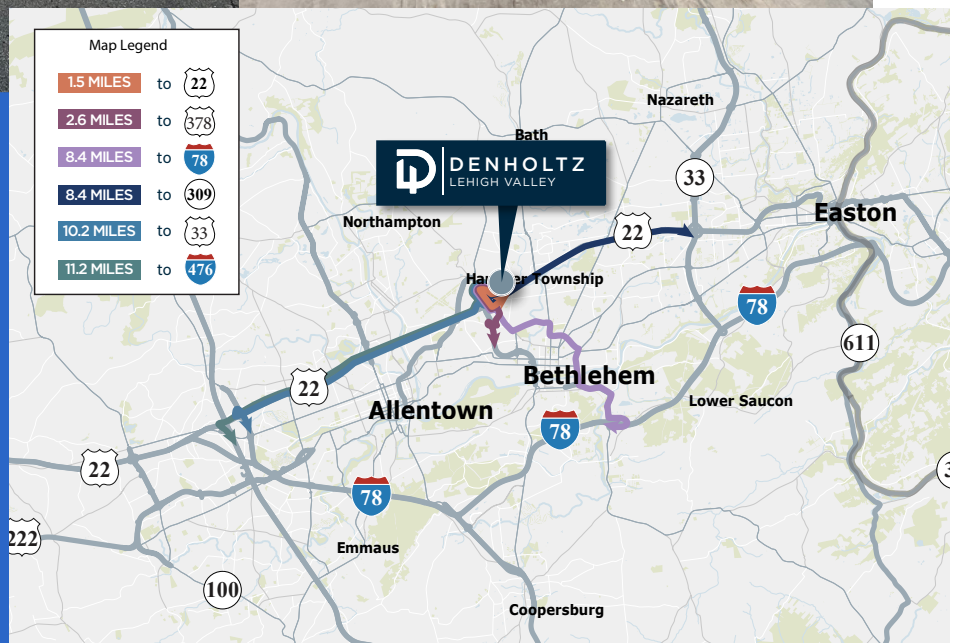


Part of the Denholtz Lehigh Valley light industrial portfolio, 1560 Valley Center Parkway is located off Route 22 and offers easy access to the Pennsylvania Turnpike (I-476) and Route 78. Its strategic location is within a day's drive to nearly 40% of the U.S. population. This one-story, 51,400 SF masonry building can be demised to 10,000 sf +.





BUILDING FEATURES

TOTAL BUILDING SF	51,400
TOTAL AVAILABLE SF	51,400
BUILDING NOTES	Can be demised to 10,000 sf +
ZONING	PORR - Planned Office Research & Residential
SITE AREA	5.6 Acres
CONSTRUCTION YEAR	1990
CLEAR HEIGHT	Office 10'
BUILDING DIMENSIONS	Depth: 103'-142' Width: 403'
CAR PARKING	152
INTERIOR FINISHES	Carpet in office, vinyl tile in restrooms, concrete in mechanical rooms; painted GWB walls; suspended acoustic tile ceilings
ROOF TYPE	Low-slope, mechanically fastened, single-ply, EPDM membrane
FIRE PROTECTION	Multiple-zone, fire alarm control panel, auto-dialer reportedly tying the system to a 24-hour, monitoring service, hardwired with battery-backup, smoke and heat detectors, pull stations, illuminated exit lights with battery-backup, emergency battery lighting units, horn/light annunciators, fire extinguishers, and a full-coverage, wetpipe, sprinkler system with check valves and tamper and flow switches
HVAC	(16) rooftop-mounted, gas-fired, electric, packaged unit
POWER	2,000-Amp, three-phase, four-wire, 277/480-Volt main, feeding the main distribution panels (MDPs), located in the electrical room on the exterior façade



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1560 VALLEY CENTER PARKWAY
BETHLEHEM, PA

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