

# MAJESTIC BETHLEHEM CENTER

**BUILDING 4**  
***1,041,600 SF EXPANDABLE***  
**FOR LEASE**



**3633 COMMERCE CENTER BOULEVARD**  
**BETHLEHEM, PENNSYLVANIA**  
**LEHIGH VALLEY**

## **PARK AMENITIES**

- IDEAL LOCATION
  - DIRECT ACCESS TO I-78
  - CLOSE PROXIMITY TO NEW YORK CITY AND
  - PHILADELPHIA MAJOR METROS
  - 1- DAY DRIVE TO OVER 50% OF US POPULATION
- INTERMODAL MINIMIZES DRAYAGE
- LARGE LOCAL LABOR POOL
- PUBLIC TRANSPORTATION ON-SITE
- LERTA – TAX INCENTIVES



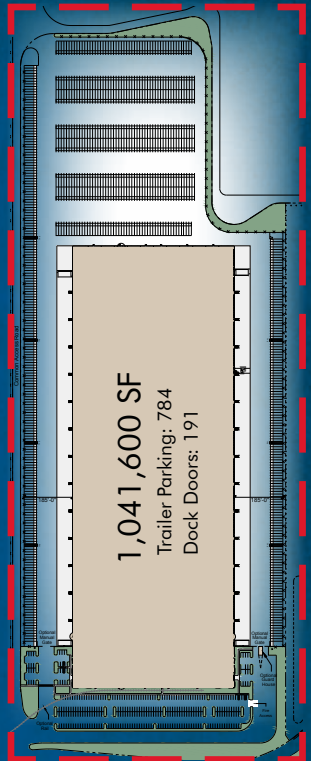
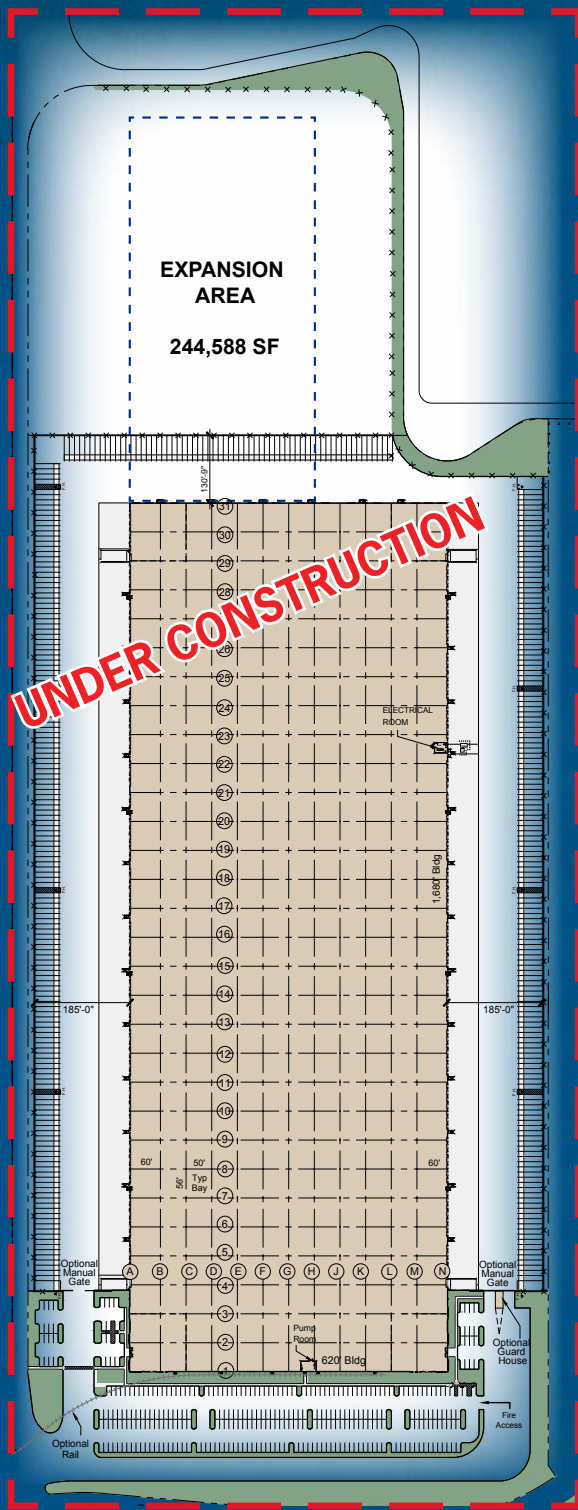


## BUILDING FEATURES

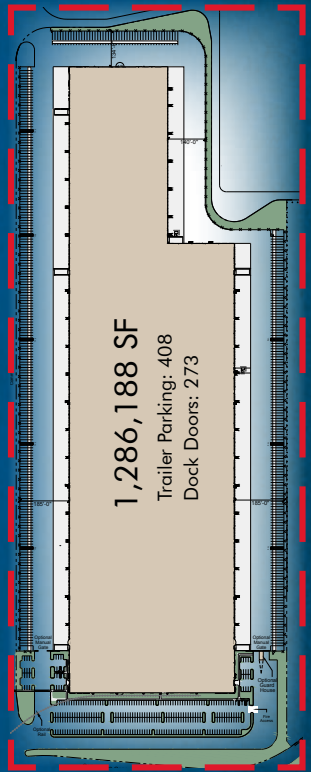
- 40' CLEAR HEIGHT
- LAND AVAILABLE FOR BUILDING EXPANSION OR EXTRA PARKING
- 7-INCH CONCRETE FLOOR SLAB
- ESFR FIRE SPRINKLER SYSTEM
- BUILD-TO-SUIT OFFICES WITH ENHANCED EXTERIORS\*
- 185' TRUCK YARDS, WITH AMPLE TRAILER PARKING
- EXTENSIVE AUTOMOBILE PARKING
- NORTH, WEST AND SOUTH SIDES OF BUILDING FRONTED BY RING ROADS FOR FLEXIBLE ACCESS
- OVERWEIGHT CONTAINER MOVEMENTS ALLOWED BETWEEN BUILDINGS AND INTERMODAL
- PROFESSIONALLY LANDSCAPED WITH ATTRACTIVE SIGNAGE
- DIRECT CLASS I RAIL SERVICE AVAILABLE VIA NORFOLK SOUTHERN & CANADIAN PACIFIC RAILROADS



