



LEHIGH VALLEY'S PREMIER FLEX PARK

FOUR BUILDINGS | SUITES RANGING FROM:

±24,000-175,000 SF

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Building	1	2	3	4
Building Size	±175,533 SF	±104,000 SF	±150,000 SF	±70,000 SF
Divisible To	±24,000 SF	±42,800 SF	±32,300 SF	±34000 SF
Dimensions	800' x 220'	473' x 220'	680' x 220'	400' x 176'
Car Parking	165 Spaces	126 Spaces	114 Spaces	222 Spaces
Dock Doors	14+	10	20+	16
Grade Doors	4	1	1	2
Trailer Parking	21	12	18	8
Fire Protection	ESFR	ESFR	ESFR	ESFR
Lighting	Energy-efficient LED	Energy-efficient LED	Energy-efficient LED	Energy-efficient LED
Power	3,000 amp/480-277 volt 3-phase	2,000 amp/480-277 volt 3-phase	3,000 amp/480-277 volt 3-phase	2,000 amp/480-277 volt 3-phase

SPECS

CORE LOCATION AND A FLEXIBLE SIZE RANGE. PERFECT FOR REGIONAL USERS IN NEED OF CLASS A FLEX SPACE.



LOCATION ADVANTAGES

- Direct access to Route 33, Route 22, and I-78
- Minutes from New Jersey, and 1.5 hours from NYC
- Deep labor pool in the immediate Bethlehem/Easton area
- Sits within a Foreign Trade Zone



WILLIAM PENN
HIGHWAY
PARK & RIDE

WILLIAM PENN HIGHWAY

LOCATED BETWEEN I-78 AND R-22

LOCAL MAP



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