



600 Brighton St

Bethlehem, Pennsylvania 18015

Property Highlights

- Features the potential for a rail spur activation with Norfolk Southern
- Outdoor Storage & Trailer Parking Opportunities
- Suitable for manufacturing, distribution, or warehouse operations.

Property Overview

64,902 SF Warehouse space with seven (7) dock doors, column spacing 30'x50', ceiling height 20', includes a 5,000 SF heated truck repair shop with five (5) drive-in doors. Zoned Heavy Industrial.

Offering Summary

| | |
|-----------------------|------------|
| Lease Rate: | Negotiable |
| Building Size: | 228,510 SF |
| Available SF: | 64,902 SF |
| Lot Size: | 14.5 Acres |

For More Information

Michael Adams, SIOR

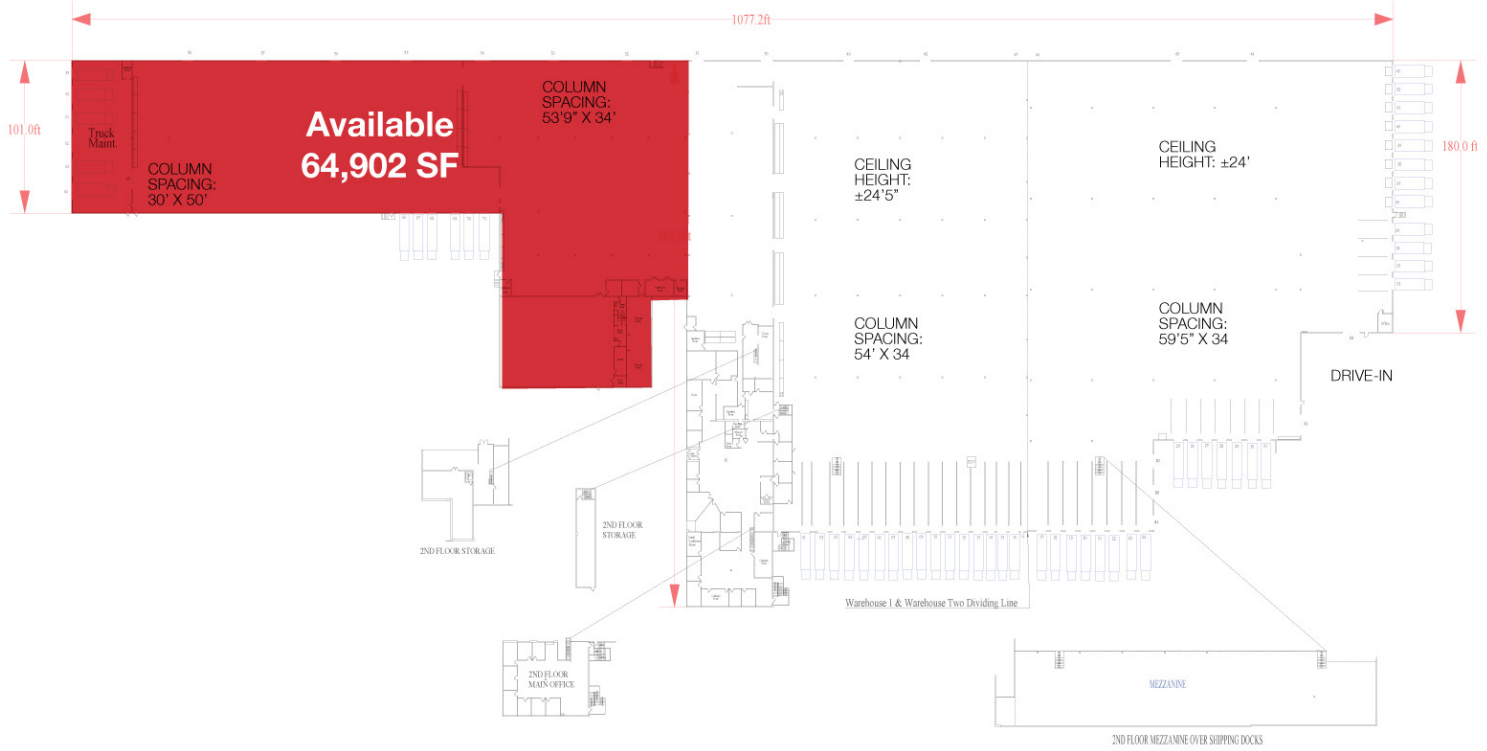
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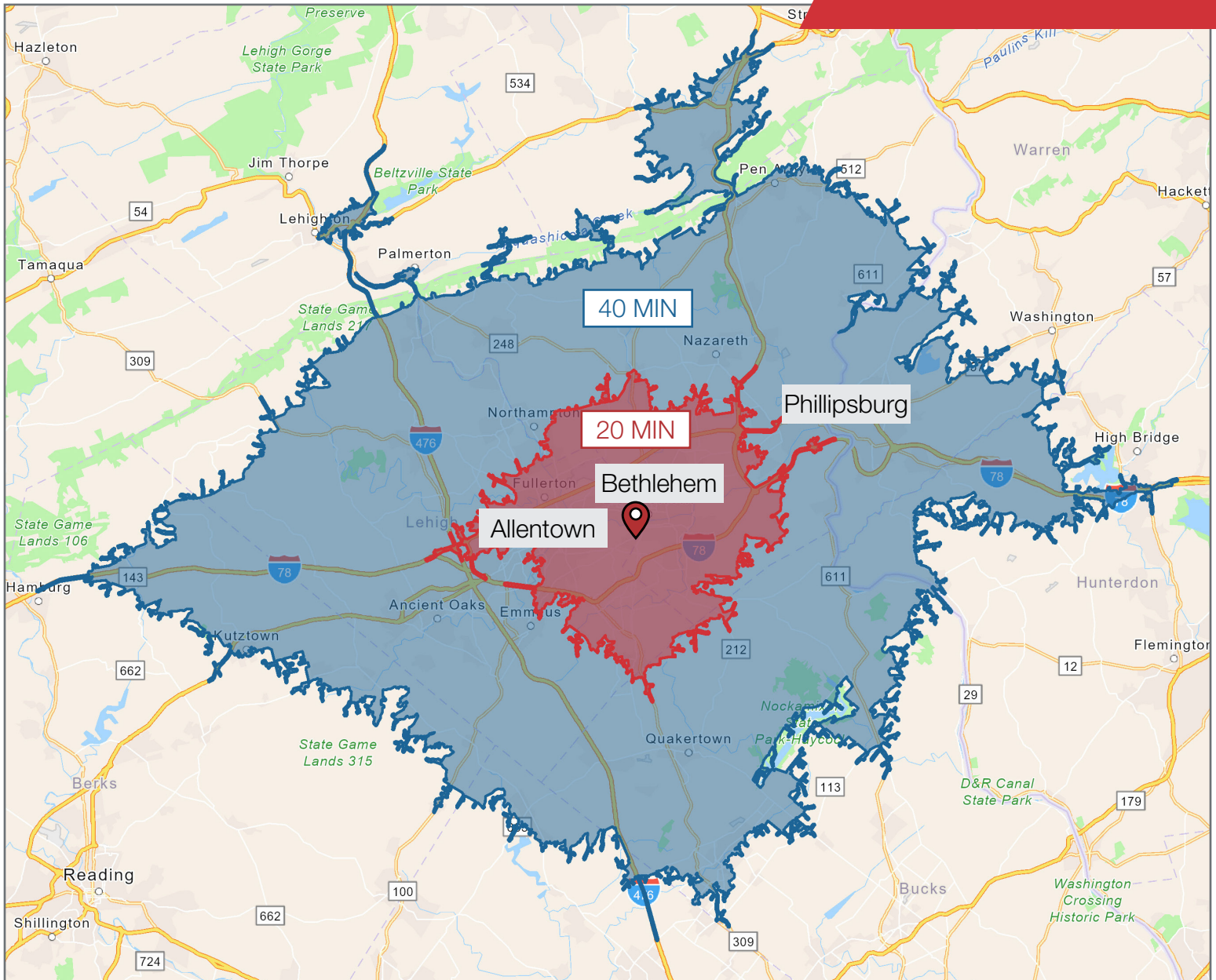
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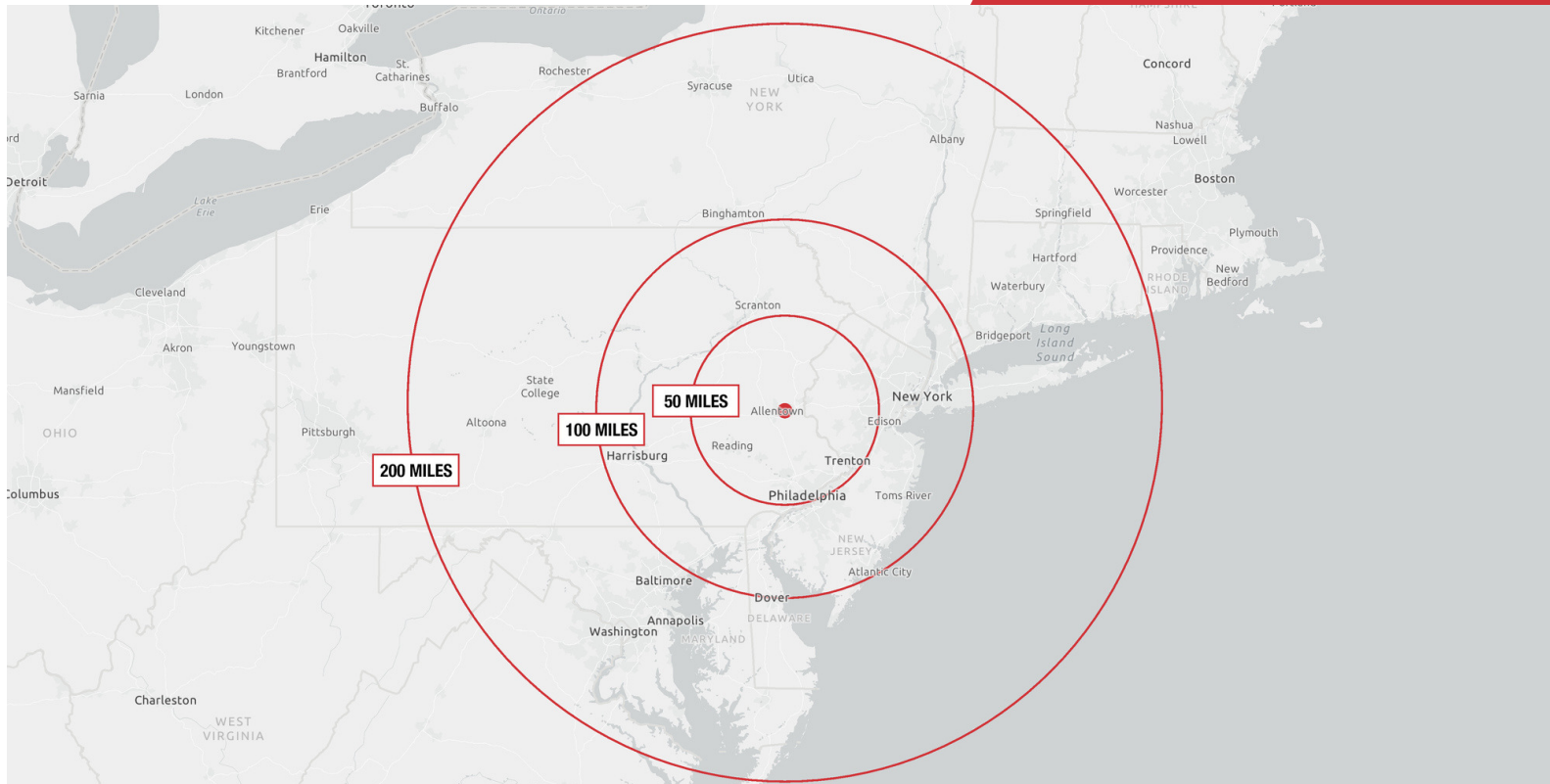
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| KEY FACTS | 20 MIN DRIVE TIME | 40 MIN DRIVE TIME |
|------------------|-------------------|-------------------|
| Total Population | 341,268 | 860,371 |
| Total Businesses | 12,103 | 29,750 |
| Total Employees | 175,044 | 401,849 |
| Median Age | 39.1 | 42.1 |

700+
Manufacturers with
Lehigh Valley Facilities

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| | Time | Miles |
|--------------------------|-------------|-----------|
| Philadelphia, PA | +/- 1.5 hrs | 58 miles |
| New York City, NY | +/- 1.5 hrs | 85 miles |
| Baltimore, MD | +/- 3 hrs | 144 miles |
| Washington, DC | +/- 3.5 hrs | 182 miles |
| Boston, MA | +/- 5.5 hrs | 322 miles |

Location Advantages

- Ideally located directly off Route 378, providing excellent logistical connectivity to Routes 22, 309 & 78
- 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, and comprehensive property management and building services.

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