



881 Marcon Blvd

Allentown, Pennsylvania 18109

Property Overview

- Flex and office suites available in Lehigh Valley Executive Campus
- Potential ability to add 2 dock doors and 1 on grade drive-in door
- Exterior private entrance with plenty of parking for staff and/or clients
- Centrally located in the Lehigh Valley with easy access via Route 22
- Also accessible via LANTA bus routes 215 & 324

Spaces	Size	Type
Suite 250	4,000 - 15,090 SF	Flex
Suite 3900	2,500 SF	Office

Offering Summary

Lease Rate:	Negotiable
Building Size:	30,663 SF
Available SF:	2,500 - 15,090 SF
Lot Size:	3.36 Acres

For More Information

Michael Adams, SIOR

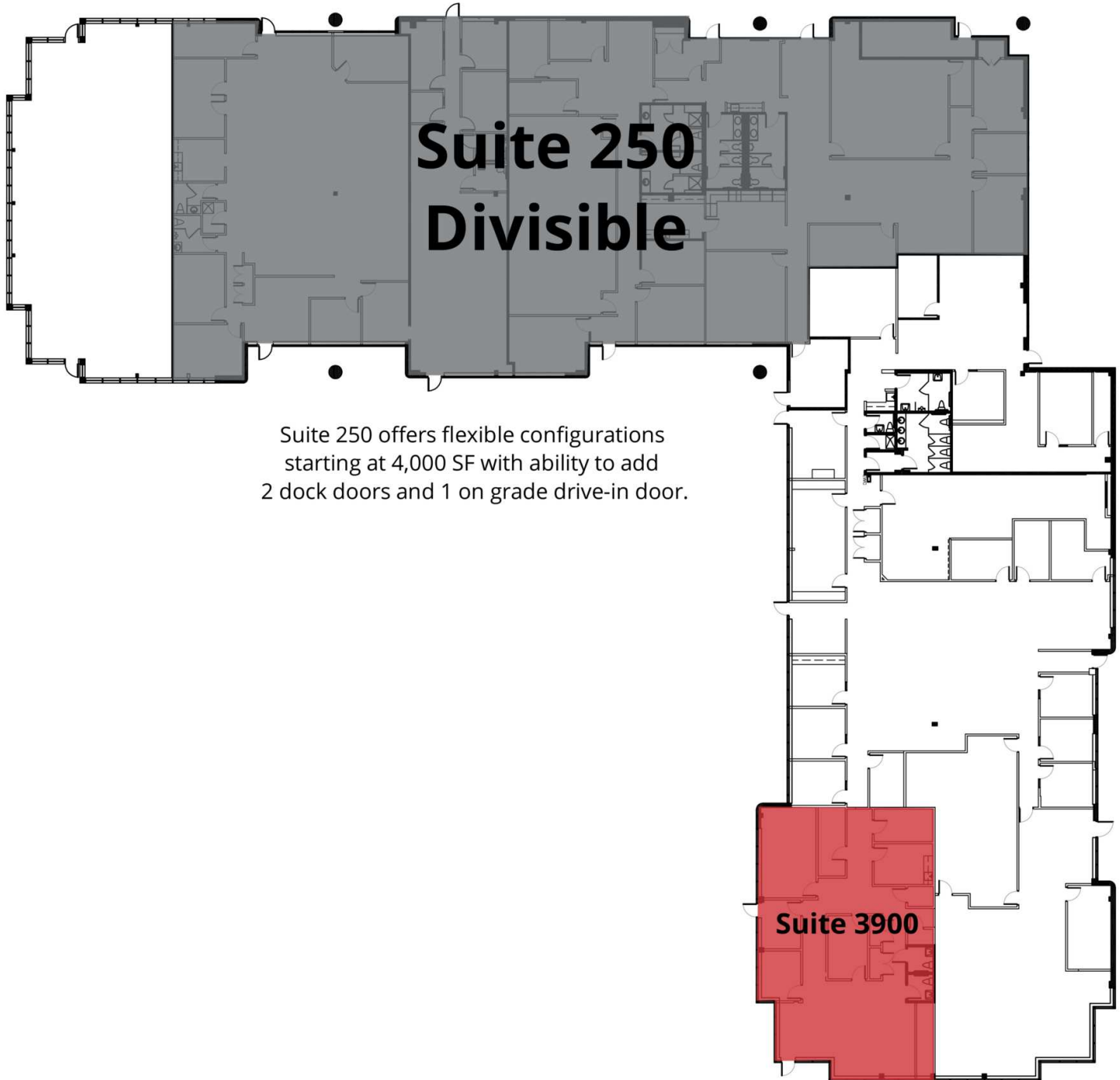
O: 610 871 1701
madams@naisummit.com

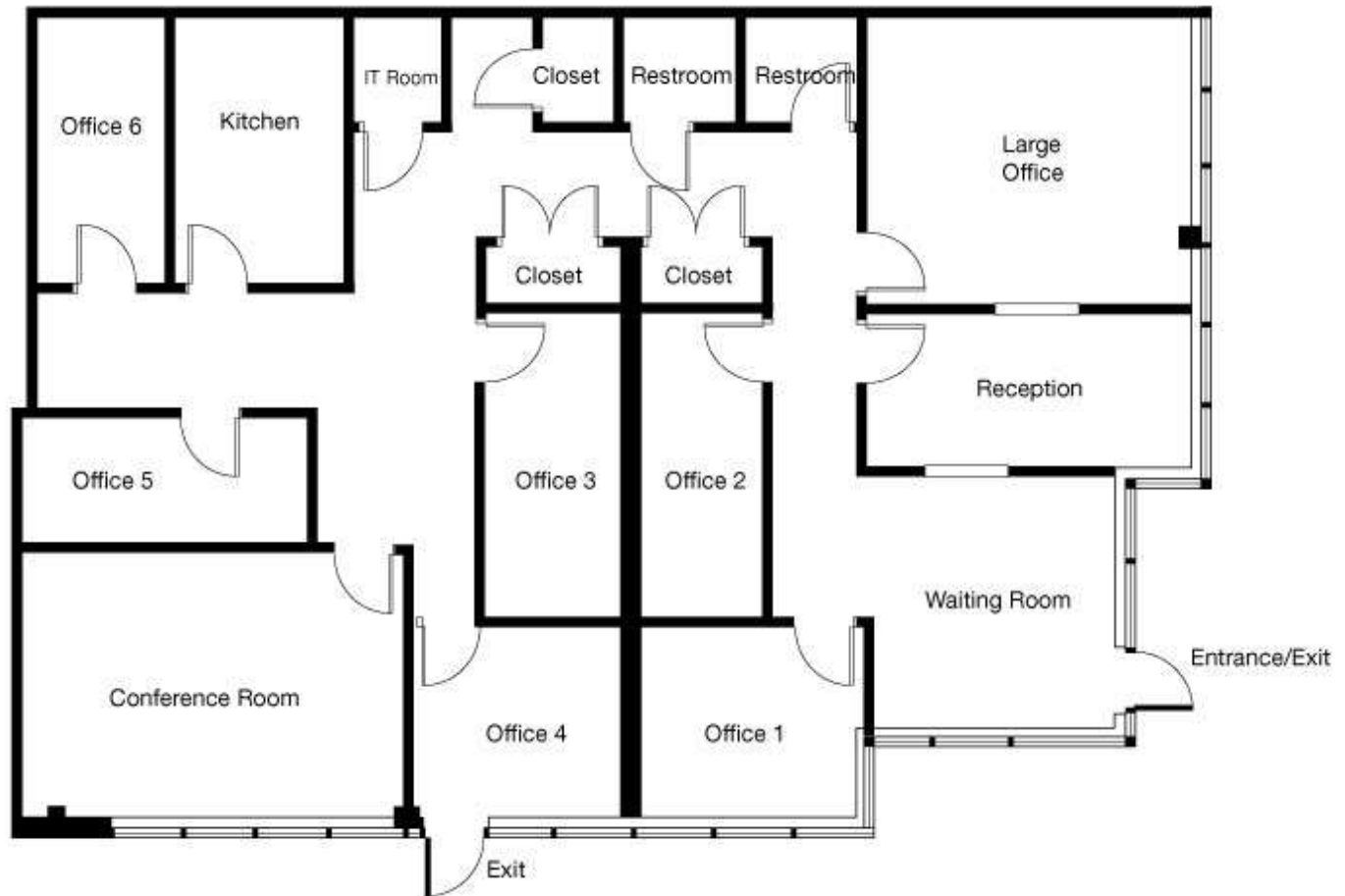
Sarah Finney Miller

O: 610 871 1719
sfinney@naisummit.com

Collin Holben

O: 610 871 1691
cholben@naisummit.com





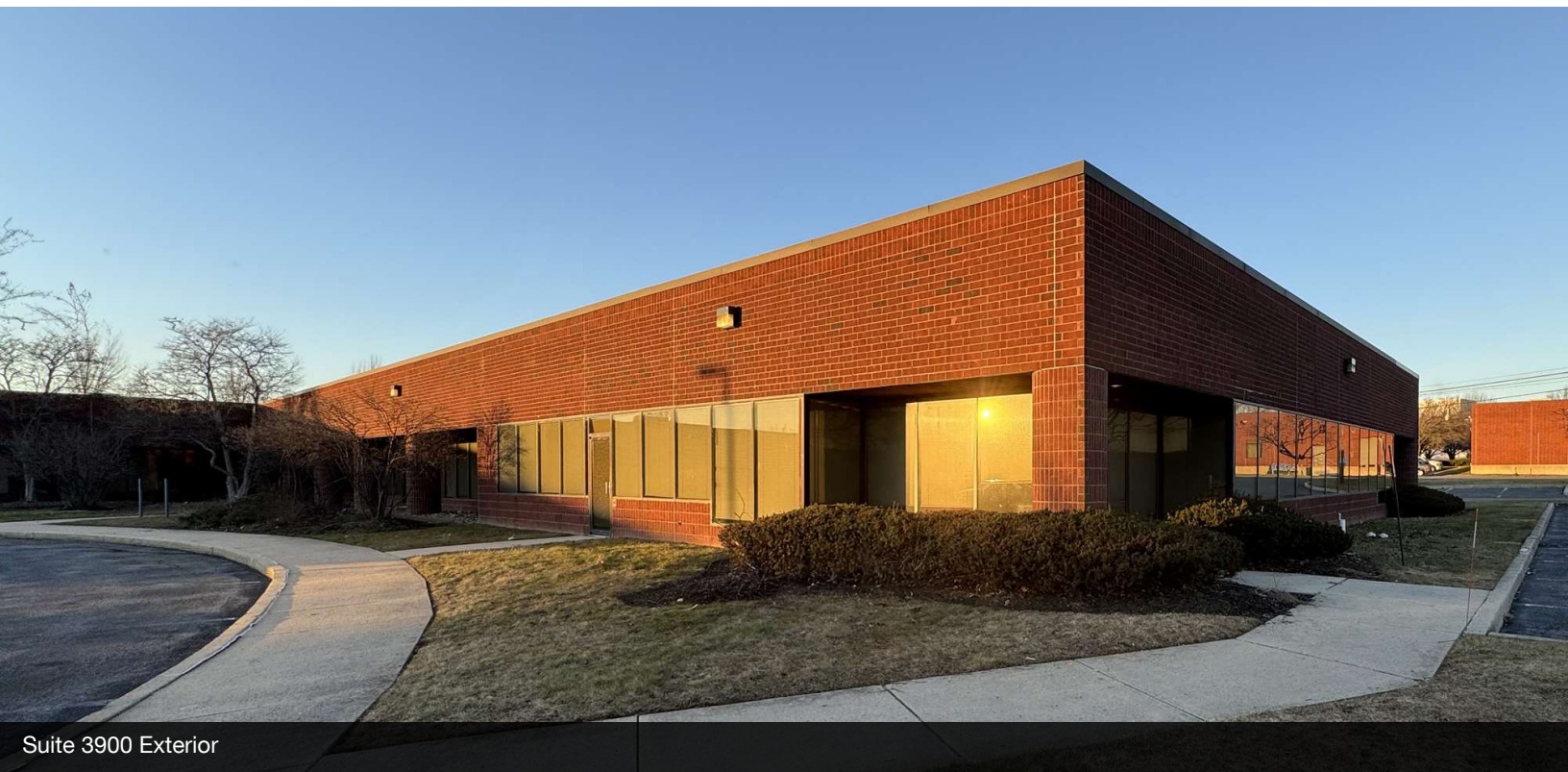
Suite 3900 Floor Plan

Available Spaces

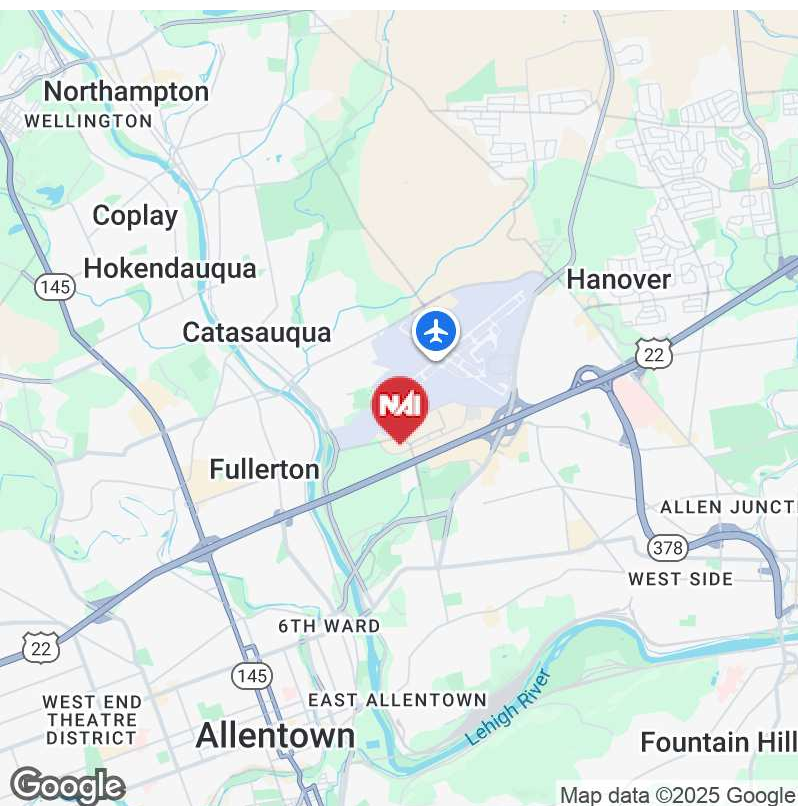
Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 250	4,000 - 15,090 SF	NNN	Negotiable	The suite features warehouse space with office build-out available as required, clear ceiling heights of 14-16 feet, and fully conditioned throughout. The space can be divided into options ranging from 4,000 SF to 11,090 SF. Two Dock doors and One on grade drive-in door can be added to suit tenant requirements.
Suite 3900	2,500 SF	NNN	Negotiable	2,500 +/- SF office suite available with private entrance, six (6) offices plus a large executive office, conference room, waiting area and reception work area.



Suite 250 Exterior



Suite 3900 Exterior



About NAI Summit

NAI Summit is the greater Lehigh Valley's largest, locally owned, full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, comprehensive property management and building maintenance services.

For More Information

Michael Adams, SIOR
Senior Vice President
O: 610 871 1701
madams@naisummit.com

Sarah Finney Miller
Senior Vice President
O: 610 871 1719
sfinney@naisummit.com

Collin Holben
Associate
O: 610 871 1691
cholben@naisummit.com

	Time	Miles
LV International Airport	5 min	1.8 miles
Route 22	5 min	2 miles
I-476	14 min	10 miles
I-78	15 min	12 miles
I-276	48 min	48 miles

Location Advantages

- Many nearby amenities, including retail stores, hotels, and restaurants
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.