

HIGHPOINT FLEX CENTER I

3550 HIGH POINT BOULEVARD

BETHLEHEM, PA, 18018

12 ACRES



DOMINICK BAKER

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NEW JERSEY

908.730.6909
171 STATE ROUTE 173
ASBURY, NJ

PENNSYLVANIA

610.332.0550
22 S. COMMERCE WAY
BETHLEHEM, PA



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Size

- 12.12 Acres

Highlights

- Build to Suit Opportunity
- Less than 1.5 Miles to Lehigh Valley International Airport
- Easy access to Routes 22, 987, 378

Neighbors

- Lifepath
- Reliance First Capital
- US Cannalytics
- Vally Youth House
- MillPress Imports
- Gardner Cryogenics
Department of Air
- RCN



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LEHIGH VALLEY, PENNSYLVANIA

LEHIGH AND NORTHAMPTON COUNTIES

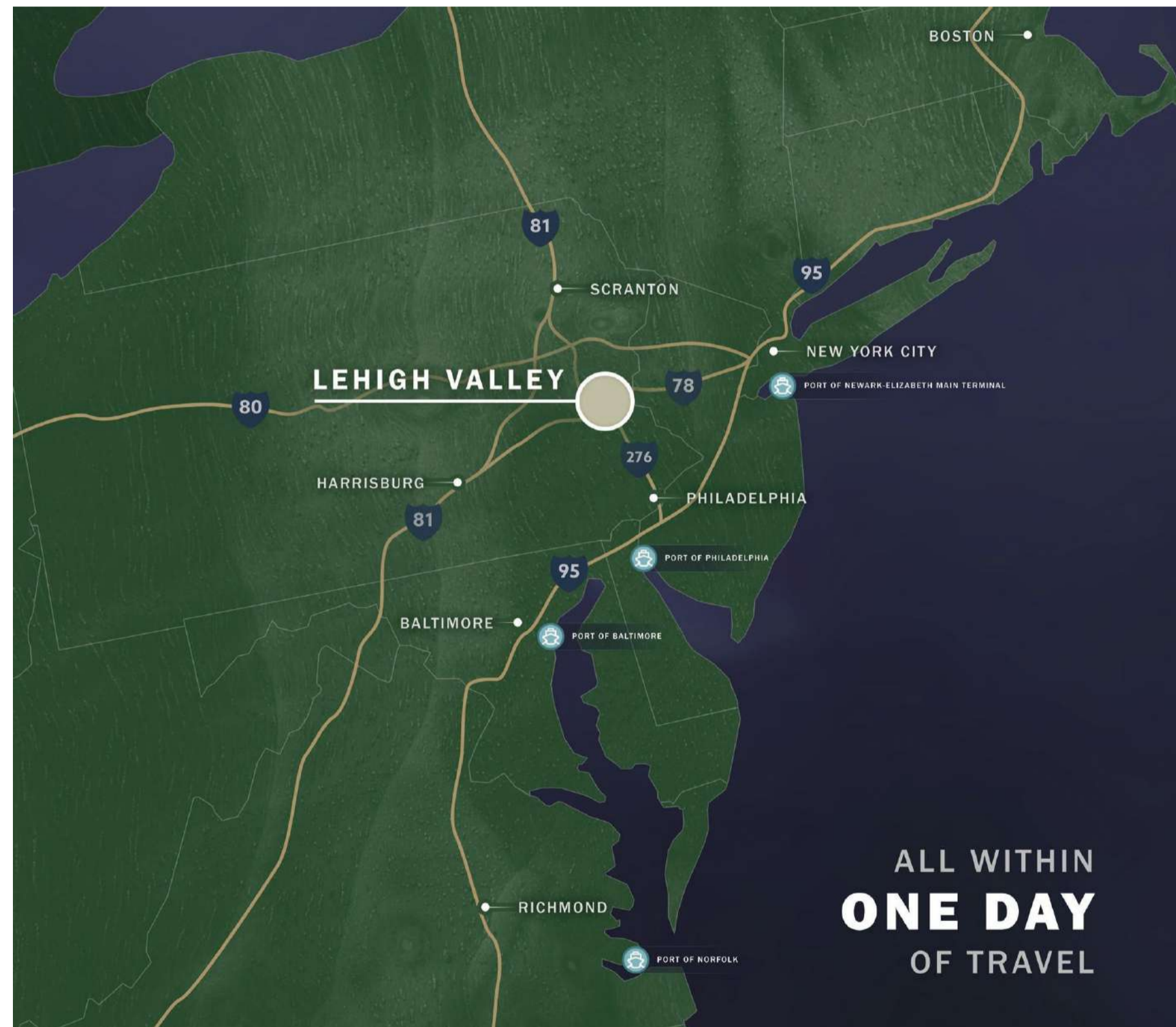
Home to three cities: Allentown, Bethlehem, and Easton

Demographic Highlights

- Strong Local Work force
- 11 Colleges and three technical schools- producing thousands of talented workers for employers in the 7th district
- Manufactures have added 5,000 Jobs in the Lehigh Valley in the last five years (2020)
- Lehigh Valley is ranked #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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