



2500 Emrick Blvd

Bethlehem, Pennsylvania 18020

Property Highlights

- Available for Sublease - Sublease Expiration March 2028
- Proximity to Logistics: UPS hub and FedEx Ground Hub
- Clear Height 32'

Property Overview

+/-70,000 SF Warehouse sublease opportunity in a Class A facility. Located near major logistics hubs, including UPS and FedEx plus excellent regional access from Routes 33, 22 and I-78. Boasts excellent warehouse amenities with 32' clear height, five (5) dock doors, and one (1) drive-in door.

Offering Summary

Building Size:	120,000 SF
Available SF:	70,000 SF
Facility Class:	Class A

For More Information

Michael Adams, SIOR

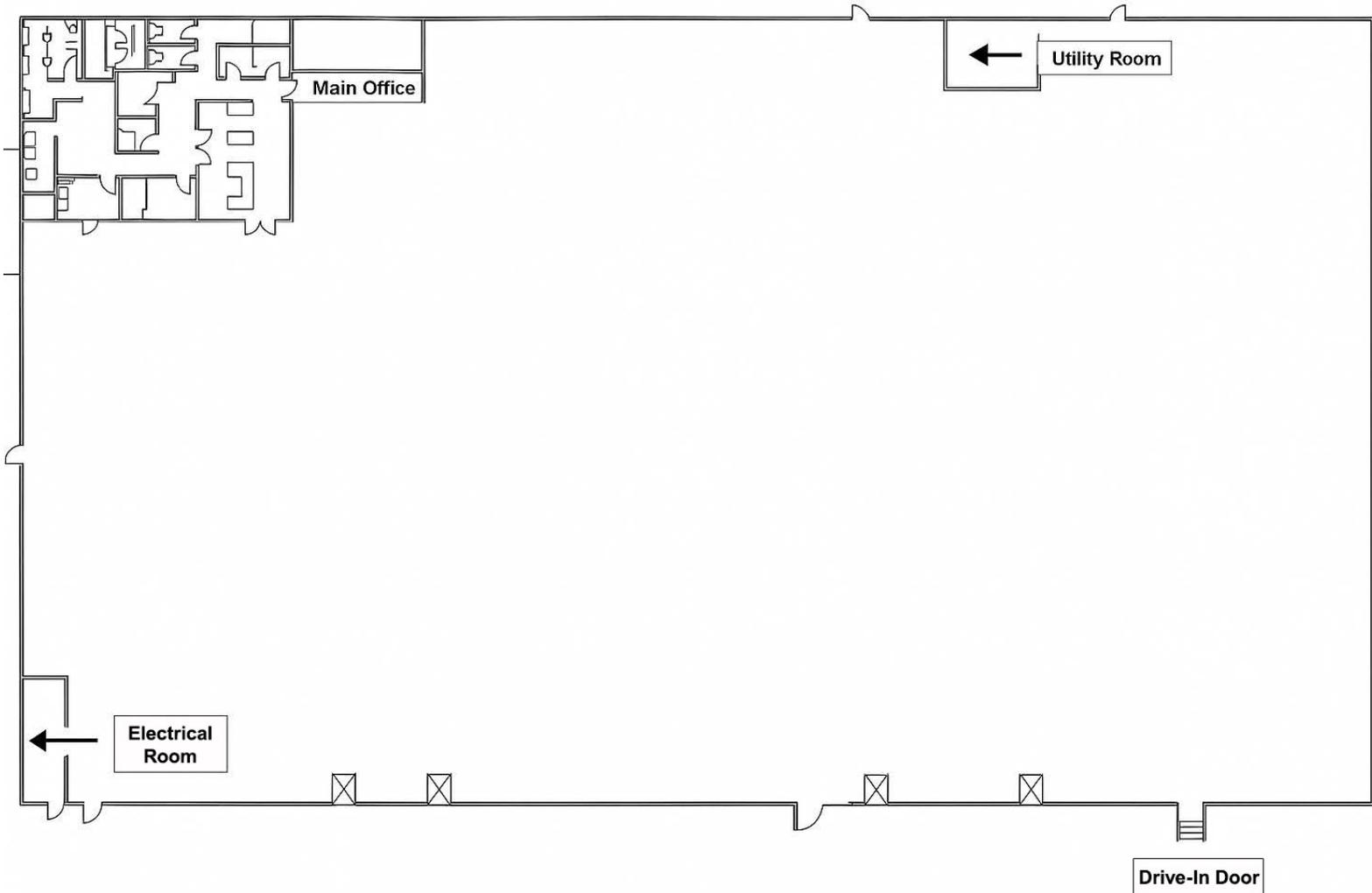
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Building Information

