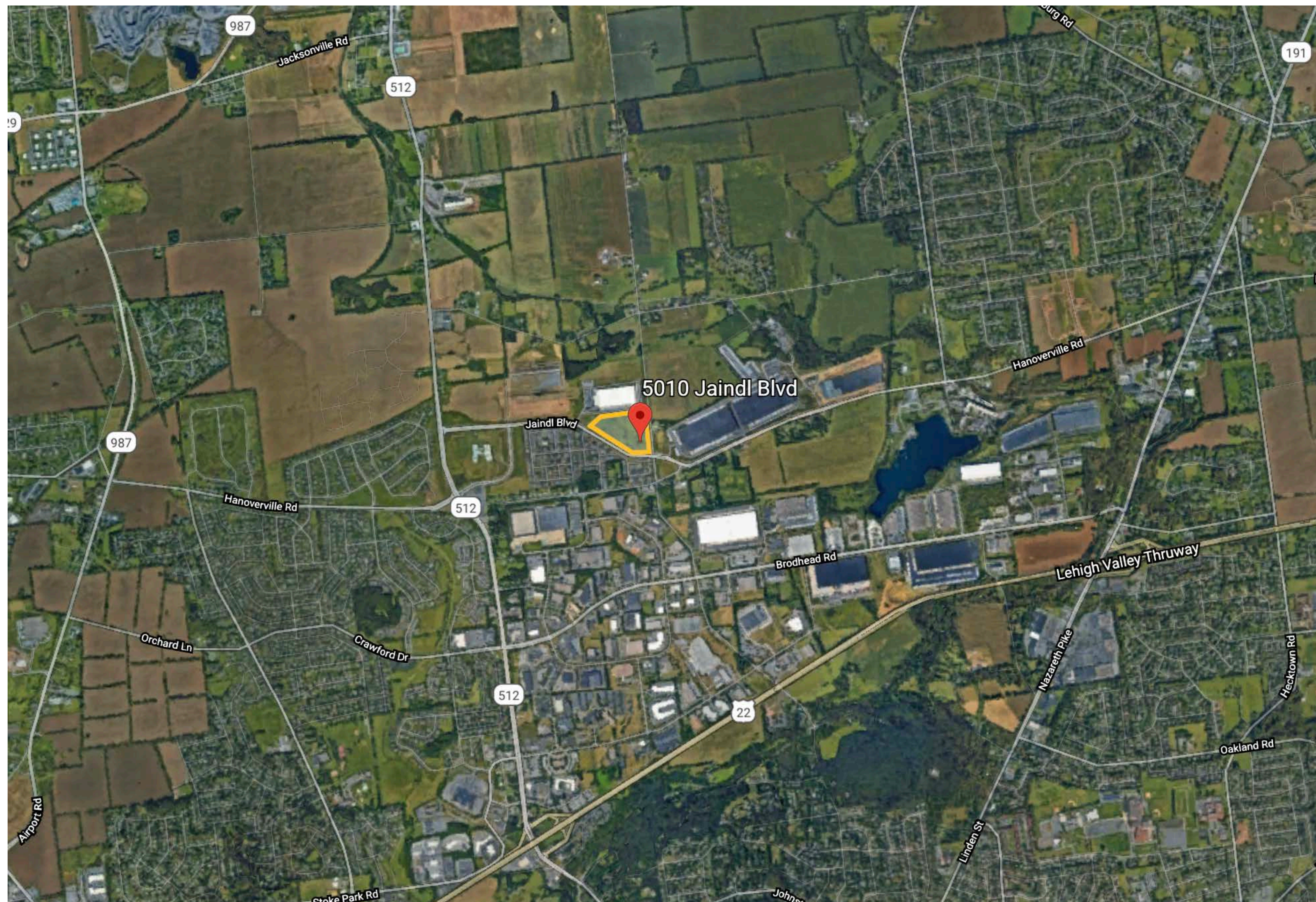


# HANOVER FLEX CENTER II

5010 JAINDL BLVD.

BETHLEHEM, PA

193,300 SQ. FT.



