

Lehigh Valley Flex Center

40,000 sq. ft.

Building III

3893 Courtney Street, Bethlehem, Pennsylvania



Property Highlights

- 31 Acre Flex Campus
- ESFR Fire Sprinkler System
- Ample Parking
- 3,000 Amp Electric with ability to increase
- 36' Clear
- 24 Loading Dock Positions
- LED Lighting
- 43 Trailer Storage Spaces

Owner/Developer:



For Leasing Information, Please Contact:

Jonathan J. Gelman, Gelcor Realty
jgelman@gelcor.com or 215-817-5996

Leasing:



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Property	Address	Size	Surface Parking Spaces	Building Dimensions
Building I— Leased	3910 Burgess Place	150,000 sq. ft.	126	250' x 600'
Building II— Leased	3863 Courtney Street	160,000 sq. ft.	126	800' x 200'
Building III	3893 Courtney Street	40,000 sq. ft.	163	800' x 200'

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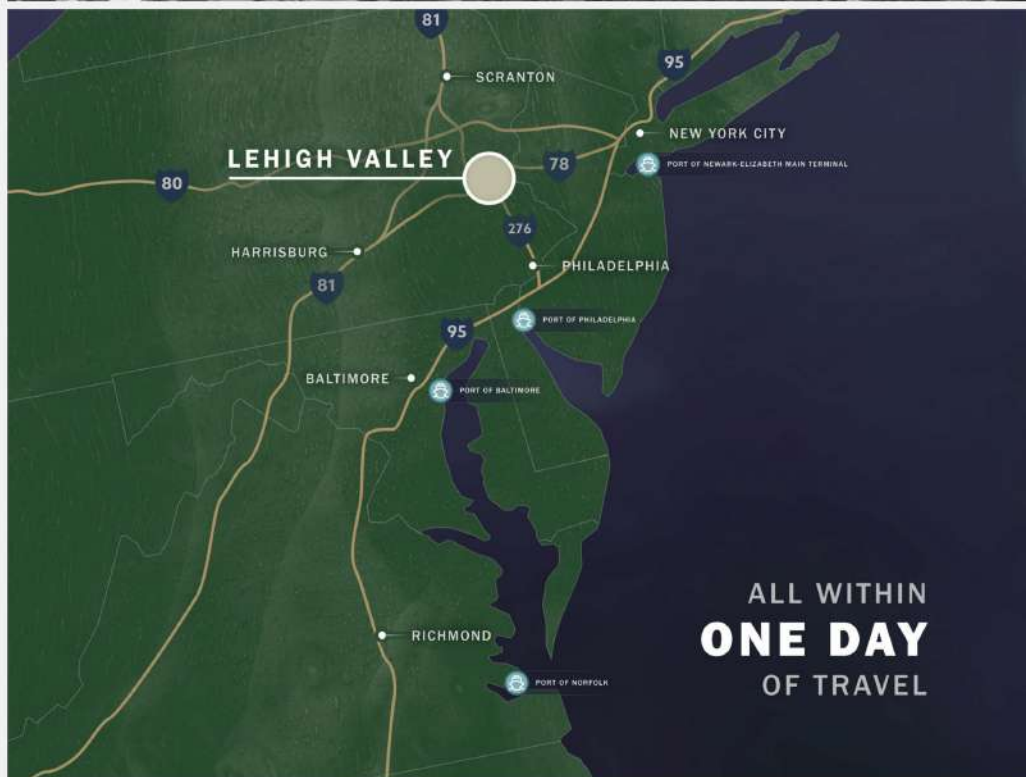
Building III

A SITE THAT PUTS MORE THAN

40%

OF THE NATION'S POPULATION WITHIN A SINGLE DAY'S DRIVE!

- Direct access to Routes 512 & 22
- Excellent proximity to all major roadways including I-78, I-476 (Northeast Extension), I-276, I-81, I-80, and I-95
- 80 miles west of New York City
- 50 miles north of Philadelphia
- Strong labor pool
- 77 miles from Ports of New York/ New Jersey
- 75 miles from Port of Philadelphia
- Close proximity to major distribution hubs
- Less than 4 miles from Lehigh Valley Airport



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