

1010 HARVARD AVE

BETHLEHEM, PA

53,704 SQ. FT. INDUSTRIAL OPPORTUNITY



MATT CAMPBELL

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22 S. COMMERCE WAY
BETHLEHEM, PA



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CORE LEHIGH VALLEY LOCATION 53,704

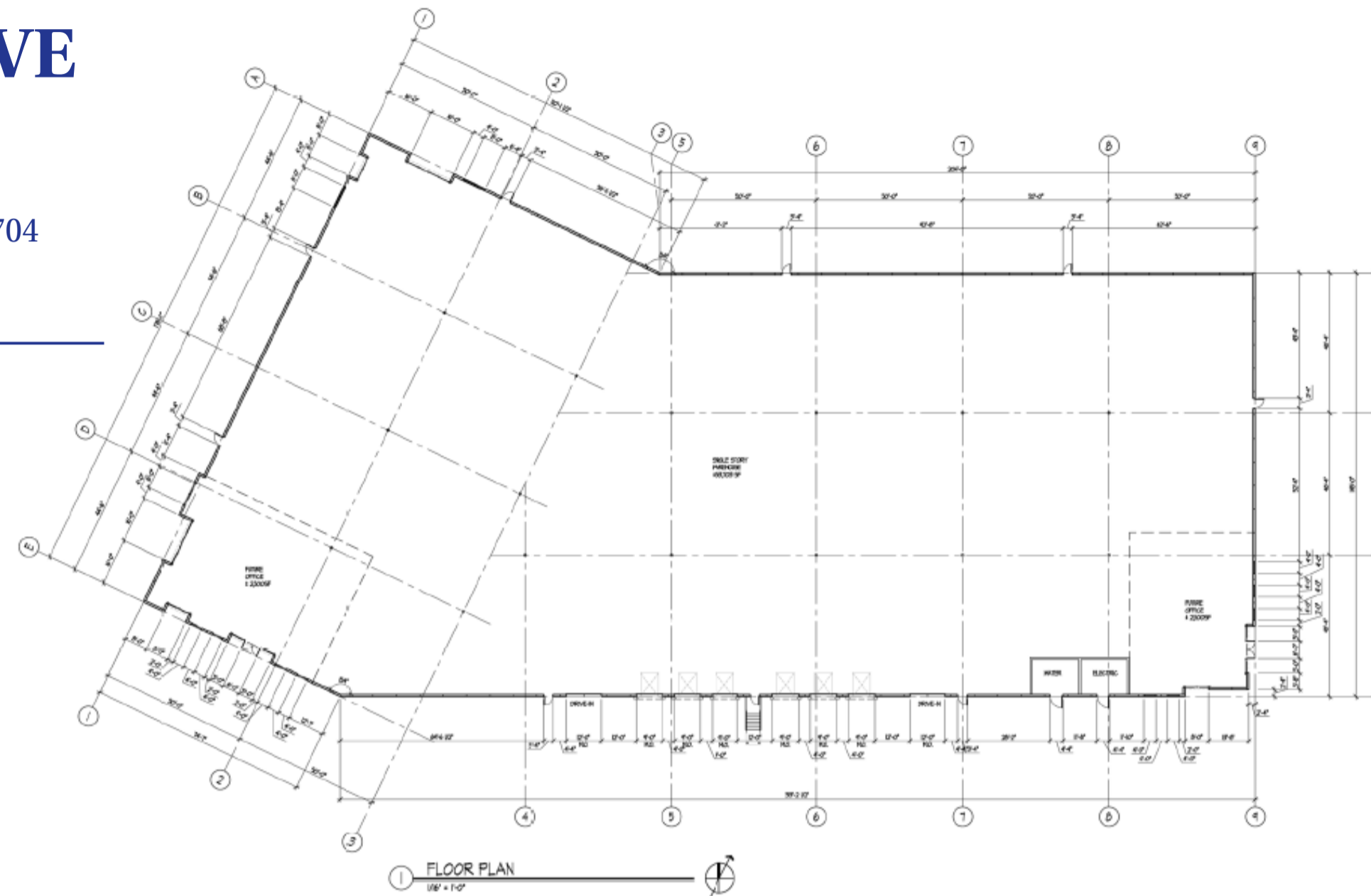
SQ. FT. INDUSTRIAL OPPORTUNITY

Highlights

- Build-to-Suit
- Class "A" Flex Building
- Eight (8) 9' x 10' manual operated docks
- Two (2) 12' x 14' electric operated docks
- 32' Clear Height
- Bay Spacing is +/- 50' x 48'
- Immense utilities
- ESFR Sprinkler System
- Strong local workforce
- Located in Lehigh Valley Industrial Park VII
- Various Tax Incentives
- Will divide

