



Warehouse
Light Industrial
Flex



2290 Avenue A

Bethlehem, PA

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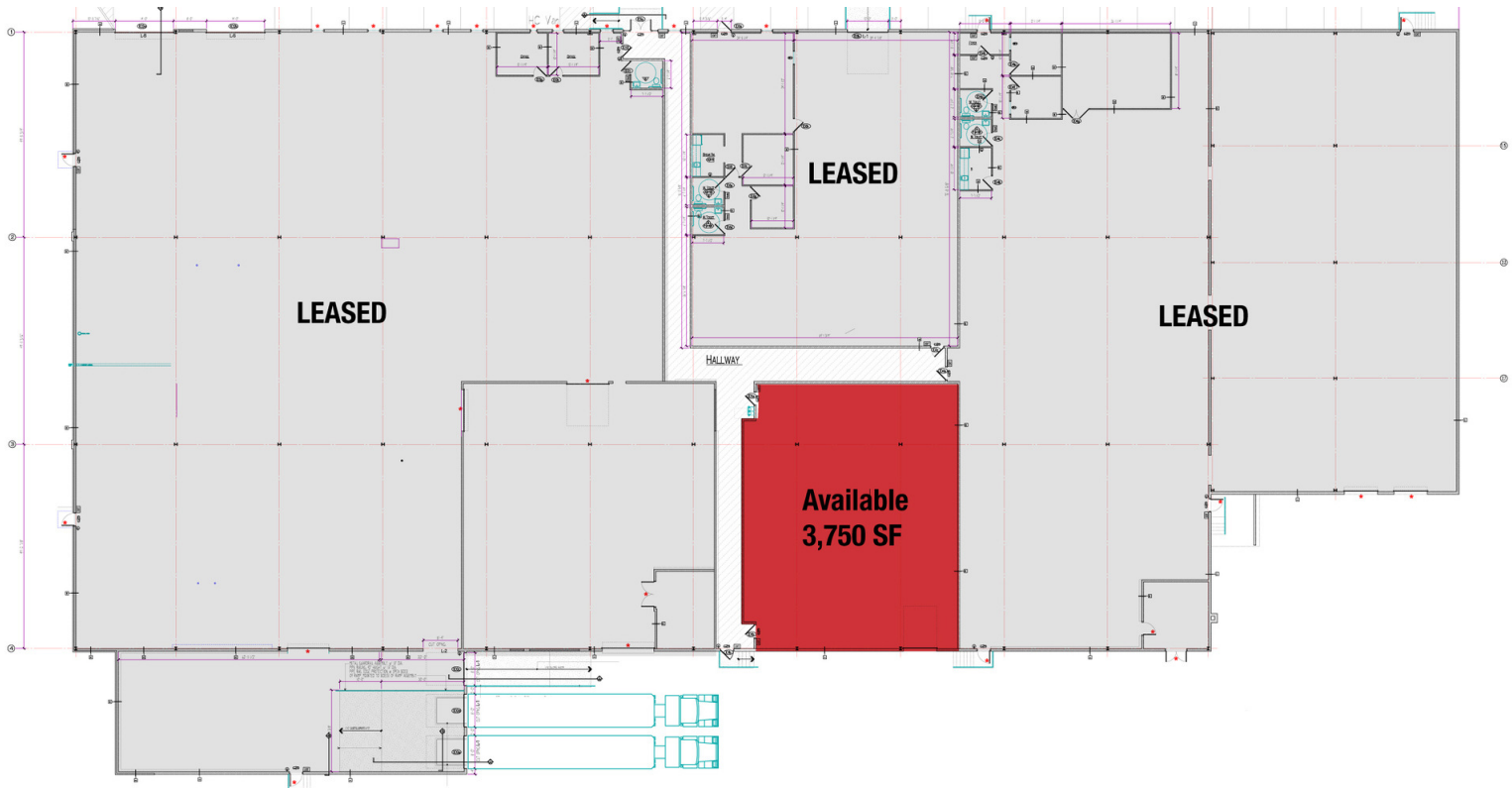
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Property Type	Industrial Warehouse
Property Subtype	Manufacturing
APN	641838024858-1
Zoning	Planned Industrial
Building Size	50,520 SF
Lot Size	2.98 Acres
Built/Renovated	1963/2025

