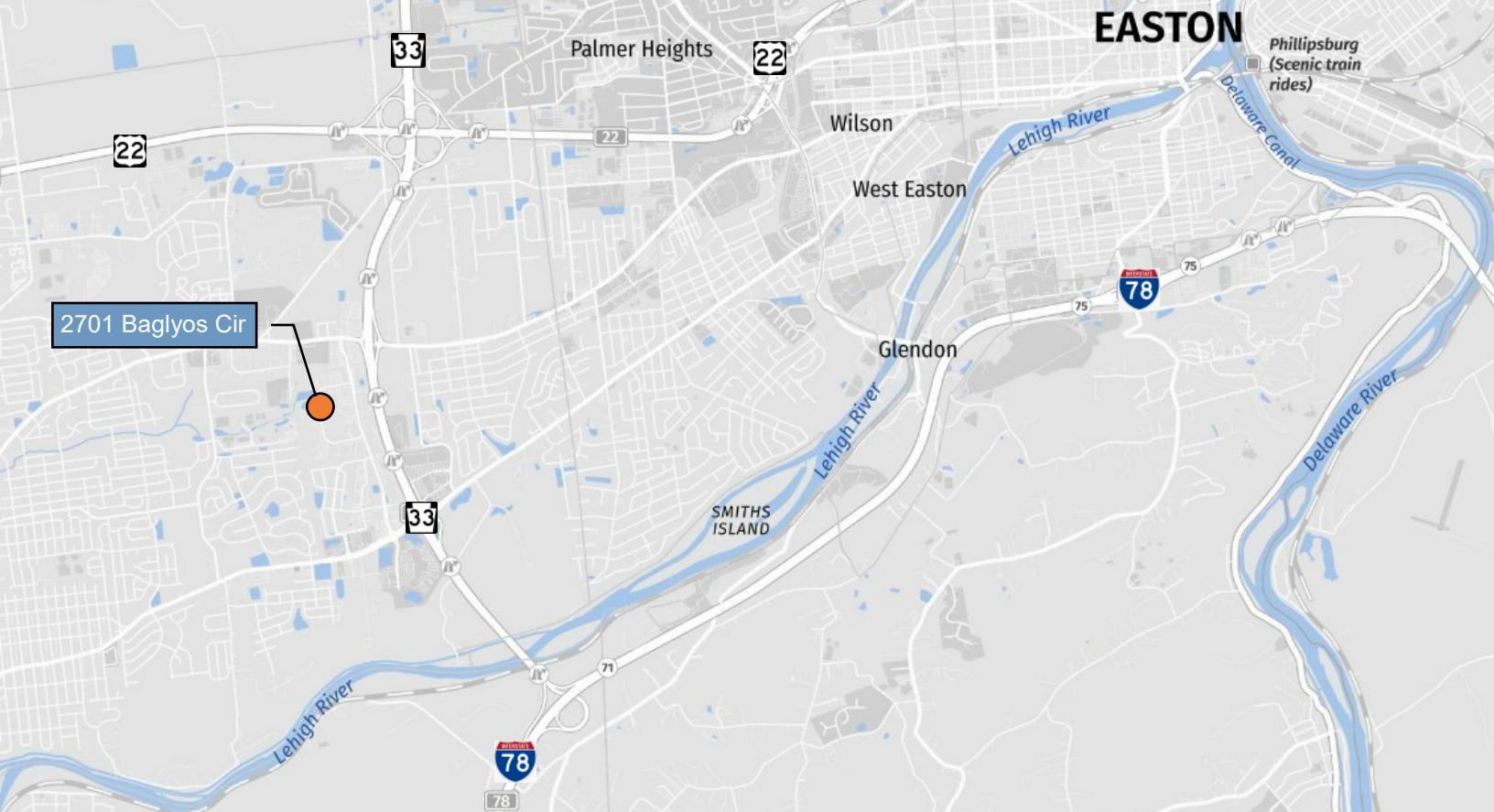




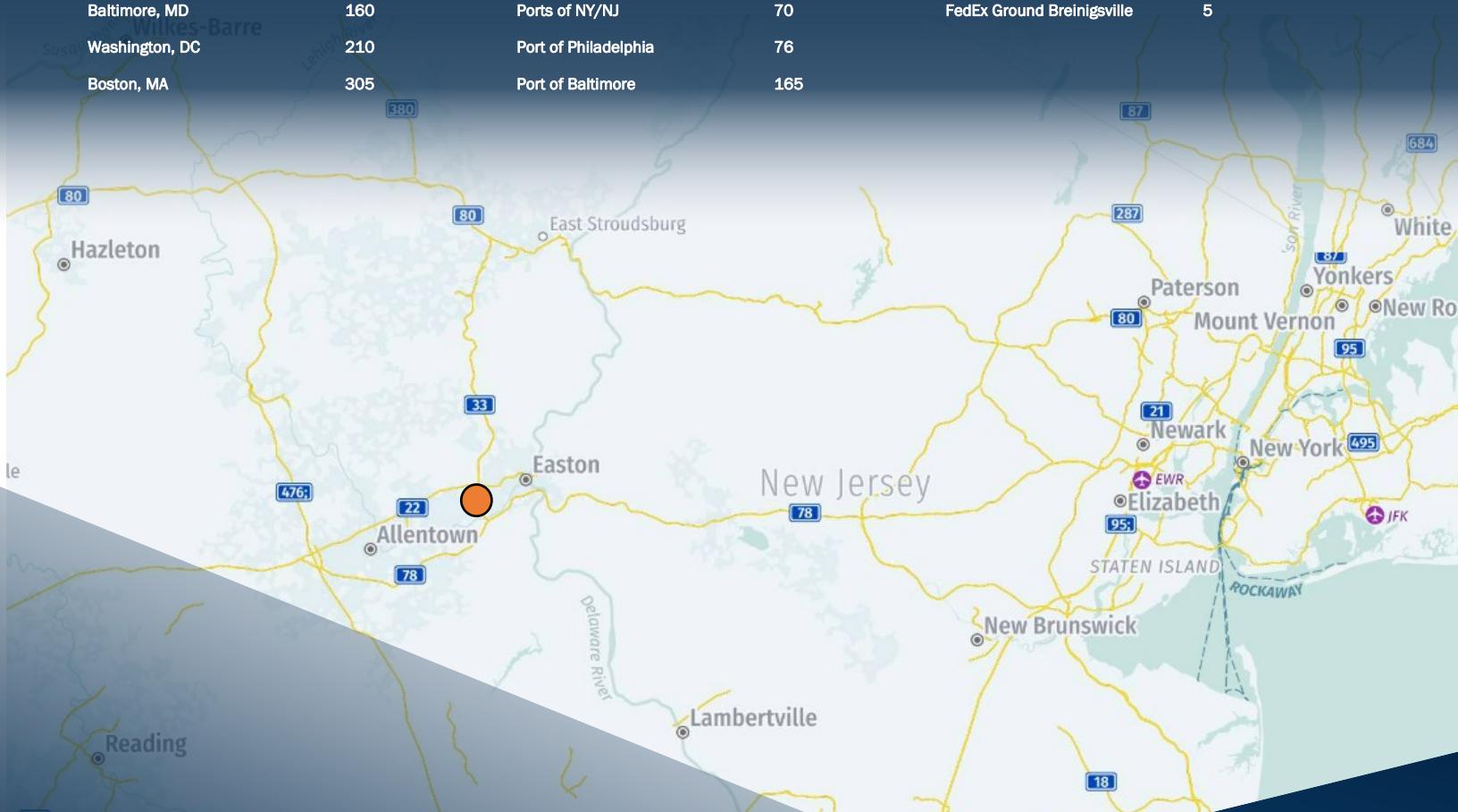
PF WEISS REALTY

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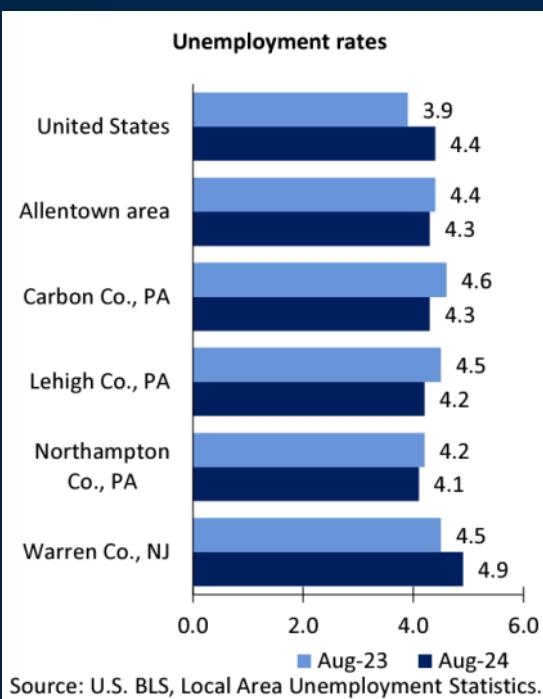




DISTANCES TO CITIES	Distance (mi) Drive	DISTANCES TO INTERMODAL	Distance (mi) Drive	DISTANCES TO PARCEL	Distance (mi) Drive
New York, NY	80	Norfolk Southern Bethlehem	7	USPS Bethlehem	5.5
Philadelphia, PA	75	DISTANCES TO PORTS		UPS Bethlehem Hub	5.5
Baltimore, MD	160	Ports of NY/NJ	70	FedEx Ground Breinigsville	5
Washington, DC	210	Port of Philadelphia	76		
Boston, MA	305	Port of Baltimore	165		



## LABOR STATISTICS



Allentown area employment (number in thousands)	Aug. 2024	Change from Aug. 2023 to Aug. 2024	
		Number	Percent
Total nonfarm	399.8	11.6	3.0
