

MAJESTIC BETHLEHEM CENTER

BUILDING 1B

538,650 SF
FOR LEASE



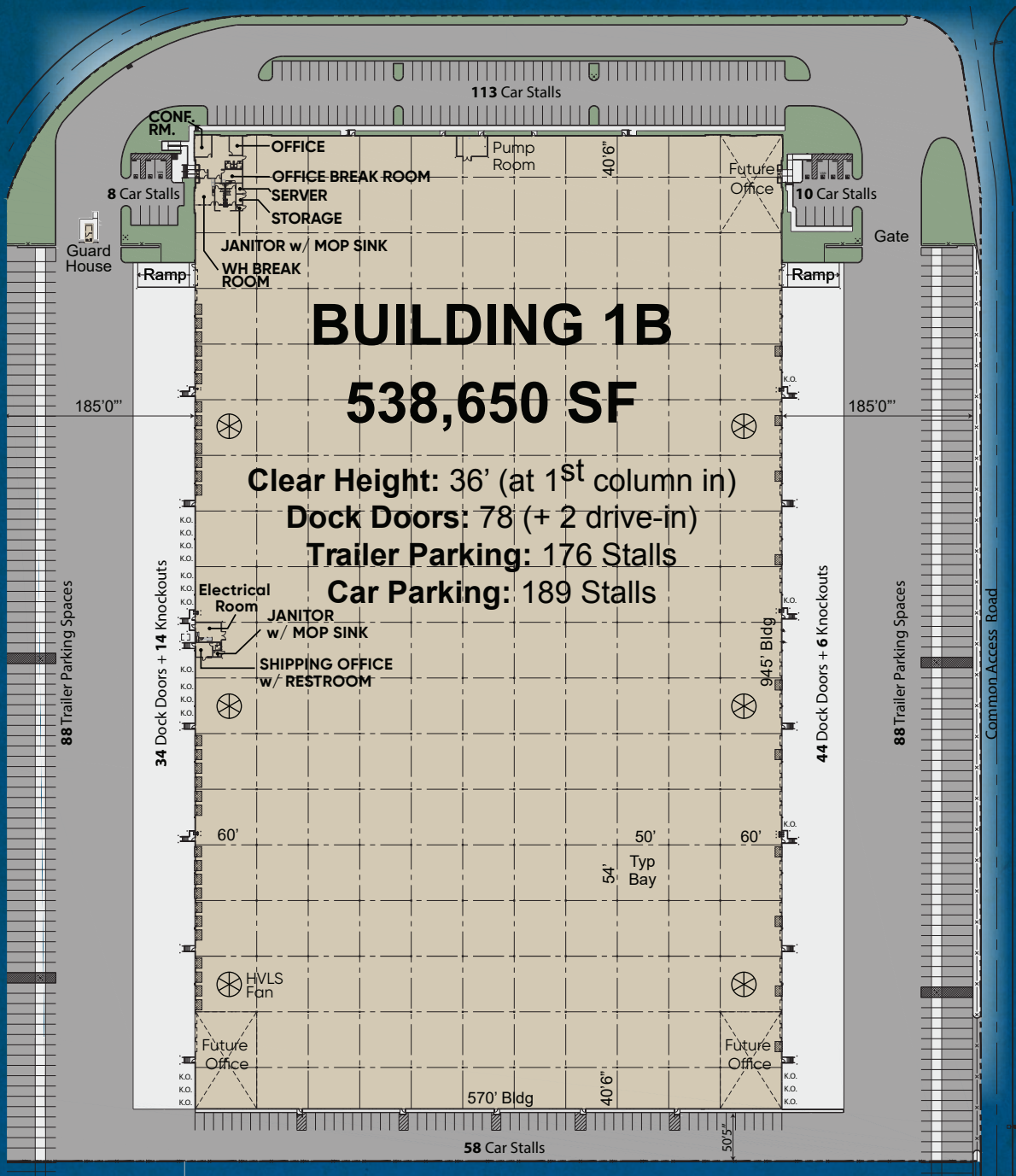
3051 COMMERCE CENTER BLVD
BETHLEHEM, PENNSYLVANIA
LEHIGH VALLEY

PARK AMENITIES

- IDEAL LOCATION
 - DIRECT ACCESS TO I-78
 - CLOSE PROXIMITY TO NEW YORK CITY AND PHILADELPHIA METROS
 - 1- DAY DRIVE TO 50% OF US POPULATION
- INTERMODAL MINIMIZES DRAYAGE
- LARGE LOCAL LABOR POOL
- PUBLIC TRANSPORTATION ON-SITE
- LERTA – TAX INCENTIVES
- FTZ STATUS



