

EMRICK BOULEVARD

BETHLEHEM, PA

LOCATED IN LVIP VI

33,862 sq. ft.



JOE CORREIA

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NEW JERSEY

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610.332.0550
22 S. COMMERCE WAY
BETHLEHEM, PA



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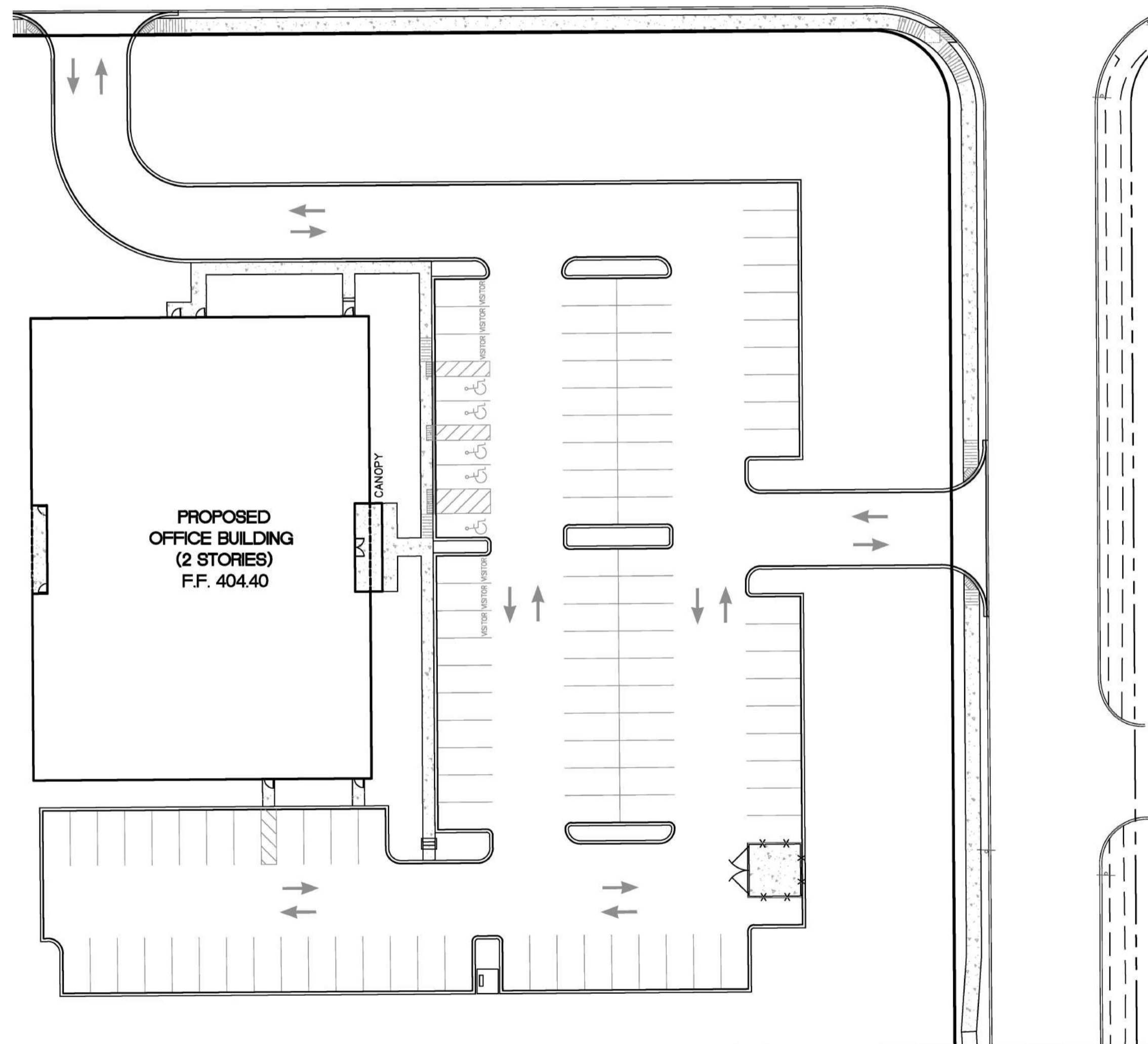
33,862 sq. ft.

