

# Sublease Available

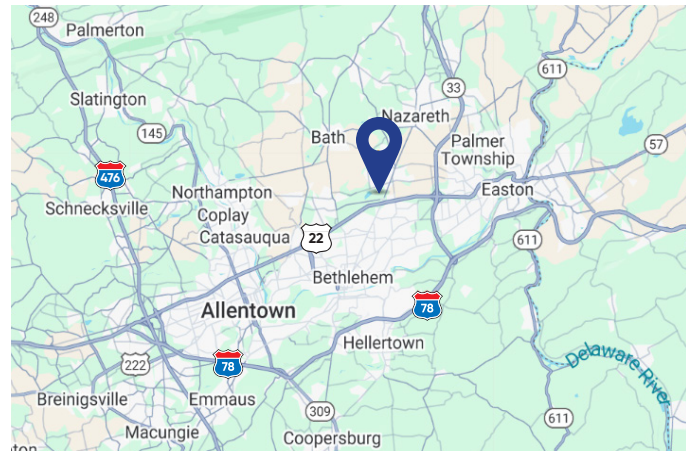
4225 Fritch Drive  
Bethlehem, PA

## Space Profile

<b>Total Building</b>	46,500 SF
<b>Premises</b>	6,000 SF (50' x 120')
<b>Term</b>	Thru February 2028
<b>Rental Rate</b>	\$8.95/SF gross + utilities
<b>Availability</b>	Immediate
<b>Zoning</b>	General Industrial
<b>Clear Height</b>	24"
<b>Column Spacing</b>	Clear span
<b>Loading</b>	2 dock high doors

## Features

- 2 bathrooms
- No existing office
- Heated warehouse
- Close proximity to Routes 22, 78 and I-476



## For More Information

**Cresa**  
1 Fayette Street, Suite 100  
Conshohocken, PA 19428  
[cresa.com/philadelphia](http://cresa.com/philadelphia)



**Chris Aitken**  
610.639.2099  
[caitken@cresa.com](mailto:caitken@cresa.com)



**Drew Butera**  
267.500.7820  
[abutera@cresa.com](mailto:abutera@cresa.com)