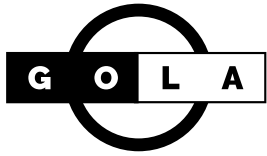


+/- 61,000 SF Full Building Sublease

1555 Spillman Drive, Bethlehem, PA



FOR MORE INFORMATION,
PLEASE CONTACT:

SHANE ALLEN

Tenant Representative
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PROPERTY OVERVIEW

THE OFFERING

Gola Corporate Real Estate is pleased to present a unique full building sublease opportunity in LVIP VII totaling +/- 61,000 SF situated on a +/- 9.57 AC site with flexible zoning. The sublease space is available immediately through **August 31, 2027**. The property has redundant power and significant cooling, as well as ample parking for a variety of uses. Opportunities exist to expand tailgate loading and add drive-ins.



PROPERTY INFORMATION

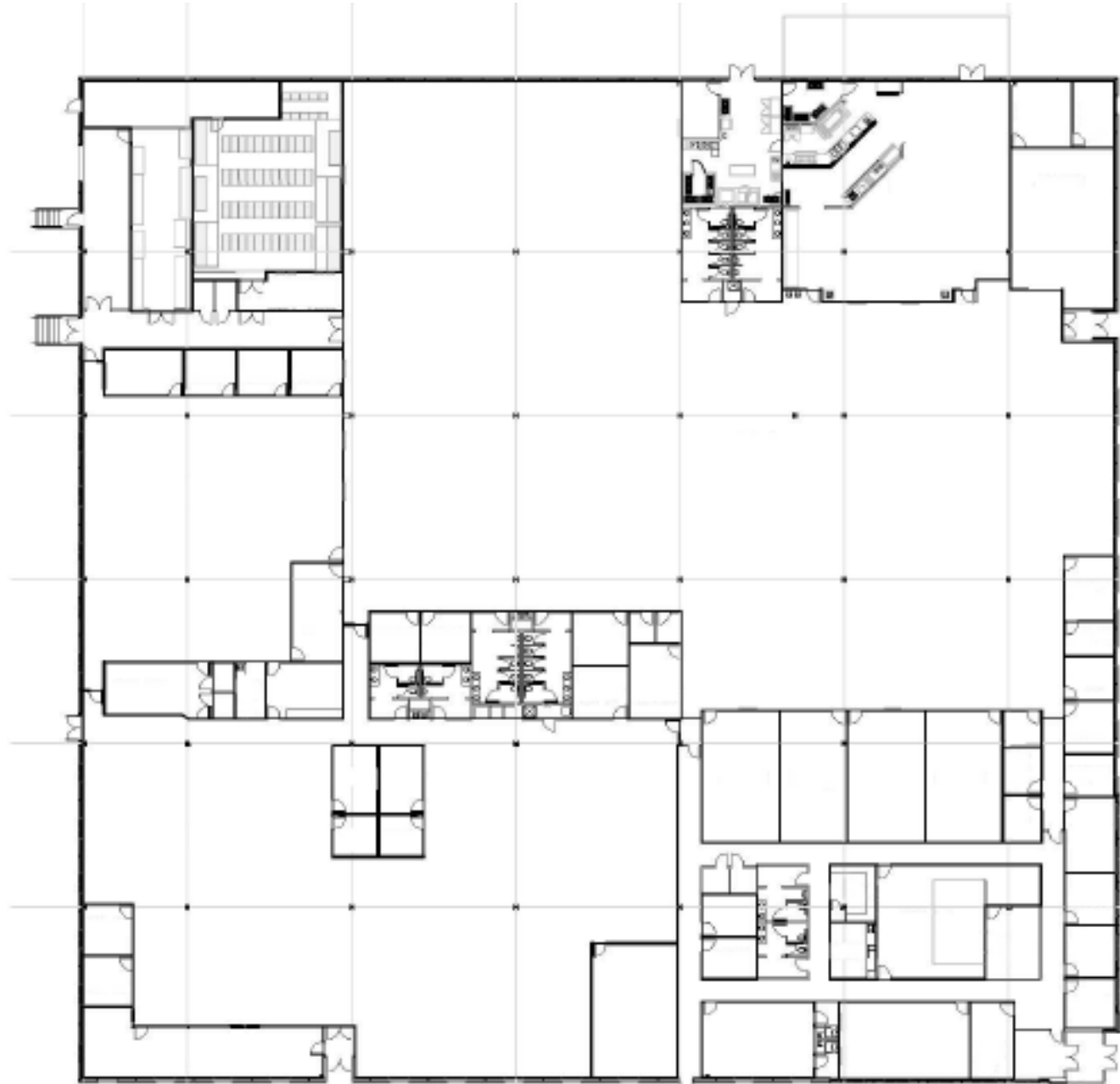
| | |
|----------------------|---|
| STREET ADDRESS: | 1555 Spillman Drive, Bethlehem, PA |
| LAND AREA & GBA: | +/- 9.57 AC & +/- 61,000 SF |
| ZONING JURISDICTION: | City of Bethlehem |
| ZONING: | Industrial Redevelopment District (IR) |
| YEAR BUILT: | 2009 |
| CONSTRUCTION TYPE: | Tilt-up concrete construction |
| CLEAR HEIGHT: | 18' |
| LOADING: | One (1) tailgate door |
| ROOF TYPE: | EPDM single ply ballasted roofing system |
| SPRINKLER: | 100% wet sprinkler |
| PARKING RATIO: | 10.02 / 1,000 SF (+/- 611 surface spaces) |
| COLUMN SPACING: | Typical building bay is +/- 40' x 40' |
| POWER: | 2500 amp, 480 / 277V service |
| FLOOR SLAB: | 4", 4,000 PSI concrete slab-on-grade with a 4" crushed aggregate sub-base |