Neighbors

- Bowery Farming
- Curtiss-Wright
- Reeb Millwork
- QVC Bethlehem
- Wind Creek Event Center
- Lehigh University
- ArtsQuest



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LEHIGH VALLEY, PENNSYLVANIA

LEHIGH AND NORTHAMPTON COUNTIES

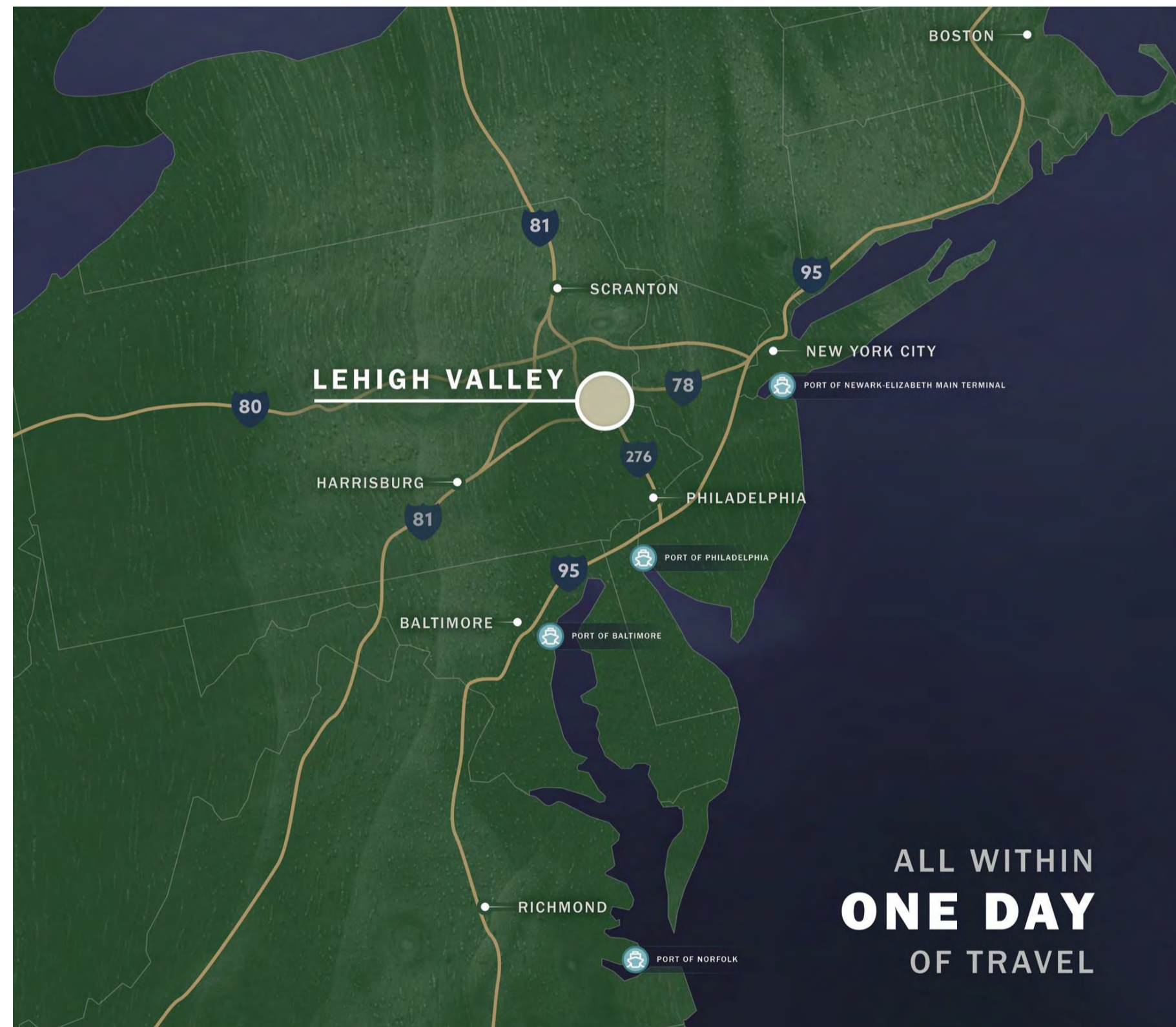
Home to three cities: Allentown, Bethlehem, and Easton

Demographic Highlights

- Strong Local Work force
- 11 Colleges and three technical schools- producing thousands of talented workers for employers in the district
- Manufacturers 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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