

AVAILABLE FOR LEASE

±40,300 SF CLASS A FLEX, R&D FACILITY WITH EXPANSION POSSIBILITIES

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240 emery

HIGH TECH, LIFE SCIENCES, SPECIALIZED PRODUCTION FACILITY

A unique opportunity to secure a single, freestanding Class A high-tech flex building in a premier Lehigh Valley location. The property is included in the LVIP VII Tax Program - which offers a variety of tax incentives. Including the Keystone Innovation Zone, as well as a financing program through the LVIP VII economic corporation.

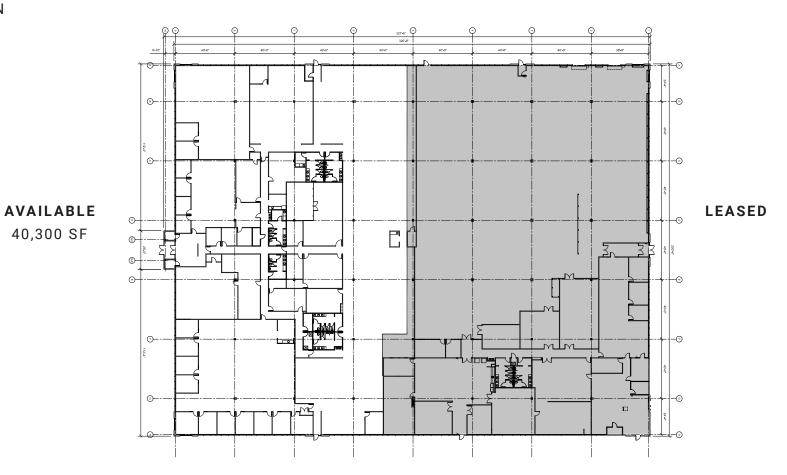
AVAILABLE ±40,300 SF BUILDING SIZE 80,216 SF ACRES 12.42 ROOF EPDM - ballasted system over metal decking CONSTRUCTION Conventional steel frame with tilt-up concrete CEILING HEIGHT 18' COLUMN SPACING 40' x 40' FLOOR 5", 4,000 PSI concrete slab on grade PARKING 800 spaces; expandable ELECTRIC Minimum 1,000 Amps, 480/277 volts HVAC Packaged rooftop gas-fired units, outdoor condenser unit, 8 RTUs, Air-cooled flow up unit LIGHTING 2'x4' drop-in fixtures with electronic ballasts and prismatic lenses SPRINKLER 100% wet system UTILITIES Electricity - PPL; Gas - UGI; Water & Sewer - City of Bethlehem