## BUILDING 4



WITH TRAILER PARKING ON EXPANSION LAND



FULL BUILDOUT

	Site Area (Acres)	Building Area (SF)	Coverage (%)	Dock Doors (9' x 10')	Car Parking Provided (9' x 19')	Parking Provided	Knockouts
Building 4	48.09	1,041,600	49.72%	191	330	368	11
Expansion Area	11.60	0	0.00%	0	0	0	0
Total Area	59.70	1,041,600	49.72%	191	330	368	11

\*PLANNED BUILDING FEATURES CAN BE CHANGED TO ACCOMMODATE USER REQUIREMENTS

This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.



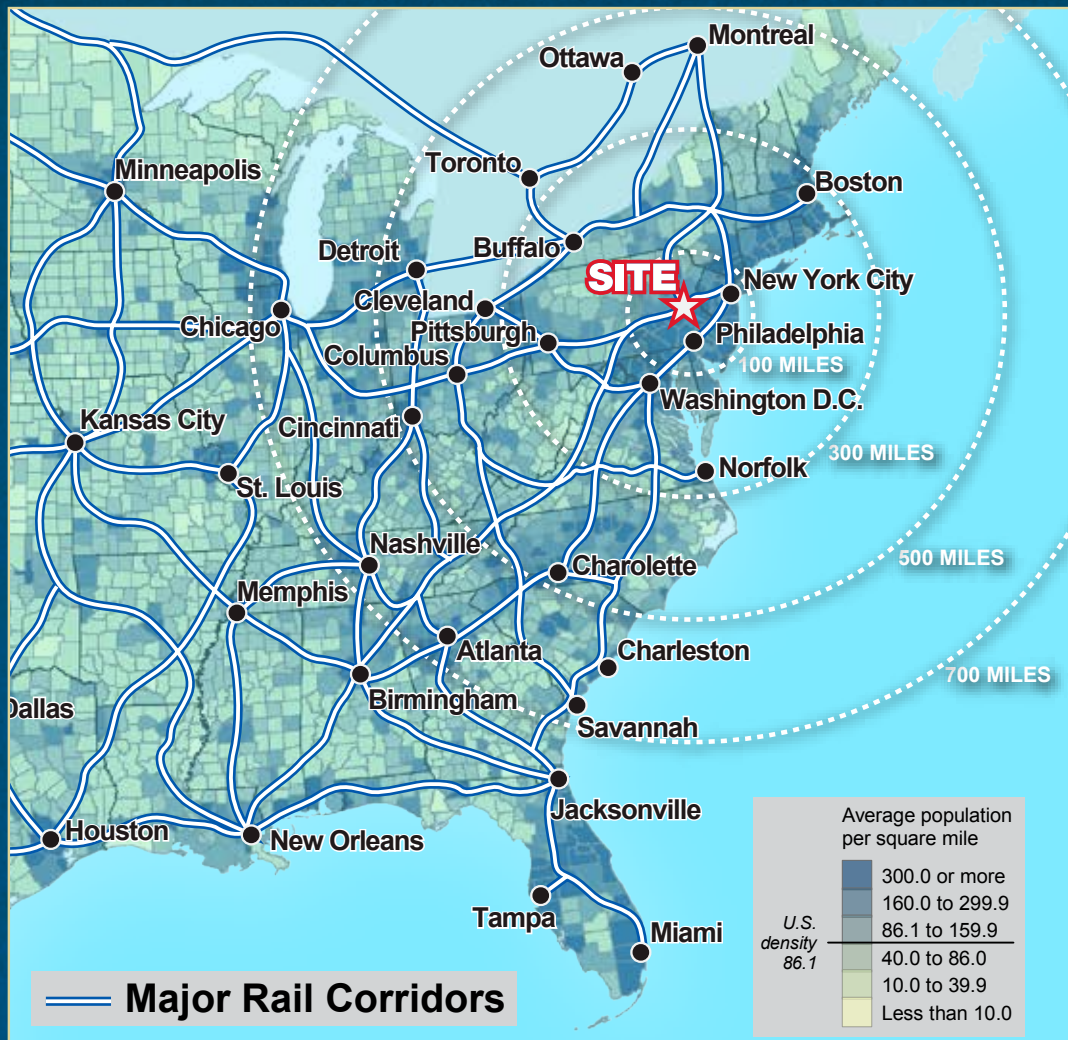


PROJECT DATA

BLDG. SITE	BUILDING SIZE (SQ. FT.)
4	1,041,600 (EXPANDABLE) AVAILABLE

SITE AND BUILDING SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE TO ACCOMMODATE USER REQUIREMENTS





#### REGIONAL VICINITY MAP



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