JOE PETRUCCI

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NEW JERSEY

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171 STATE ROUTE 173  
ASBURY, NJ

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PENNSYLVANIA

610.332.0550  
22 S. COMMERCE WAY  
BETHLEHEM, PA

# HANOVER FLEX CENTER II

5010 JAINDL BLVD.  
BETHLEHEM, PA  
193,300 SQ. FT.

### Size

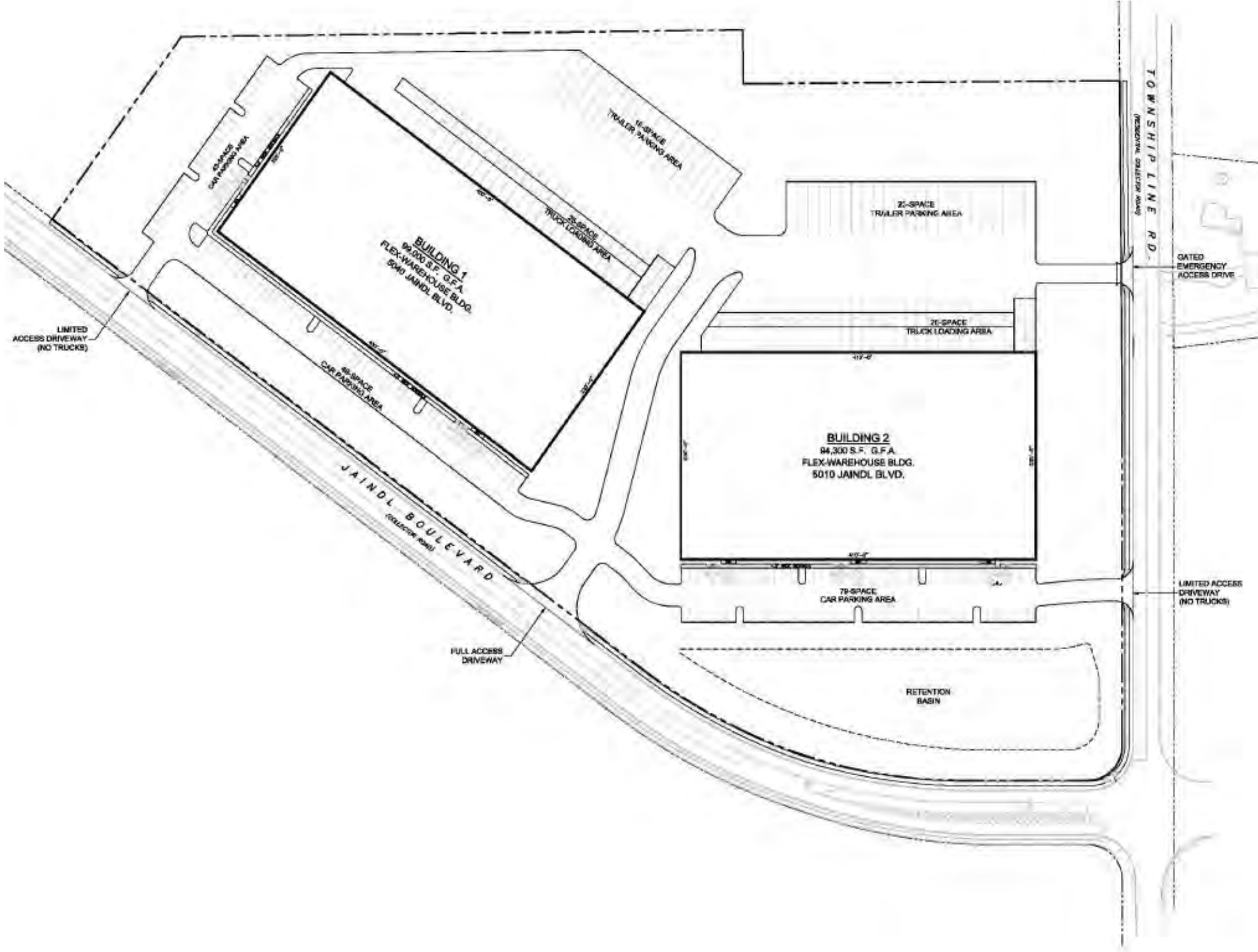
- Two (2) Buildings
  - Building I- 99,000 sq. ft.
    - 450' x 220'
  - Building II- 94,300 sq. ft.
    - 410' x 230'
  - Situated on 16 Acres

### Highlights

- 167 Surface Parking Spaces
- Minimum 30' Clear Height
- Trailer Parking
- ESFR Sprinkler System
- Shovel Ready Site
- Zoned Planned Industrial Business District

### Connectivity

- Excellent access to Routes 22, 33, and I-78
- Minutes from Lehigh Valley International Airport
- Located 90 minutes West of New York



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# LEHIGH VALLEY, PENNSYLVANIA

