



Light Manufacturing
Life Sciences
Warehouse

871 Marcon Blvd

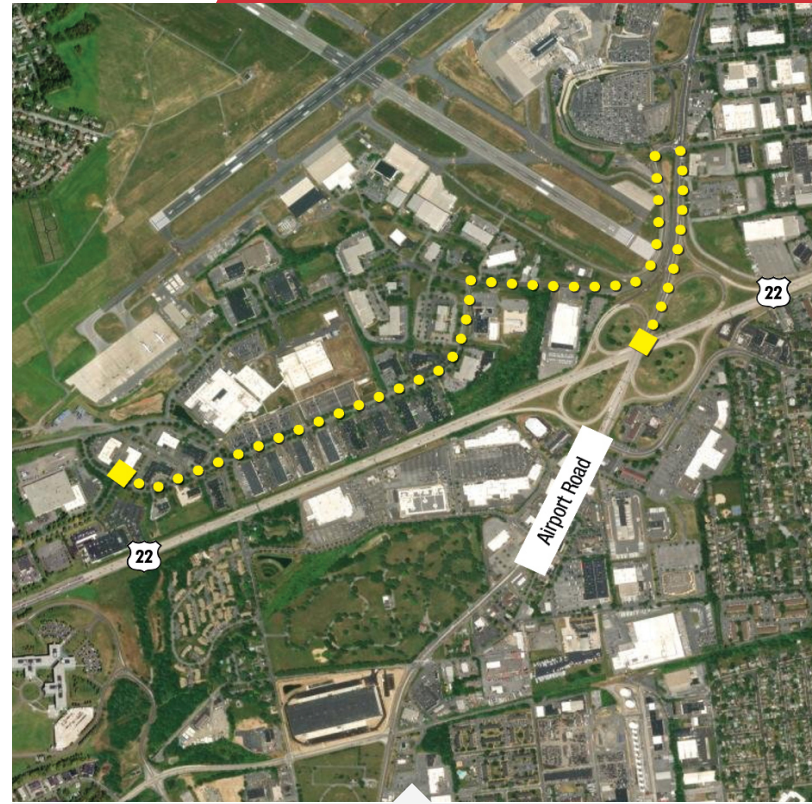
Allentown, PA

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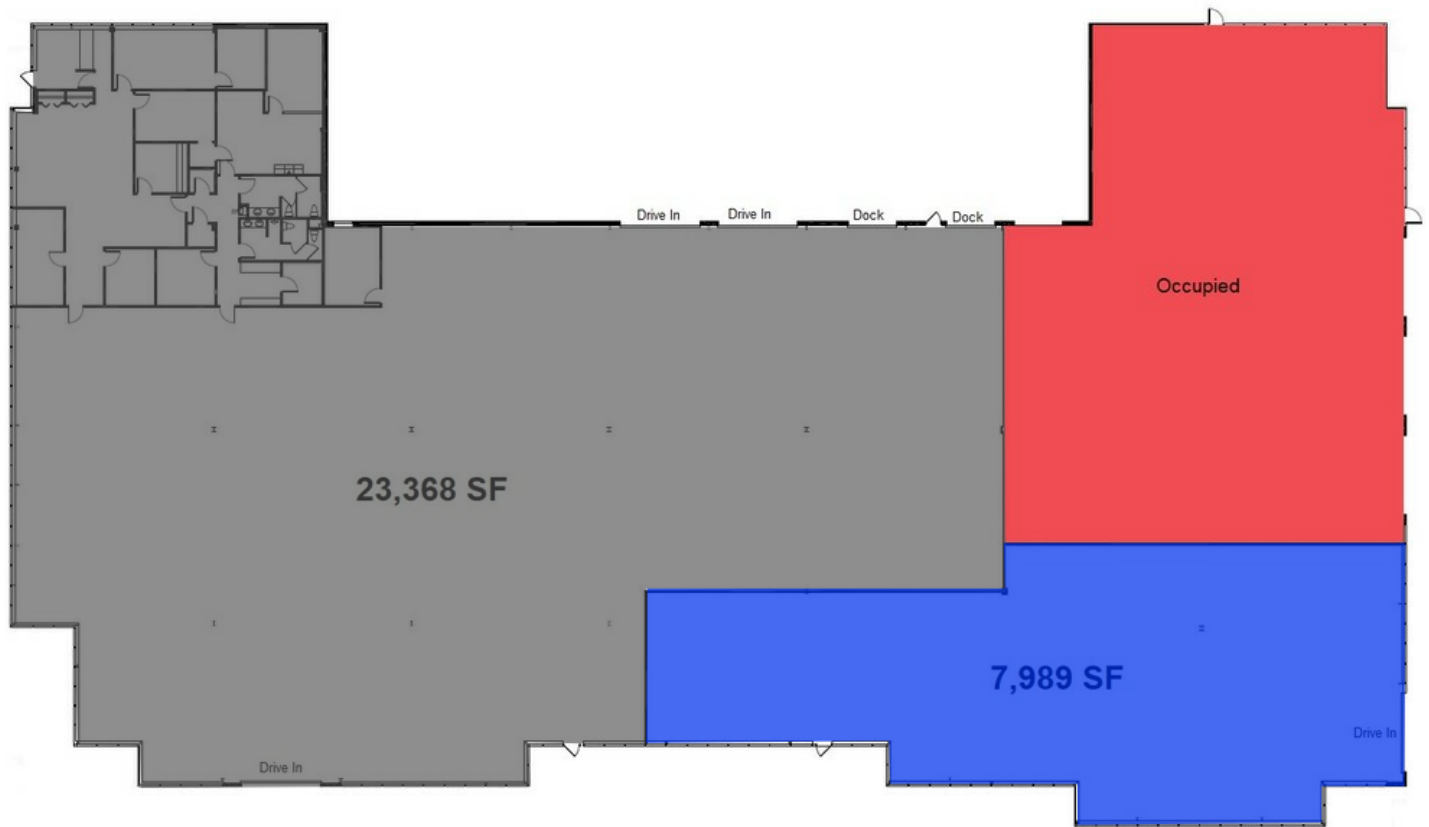
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Building Size	36,332 SF
Lot Size	3.31 Acres
Year Built	1989
Number of Floors	1

- ±7,989 SF - 31,357 SF of flex space available in Lehigh Valley Executive Campus
- Two Suites Available - 7,989 SF & 23,368 SF which can be leased separately or together
- Adaptive building suitable for light manufacturing, life science, packaging, office and more
- 3-Phase Power
- 14'-16' Clear Ceiling Heights
- Exterior private entrances with plenty of parking for staff and/or clients

- Prime location near Route 22 & LVIA
- Adaptive building suitable for light manufacturing, life science, packaging, office and more
- Located in Lehigh Valley Executive Campus



Available Spaces

Suite	Type	Rate	Description
7,989	NNN	\$12.50 SF/yr	Flex suite with one (1) drive-in door and 14'-16' clear ceiling height.
23,368	NNN	\$12.50 SF/yr	Flex suite with two (2) drive-in doors and two (2) dock height doors, includes 3,000 SF office area.



	Time	Miles
Lehigh Valley International Airport	8 min	2 miles
Port of Philadelphia	75 min	71 miles
Philadelphia Airport	75 min	73 miles
Newark International Airport	77 min	80 miles
Newark Freight Terminal	80 min	82 miles

Location Advantages

- Located less than a mile from Route 22 and 8 minutes to Lehigh Valley International Airport
- 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, property management, building services, and project management.

For More Information

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