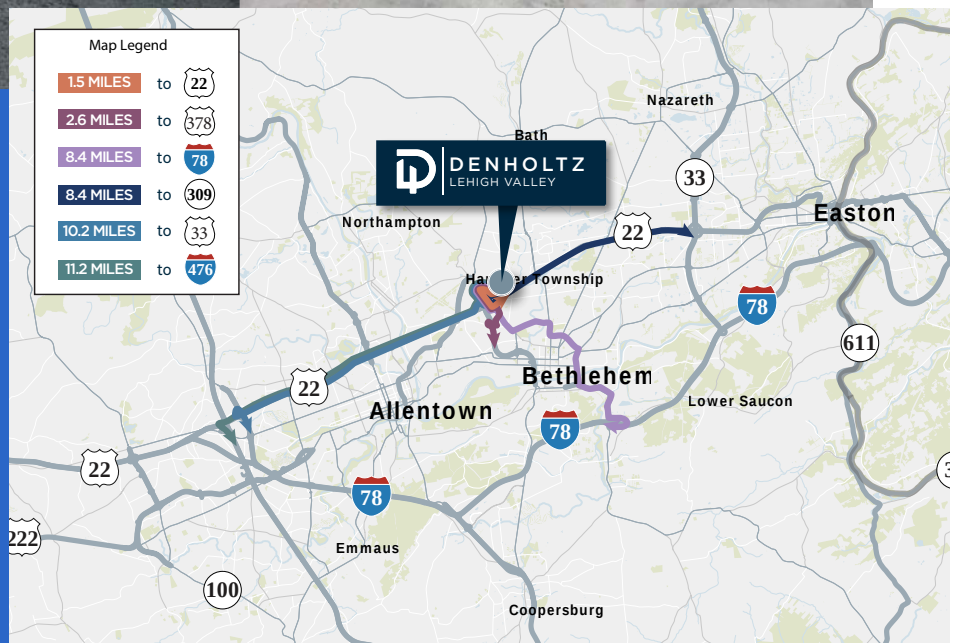




Part of the Denholtz Lehigh Valley light industrial portfolio, 1550 Valley Center Parkway is located off Route 22 and offers easy access to the Pennsylvania Turnpike (I-476) and Route 78. Its strategic location is within a day's drive to nearly 40% of the U.S. population. This one-story, masonry building has 31,400 SF available for lease and can be demised to 10,000 sf +.





BUILDING FEATURES

TOTAL BUILDING SF	43,400
TOTAL AVAILABLE SF	31,400
BUILDING NOTES	Can be demised to 10,000 sf
ZONING	PORR - Planned Office Research & Residential
SITE AREA	4.6 Acres
CONSTRUCTION YEAR	1989
CLEAR HEIGHT	16'
DOCK DOORS	9
BUILDING DIMENSIONS	Depth: 93'-123' Width: 403'
CAR PARKING	126
ROOF TYPE	Low-slope, mechanically fastened, single-ply, EPDM membrane
FIRE PROTECTION	Multiple-zone, fire alarm control panel, auto-dialer reportedly tying the system to a 24-hour, monitoring service, hardwired with battery-backup, smoke and heat detectors, pull stations, illuminated exit lights with battery-backup, emergency battery lighting units, horn/light annunciators, fire extinguishers, and a full-coverage, wetpipe, sprinkler system with check valves and tamper and flow switches
HVAC	(14) rooftop-mounted, gas-fired, electric, packaged unit
POWER	1,000-Amp, three-phase, four-wire, 277/480-Volt main, feeding the main distribution panels (MDPs), located in the electrical room on the exterior façadet



denholtzlehighvalley.com

CONTACT US

Jody King

+1 610 398 3384
jody.king@cbre.com
Lic. PA

Sean Bleiler

+1 610 398 3409
sean.bleiler@cbre.com
Lic. PA

CBRE, Inc.

1275 Glenlivet Drive, Suite 320
Allentown, PA 18106
+1 610 398 6900
Licensed Real Estate Broker

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

1550 VALLEY CENTER PARKWAY
BETHLEHEM, PA

CBRE