Mining, logging, and construction	14.4	0.2	1.4
Manufacturing	41.6	0.1	0.2
Trade, transportation, and utilities	91.7	-0.4	-0.4
Information	6.2	0.1	1.6
Financial activities	13.1	0.2	1.6
Professional and business services	51.5	1.7	3.4
Education and health services	89.7	6.3	7.6
Leisure and hospitality	40.8	1.9	4.9
Other services	14.9	0.4	2.8
Government	35.9	1.1	3.2

### A Partial List of Our Past Customers Include

Liberty Property Trust, Prologis  
American Atelier, Inc.  
United Rental, Inc.  
All Weather Insulated Panels Inc  
Peirce-Phelps, Inc  
B. Braun, Inc.  
Lehigh Valley Plastics  
General Mills, Inc.  
Foley/Caterpillar  
Torc-up, Inc.  
Eupen, Inc.,  
St. Luke's Physician Group  
Innovative Office Products  
Allan Organ  
AFC Industries  
Genus Lifesciences Inc

J.G. Petrucci Company Inc  
Airlite Plastics  
All Phase Electric, Inc (CED)  
Werner Trucking, Inc  
Phillips Feed, Inc.  
Northwood Paper Company  
Innovative Office Products  
Straight Arrow  
Verizon Wireless,  
Aramark Uniform  
United States Postal Service  
Penske Truck Leasing, Eastern  
Mack Truck  
Allentech, Inc.  
Royal Industries  
Structural Services, Inc,

Innovative Control Systems  
Cera-Met  
Air-Products & Chemicals  
Victaulic Corporation of America  
Meyer Power Systems  
Backstage Library Works  
Bennett Organization  
Spartan Brands  
American Architectural Metal Mfg Inc,  
Air Filtration Inc  
Bell & Howell  
Bio Spectra  
Fluortek  
Terrafina  
Flexicon Corporation  
American Tube Corporation