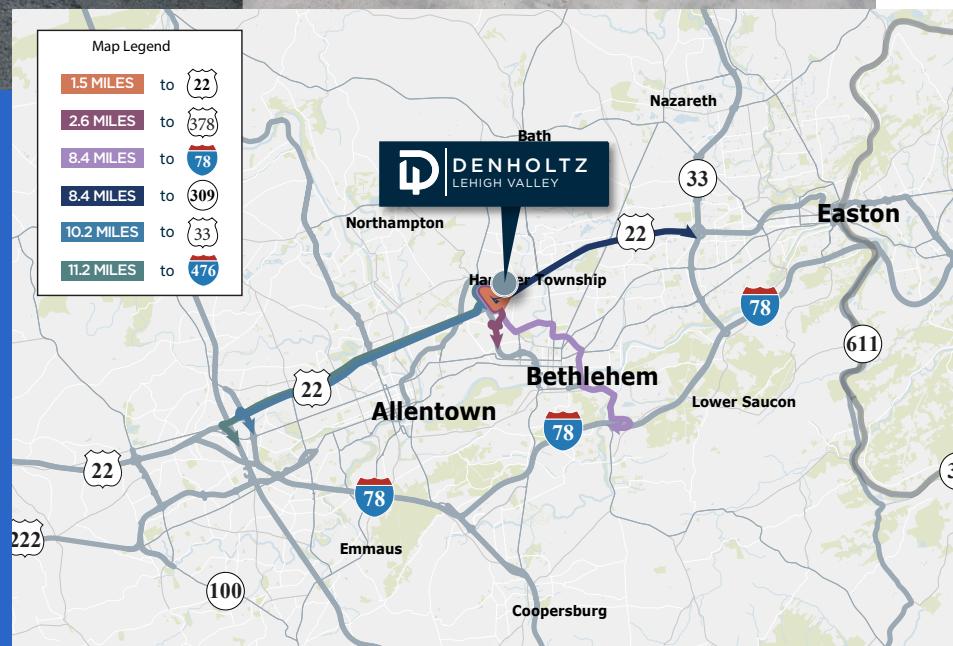


Part of the Denholtz Lehigh Valley light industrial portfolio, 1550 Valley Center Parkway is located off Route 22 and offers easy access to the Pennsylvania Turnpike (I-476) and Route 78. Its strategic location is within a day's drive to nearly 40% of the U.S. population. This one-story, masonry building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


 1550 VALLEY CENTER PARKWAY  
 BETHLEHEM, PA

**CBRE**

Available for Sale or Lease



## BUILDING FEATURES

<b>TOTAL BUILDING SF</b>	43,400
<b>TOTAL AVAILABLE SF</b>	31,400
<b>BUILDING NOTES</b>	Can be demised to 10,000 sf
<b>ZONING</b>	PORR - Planned Office Research & Residential
<b>SITE AREA</b>	4.6 Acres
<b>CONSTRUCTION YEAR</b>	1989
<b>CLEAR HEIGHT</b>	16'
<b>DOCK DOORS</b>	9
<b>BUILDING DIMENSIONS</b>	Depth: 93'-123' Width: 403'
<b>CAR PARKING</b>	126
<b>ROOF TYPE</b>	Low-slope, mechanically fastened, single-ply, EPDM membrane
<b>FIRE PROTECTION</b>	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 annunciations, fire extinguishers, and a full-coverage, wetpipe, sprinkler system with check valves and tamper and flow switches
<b>HVAC</b>	(14) rooftop-mounted, gas-fired, electric, packaged unit
<b>POWER</b>	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 façade



denholtzlehighvalley.com

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