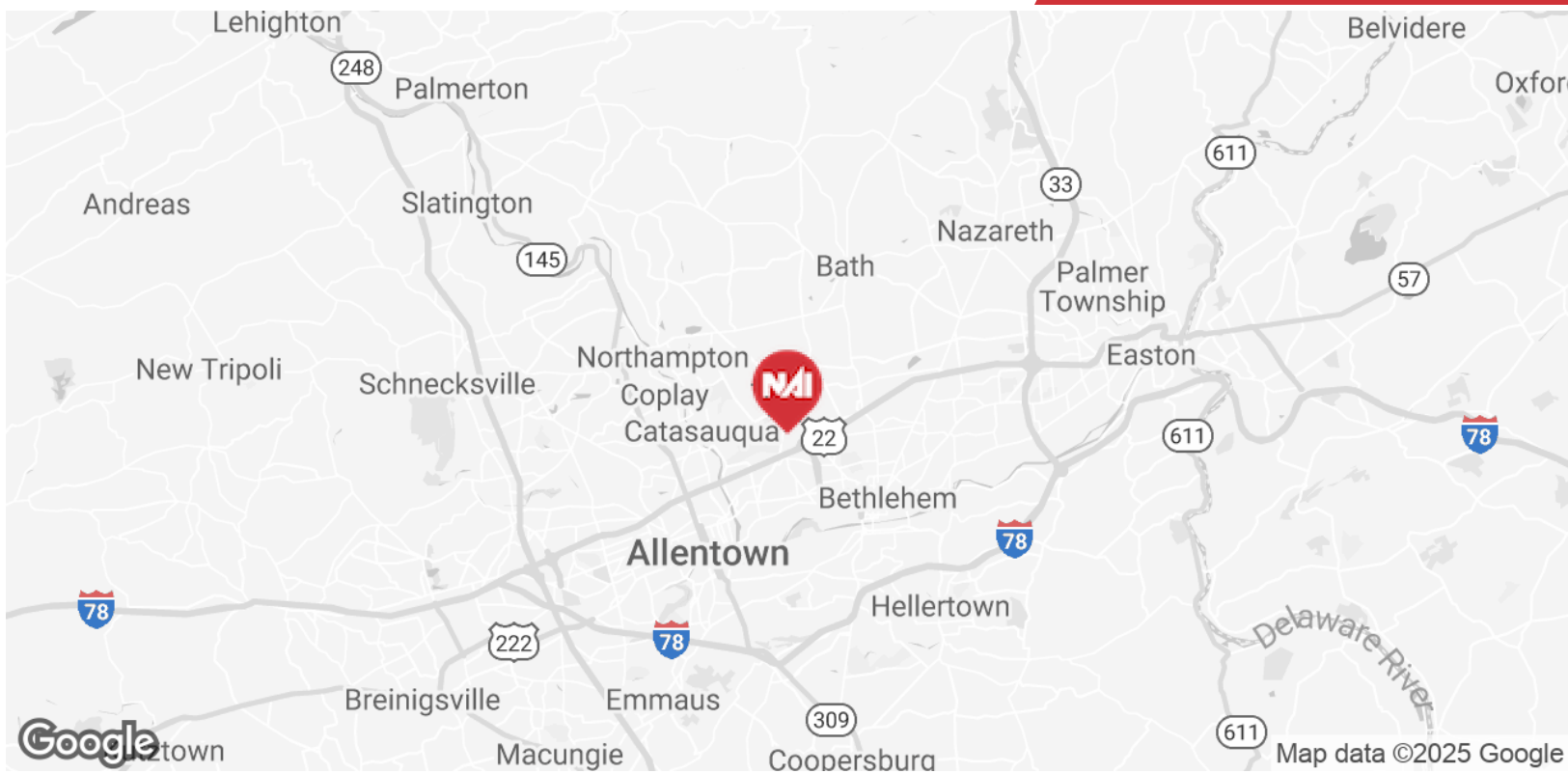
Don't miss this opportunity! Last remaining suite in a newly renovated multi-tenant industrial warehouse building. Owner is willing to build out the space to tenant needs. Recent improvements include new roof, parking lot expansion, new docks and grade level drive-in doors, lighting, electrical system, security system, and dedicated offices built with new HVAC systems for each.

- Building Under New Ownership, Only One Suite Left Ready for Tenant Fit Out!
- 3,750 SF Warehouse/Flex Suite Available with Private Loading Options
- Only 7.5% of the Building Remaining Available After 2 Months on Market
- Owner Willing to Build-Out Suite to Tenant Requirements
- Permits Approved for Additional Dock or Drive-In Door



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	Time	Miles
Route 22	3 min	<0.7 miles
Route 33	12 min	9.5 miles
I-476	12 min	9.5 miles
I-78	15 min	12.6 miles
I-80	35 min	34.5 miles

Location Advantages

- Located just off the Airport Road exit of Route 22
- 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 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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