Building Highlights

- 33,862 sq. ft.
- Situated on 5 Acres
- Located in LVIP VI
- 100 Parking Spaces
- Two-Story Proposed Office Building or Medical Office
- Passed by 57,000 vehicles a day
- Only a 15-minute drive to the Lehigh Valley International Airport
- Excellent Access to Route 33 & 22 and Interstate 78

Neighbors include

- St. Luke's Anderson Campus
- Flexicon Corporation
- HammerTek Corporation
- Madison Farms Apartments



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LEHIGH VALLEY, PENNSYLVANIA

LEHIGH AND NORTHAMPTON COUNTIES

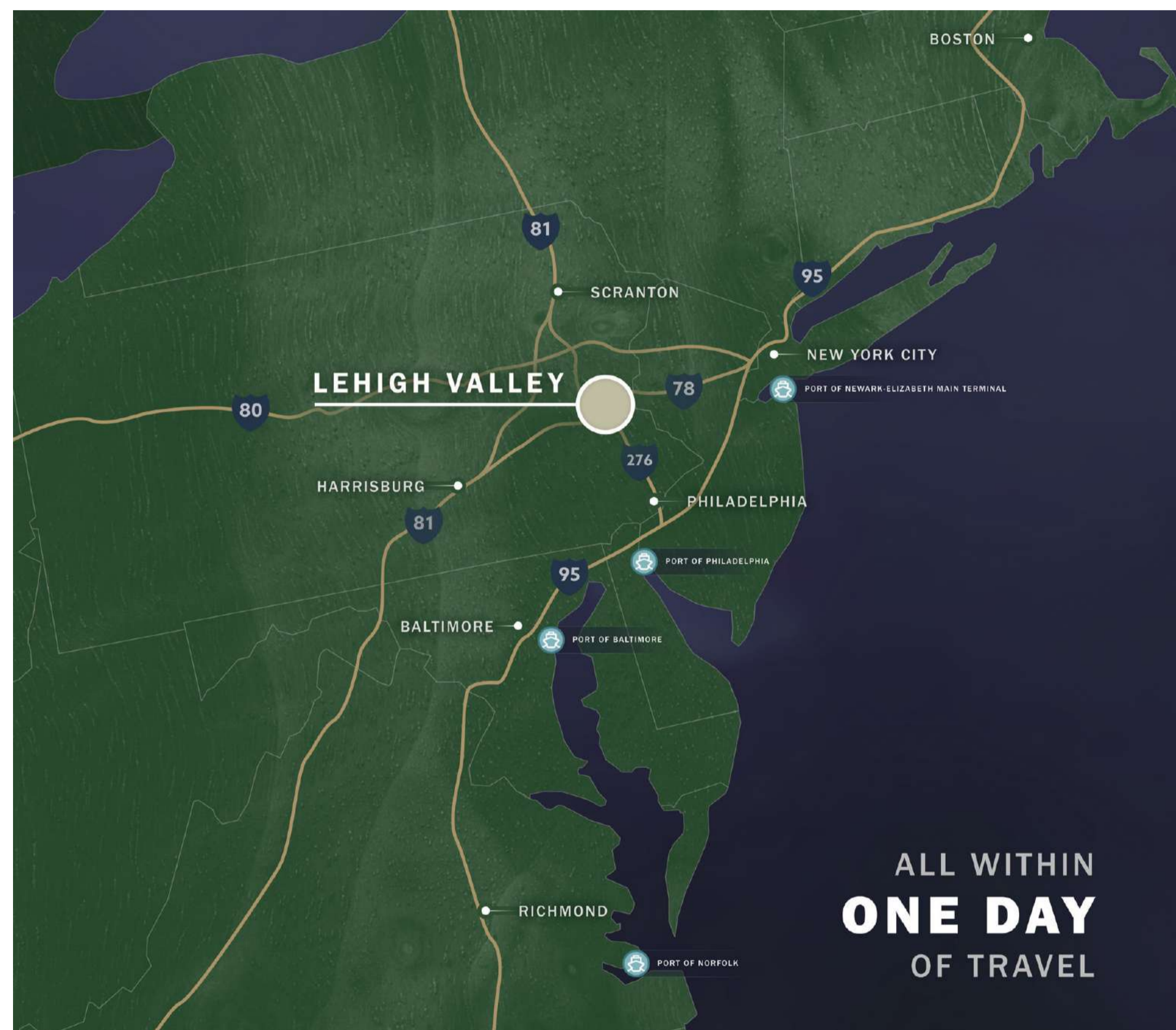
Home to three cities: Allentown Bethlehem and Easton

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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