LEHIGH AND NORTHAMPTON COUNTIES

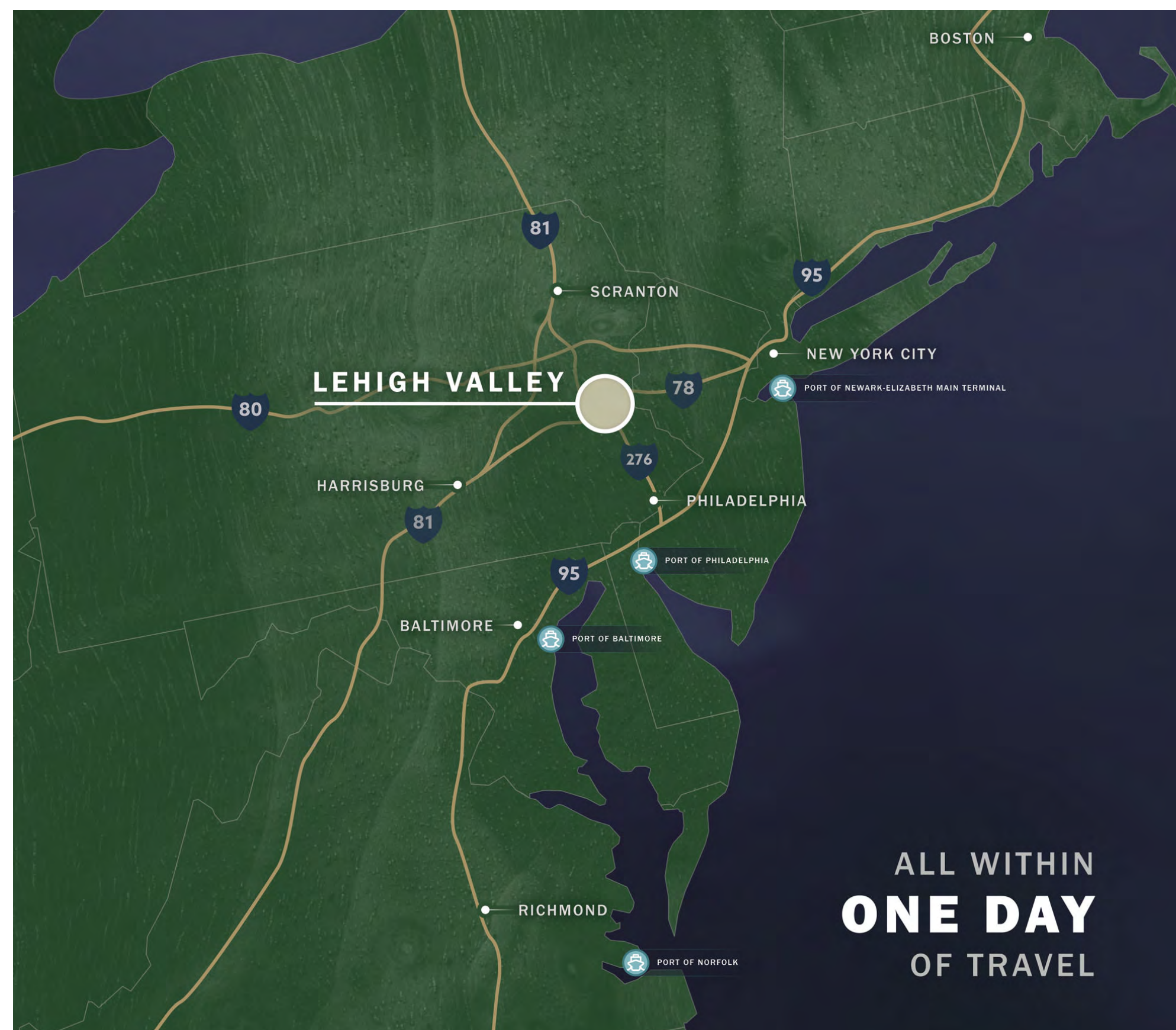
Home to three cities: Allentown, Bethlehem, and Easton

## Demographic Highlights

- Strong Local Work force
- 11 College and three technical schools- producing thousands of talented workers for the 7th district employers seek
- Manufactures have added 5,000 Jobs in the Lehigh Valley in the last five years (2020)
- Lehigh Valley is the #3 in the country among mid-sized markets (populations 200K - 1 Million) for new and expanding business projects.
- Lehigh Valley is home to some of America's favorite brands including Crayola, C.F. Martin Guitar, Mack Trucks, and Just Born, Inc. (makers of Mike & Ikes, Hot Tamales, and PEEPS®)

## Connectivity

- 80 miles west of New York City
- 50 miles north of Philadelphia
- Close proximity to major distribution hubs
- Less than 4 miles from Lehigh Valley Airport
- Less than 80 miles from Ports of New York/ New Jersey and Philadelphia
- A Site that puts more than 40% of the Nation's Population within a single day's drive!
- Excellent proximity to all major roadways including Route 512 & 22, I-78, I-476 (Northeast Extension), I-276, I-81, I-80, and I-95



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