LOADING TBD - Up to nine (9) loading docks can be added

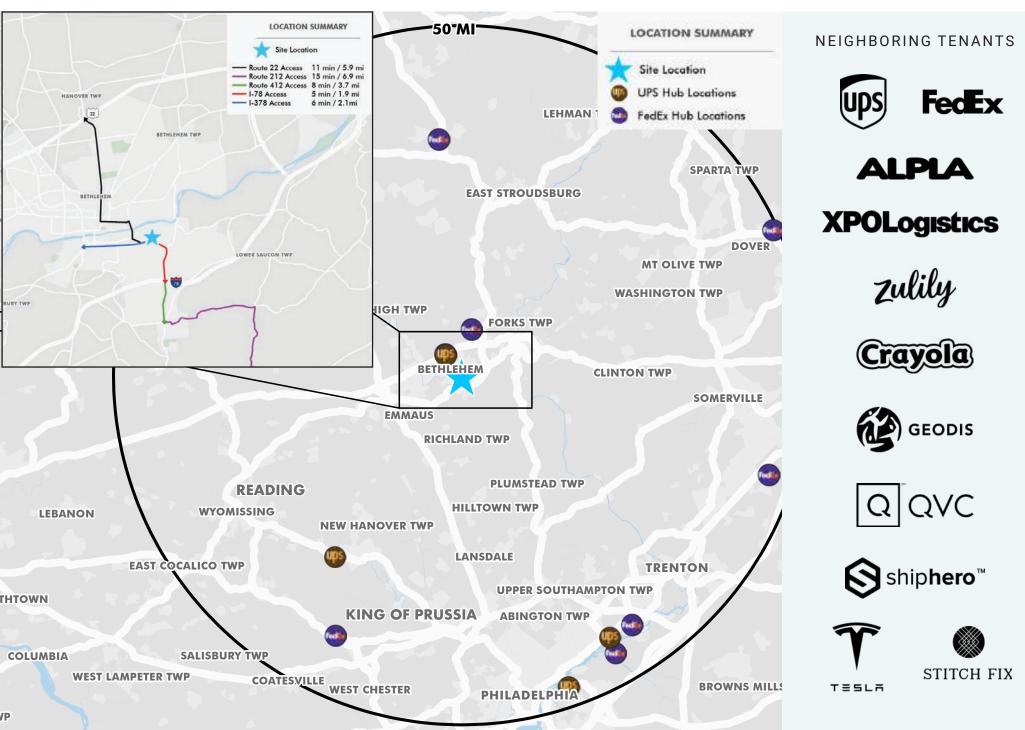


FLOOR PLAN

40,300 SF



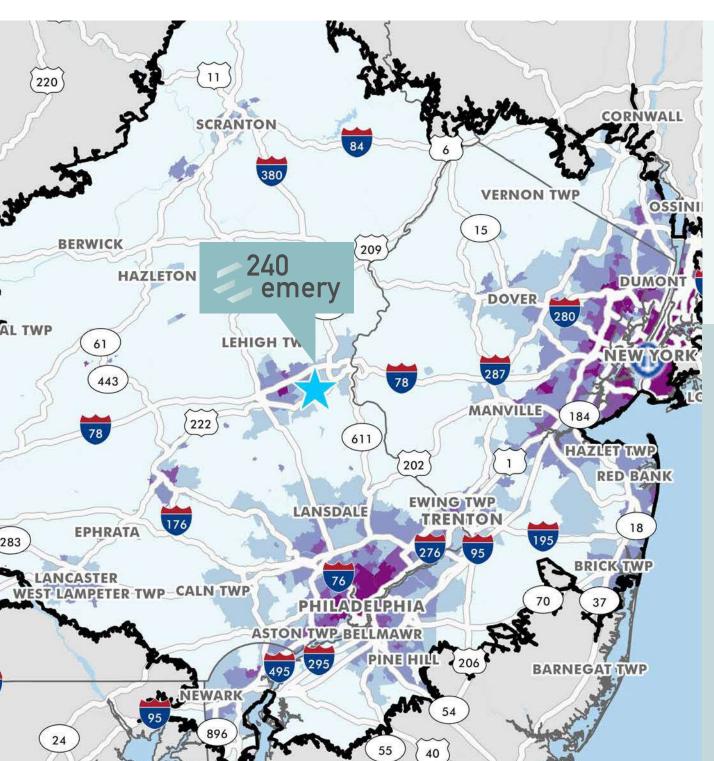
REGIONAL OVERVIEW - 50 MILES



CHESTER



LABOR OVERVIEW



INCREASING WORKFORCE IN THE AREA

- Migration of biomanufacturing companies to the east
- Total Population within 25 miles is 1,194,240
- 13.2% of the population within a 25 mile radius has a master's, professional, or doctorate degree and over 20% have earned a BA





NEARBY AMENITIES



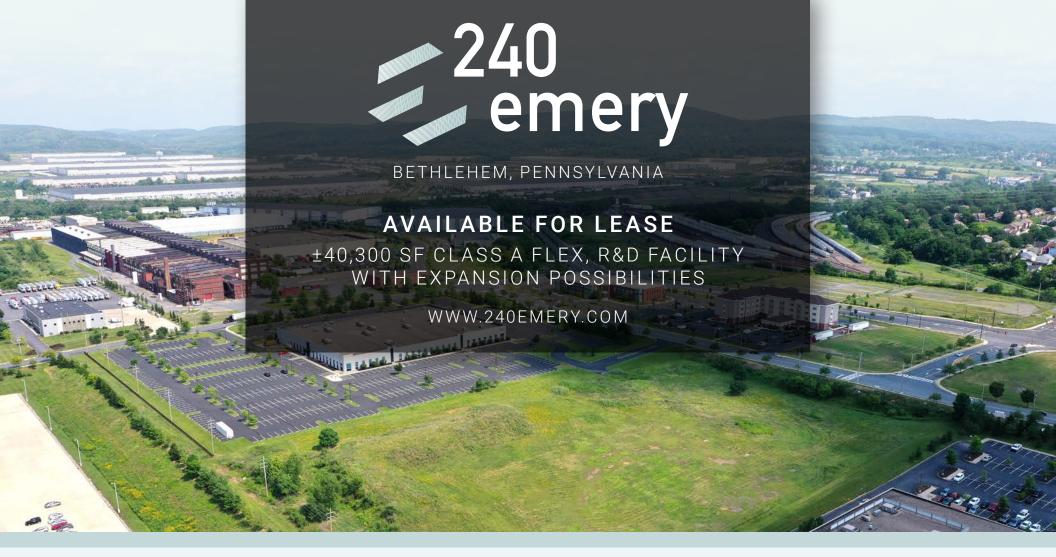






UNIVERSITIES & RESOURCES

- Lehigh University
- Lafayette College
- Kutztown University
- Penn State Lehigh Valley



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About J.G. Petrucci Company

With offices in Asbury, New Jersey, and Bethlehem, Pennsylvania, J.G. Petrucci is a privately held development firm specializing in design/build construction. The company has over 35 years of experience in the design, development, re-development, and acquisition of commercial, industrial, educational, multifamily, and healthcare properties.

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