ZONING SUMMARY

| ZONING DISTRICT: | Industrial Redevelopment (IR) |
|------------------|---|
| PURPOSE: | To promote the economic revitalization on underutilized properties that historically were used for older industrial uses. To allow a variety of non-residential land uses, with flexible design standards applied during the site plan approval process. This district is mainly intended to allow commercial, office, research and light industrial uses. |
| PERMITTED USES: | <ul style="list-style-type: none">• A variety of Commercial Uses, including but not limited to exercise club, gaming facility, and micro-brewery and/or distillery• A variety of Institutional / Semi-Public Uses, including but not limited to educational and support buildings, community recreation center, hospital or surgery center, and school• Industrial Uses including but not limited to assembly or finishing of products, wholesale sales of building supplier and/or materials, industrial equipment sales, rental and service, fabricated metal products, food products for animals, medical equipment and supplies, transportation equipment, and research and development, engineering or testing facility, or laboratory |

Source: City of Bethlehem

AS-BUILT FLOOR PLAN



LOCATION OVERVIEW

POPULATION

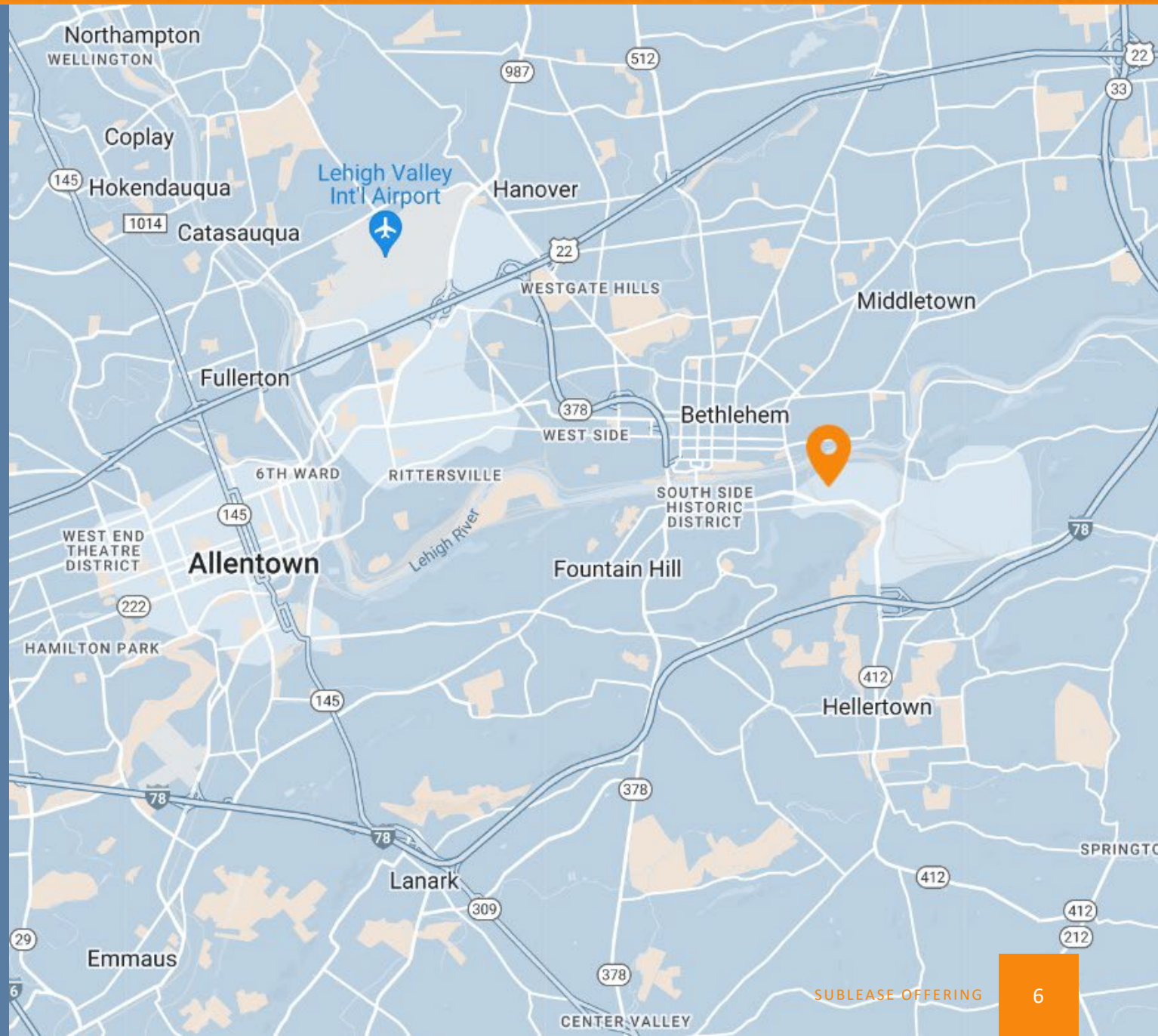
- Within a 5-mile radius, the total population is 149,499 (2023), which includes 94,949 daytime employees (2023).

POINTS OF INTEREST

- Minutes to Lehigh University

TRANSPORTATION ROUTES

- Proximity to Lehigh Valley International Airport (LVIA) located under 8 miles away
- Quick access to Route I-78 just 2 miles away, as well as access to Routes 22, 33, 309, and PA Turnpike I-476
- Building is immediately served by LANTA bus route #103 on Spillman Drive
- Additional LANTA bus routes include #105, #215, and #605 on E. 4th Street



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