

# WEST THIRD STREET

BETHLEHEM, PA

34,000 sq. ft.



JIM PETRUCCI

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NEW JERSEY

908.730.6909  
171 STATE ROUTE 173  
ASBURY, NJ

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PENNSYLVANIA

610.332.0550  
22 S. COMMERCE WAY  
BETHLEHEM, PA



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## Building Highlights:

- 34,000 sq. ft,
- Lease Opportunity
- Part of the Bethlehem CRIZ
- Located at intersection of Route 378 & 3rd St.
- Easy access to I-78 and Route 22 & 33

## Neighbors:

- Synchronoss Technologies
- ArtsQuest
- St. Luke's University Health Network
- Lehigh University
- B. Braun Medical Inc.
- Wind Creek Bethlehem



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# LEHIGH VALLEY, PENNSYLVANIA

LEHIGH AND NORTHAMPTON COUNTIES

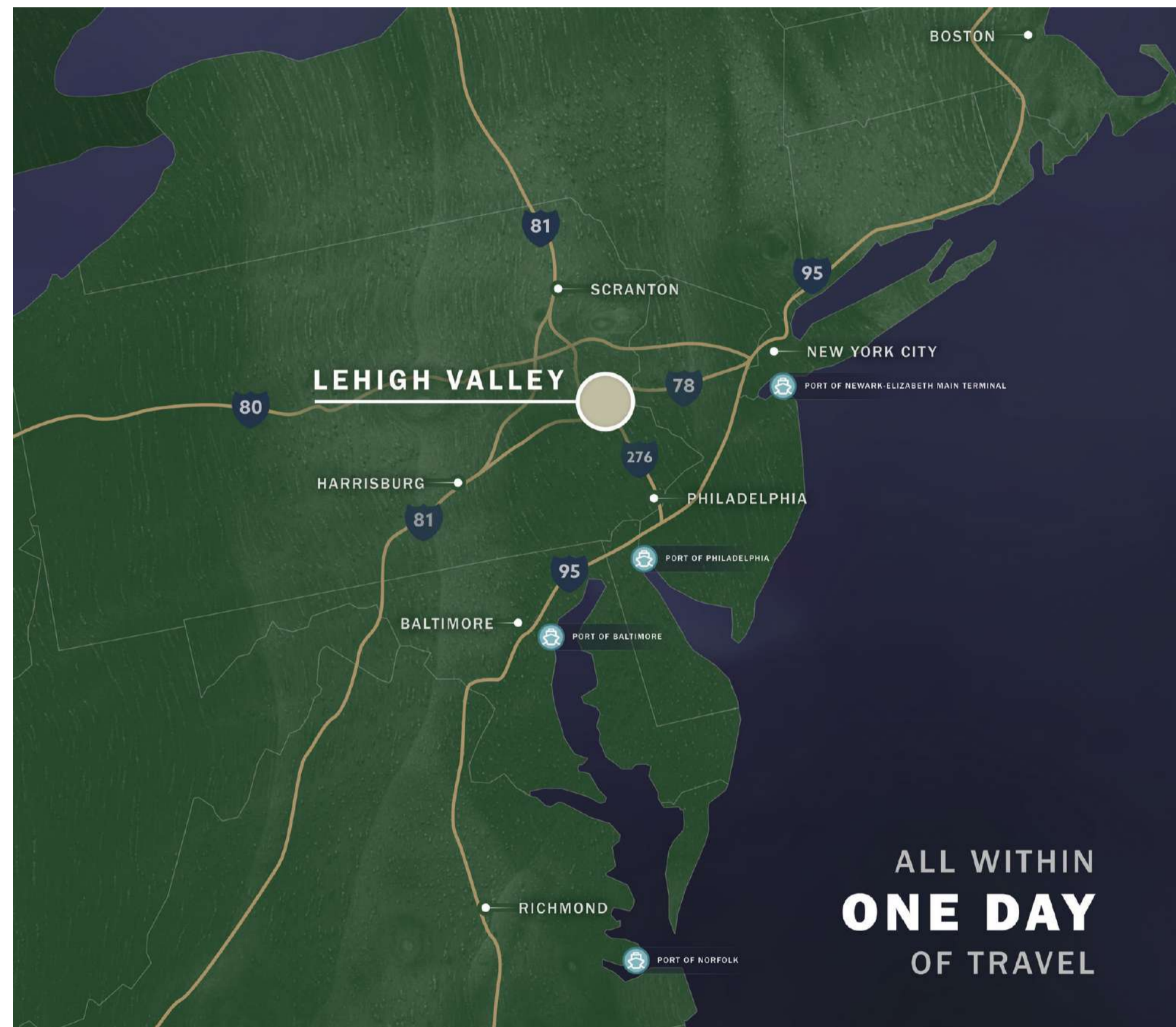
Home to three cities: Allentown Bethlehem and Easton

## 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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