

Property Summary

177 N. Commerce Way LVIP IV

Hanover Township/Bethlehem, Northampton County PA 18017



OFFERING SUMMARY

Sale Price:	\$5,400,000
Lease Rate:	\$12.75 SF/yr (NNN)
Building Size:	32,500 SF
Available SF:	9,800 SF
Lot Size:	3.885 Acres
Year Built:	2000
Renovated:	2005
Zoning:	Planned Industrial Business
Market:	Lehigh Valley

PROPERTY OVERVIEW

7,000 SF warehouse addition built in 2005. Dual tenant building. 1,200 amp/480-277 volt electric service, wet sprinkler system, dock and drive-in loading doors, 20'+ ceiling height, ample parking, adaptable floor plan.

LOCATION OVERVIEW

The building is located within the middle of the block. LVIP is a planned commercial-industrial park. The LVIA Regional Airport is within 5 miles of this property. The Route 191 and Route 512 Exits of Route 22 are both within 2 miles of the site. The PA/NJ State Line is within 11 miles of the site. This is an irregularly shaped lot. Neighbors are: Freshpet, Lehigh Valley Plastics, Just Born, and condo office complex.

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Additional Photos

Flex Investment Building

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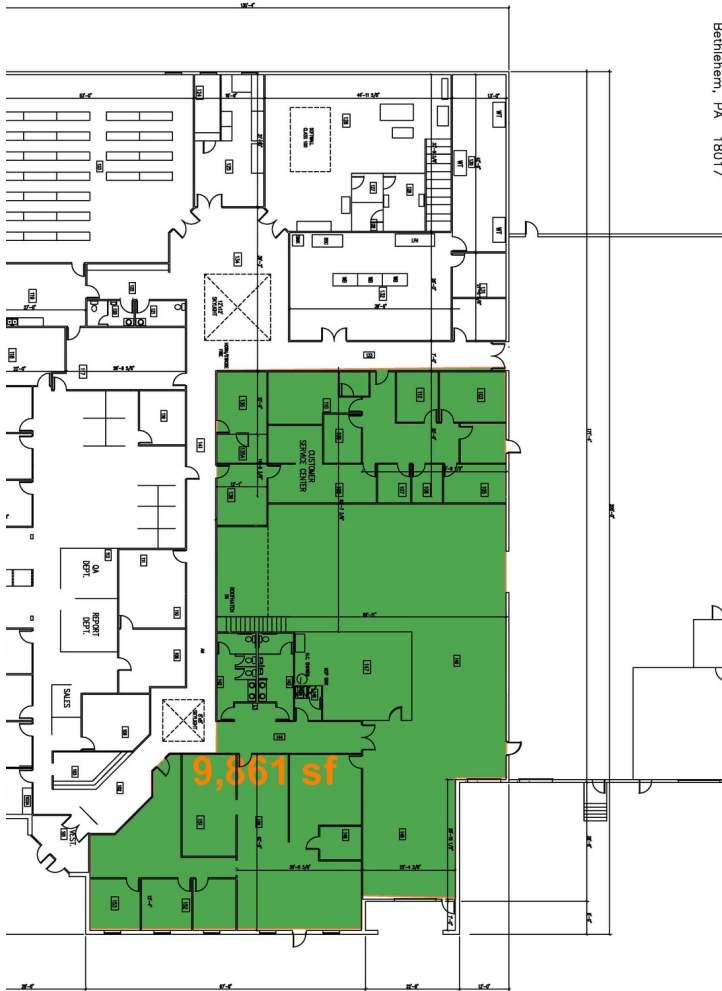


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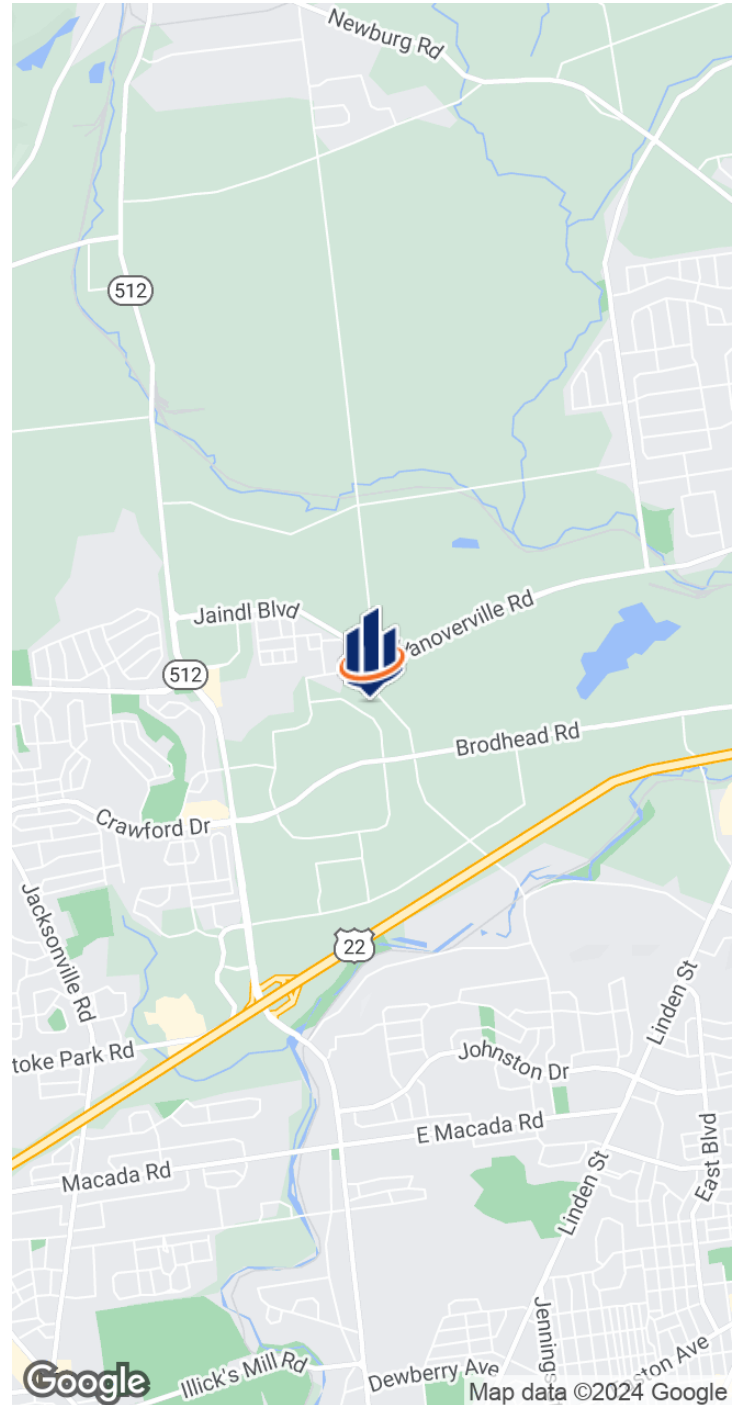
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