Ceiling Height	32 ft
Year Built	2017
Office Size	3,500 SF
Configuration	Single-side load
Dock Doors	5 (9'x10') with hydraulics, levelers, seals, and lights
Drive-in Doors	1 (12'x14')
Fire Protection	ESFR
Lighting	T-5 lighting
Power	2,500-AMP, 480/277-volt, 3-phase service

Property Information

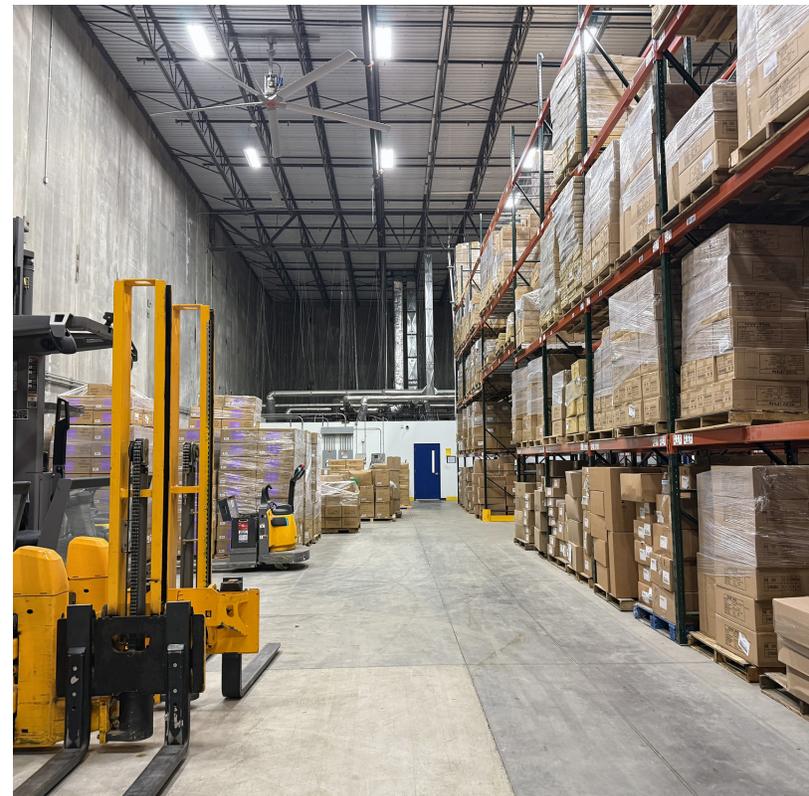
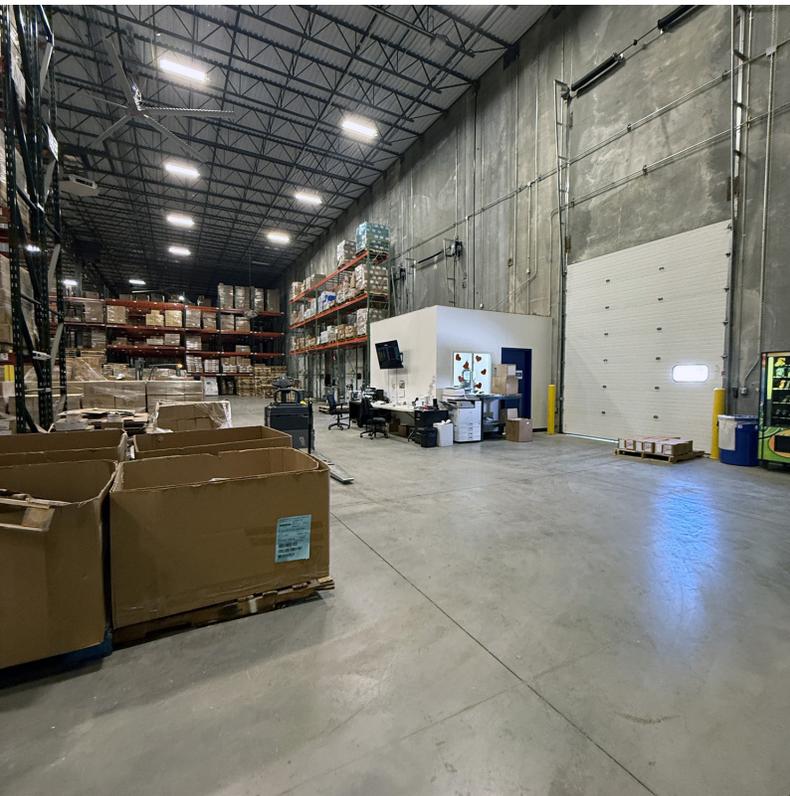
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Light Industrial

