



#### 3001 EMRICK BOULEVARD BETHLEHEM, PA



### PROPERTY **HIGHLIGHTS**

OFFERING SUMMARY	
Lease Rate	\$17.00 SF Triple Net
Building Size	71,400 SF
Available SF	Suite 101 - 14,313 SF Suite 110 - 5,158 SF Suite 204 - 4,063 SF
Lot Size	6.32 acres
Year Built	2001
Roof	Flat with Rubber Cover
Fire Protection	Fully Sprinklered Building
Structural	Steel and Masonry, Concrete Slab On-Grade Building
Utilities	City Sewer / BTMA Electricity / PP&L
Stories	3
Zoning	LIP - Light Industrial Office Bethlehem Township, PA
Parking Ratio	5.00/1,000 SG
Access/Security	24/7 Access, Normal Business Hours, Card Reader
Power Protection	Back-up Generator shared by Provident Bank and Brown & Brown
HVAC	Gas hot air and Central AC
Elevators	2



#### **Property Overview**

Located in the booming Lehigh Valley, 3001 Emrick has the benefit of being surrounded by a plethora of business activity and investment. With a growing population of **665,441**, and a labor force of **344,623** strong, the Lehigh Valley is a thriving metropolis— ranked 65th out of 382 largest metros in the United States. As described by the New York Times, the Lehigh Valley "provides a gateway to the nation's biggest metropolitan area" due to its close proximity to highways and easy access to much of the eastern seaboard.



Excellent highway access



Well maintained institutionally owned and occupied



5.0/1,000 SF above market parking ratio

## PROPERTY INTERIOR

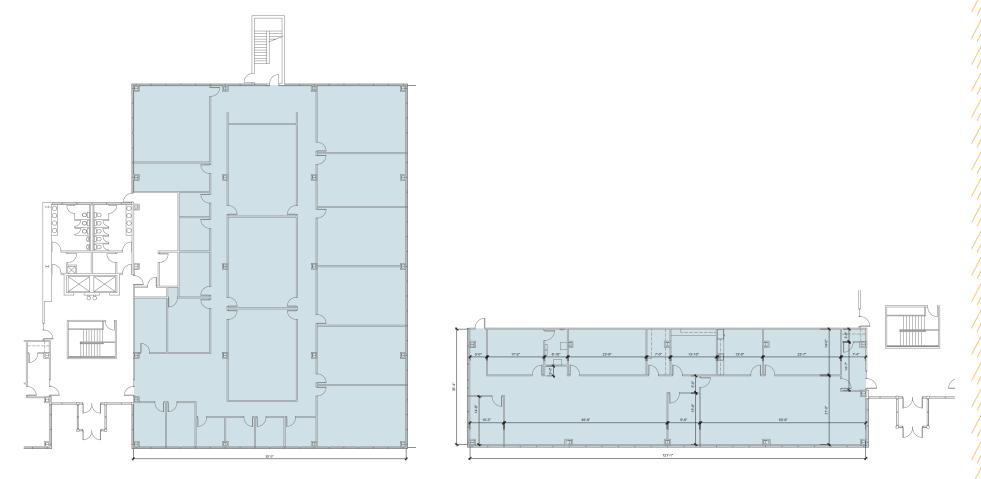


### PROPERTY INTERIOR





**1st Floor** 

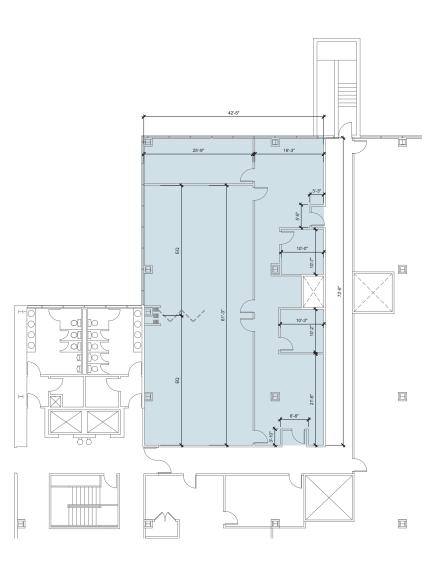


Suite 101 - 14,313 SF

Suite 110 - 5,158 SF

FLOOR PLAN

#### 2nd Floor



Suite 204 - 4,063 SF

## AREA AMENITIES



## SITE **PLAN** Emrick Blvd 3001 Emrick Blvd **Baglyos Circle**



# CONTACT INFORMATION

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