SITE PLAN



BUILDING FEATURES

36' INTERIOR CLEAR HEIGHT WITH CLERESTORY WINDOWS

3,122 SF MAIN OFFICE
OFFICE KITCHEN / LUNCH AREA
SEPARATE WAREHOUSE RESTROOMS
SEPARATE WAREHOUSE BREAKROOM

364 SF SHIPPING OFFICE WITH RESTROOM

185' FENCED TRUCK COURTS, WITH 176 TRAILER PARKING

78 DOCK DOORS + 2 DRIVE-IN
40 W/ MECHANICAL DOCK LEVELERS
(40,000 LB.), SEALS, AND LIGHTS

189 CAR PARKING STALLS

6 HVLS FANS IN THE DOCK BAYS

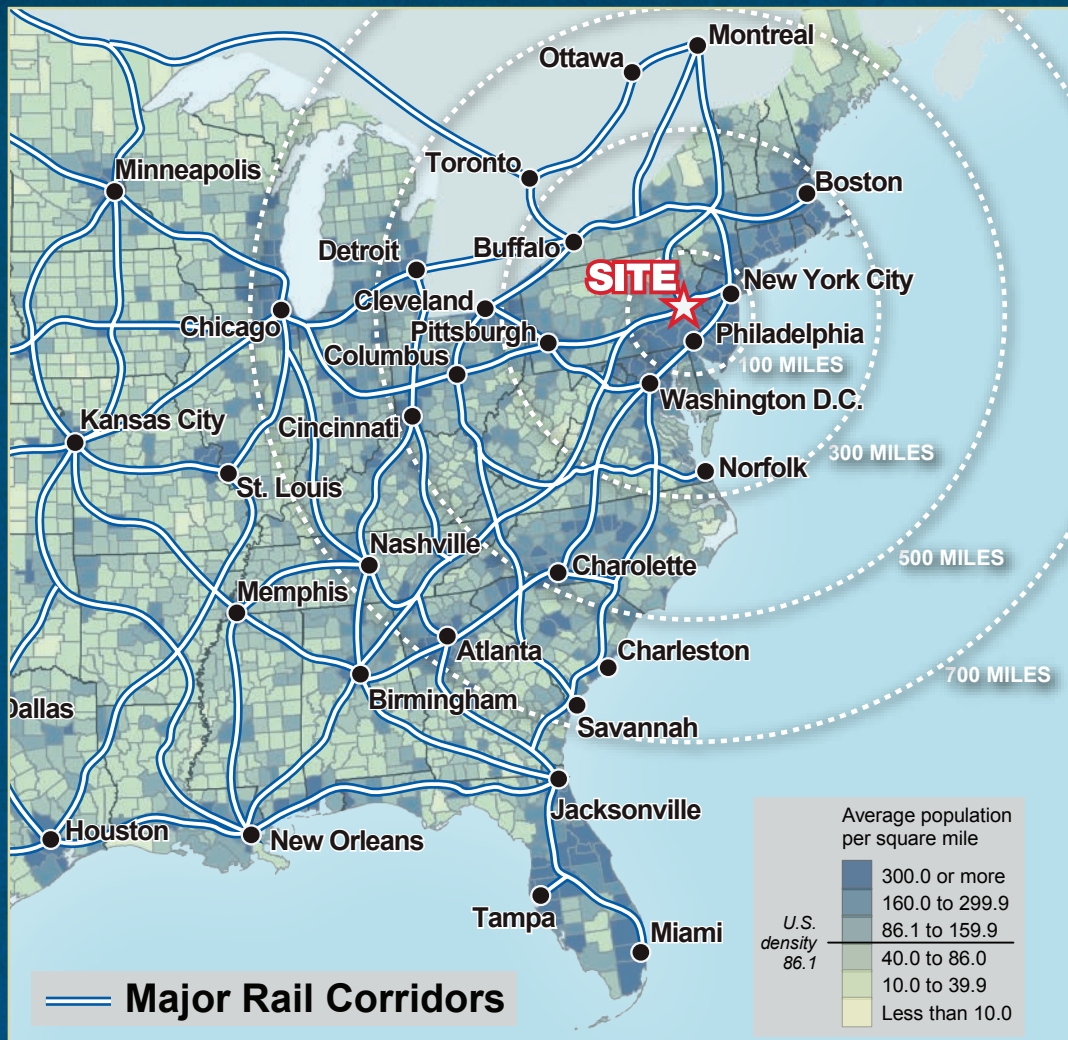
LOCAL AERIAL



PROJECT DATA

ADDRESS	BUILDING #	BUILDING SIZE (SQ. FT.)
3051	1B	538,650 AVAILABLE

SITE AND BUILDING SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE TO ACCOMMODATE USER REQUIREMENTS



REGIONAL VICINITY MAP



MAJESTIC REALTY Co.

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