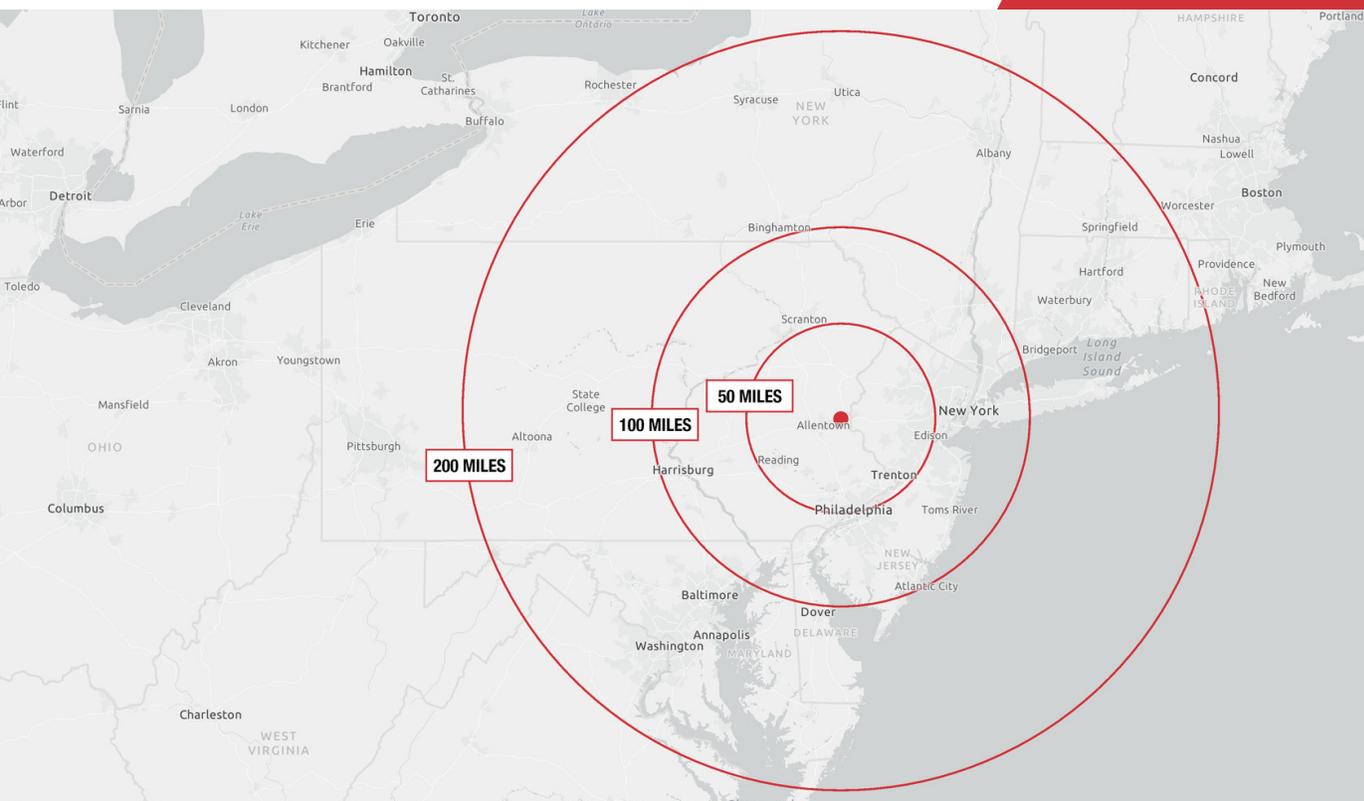
Parking

Car Parking Spaces	64
Truck Court	125 ft

Sublease Details

Date Available	Jan 1, 2026
Lease Term Expiration	March 31, 2028





	Time	Miles
Route 33	3 min	0.8 miles
I-78	5 min	2.2 miles
Route 22	5 min	2.5 miles
I-476	22 min	19.5 miles

Location Advantages

- Immediate access to Route 33 & I-78.
- Nearby amenities include restaurants, retail, entertainment and recreation.
- 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.

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, and comprehensive property management and building services.

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