

# MAJESTIC BETHLEHEM CENTER

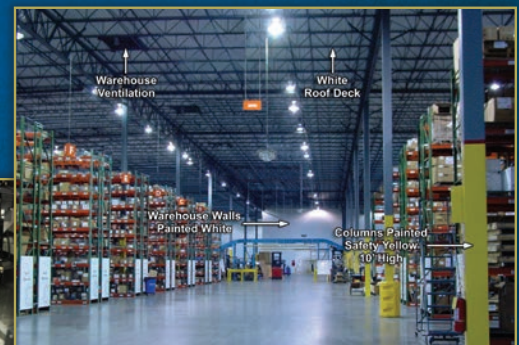
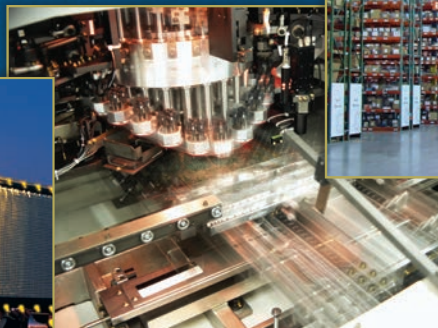
BUILDING 6  
**833,280 SF (DIVISIBLE)**  
FOR LEASE



3905 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

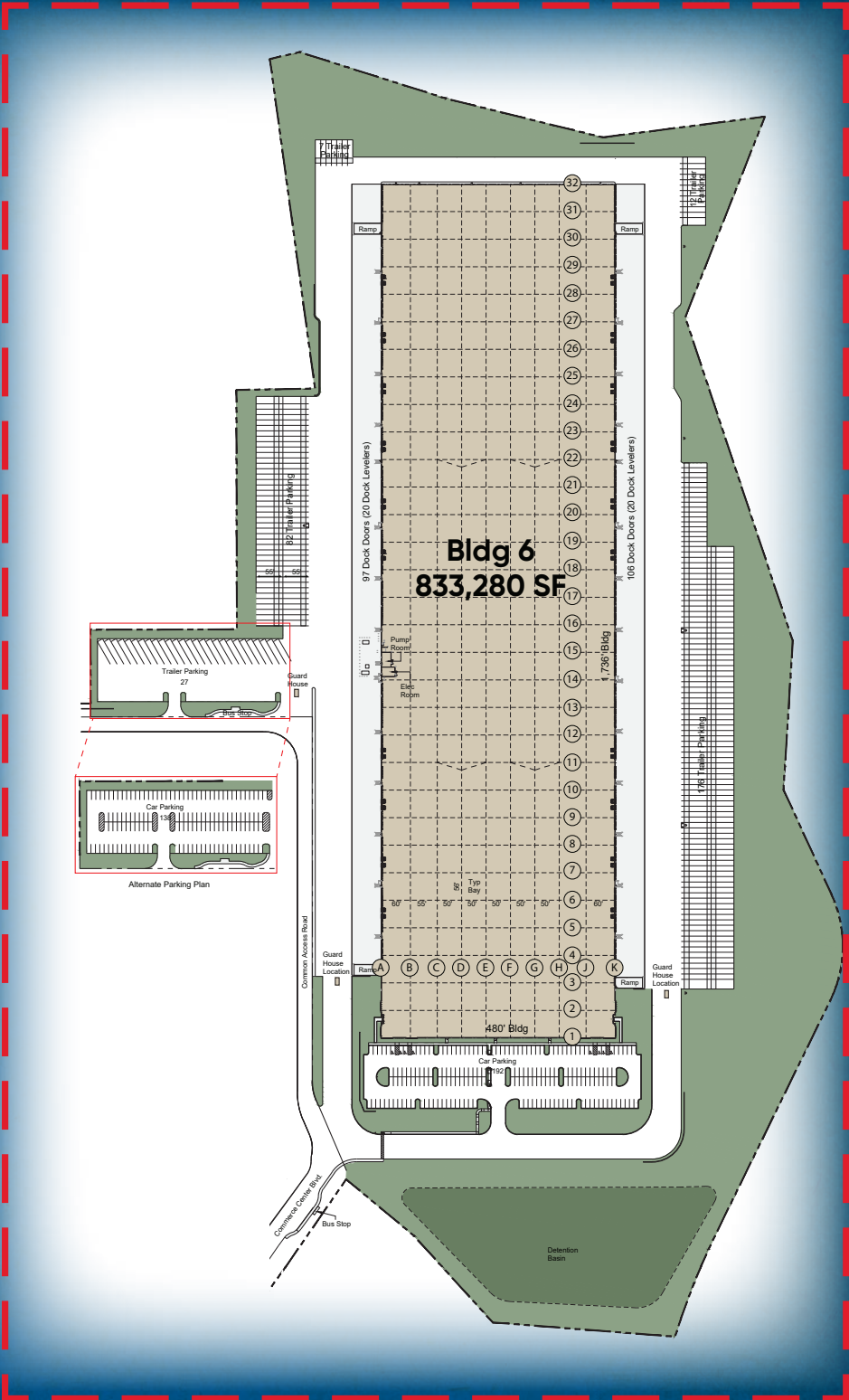




**PLANNED BUILDING  
FEATURES**

**BUILDING 6 - 833,280 SF (DIVISIBLE)**

- 40' CLEAR HEIGHT
- 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
- OVERWEIGHT CONTAINER MOVEMENTS ALLOWED BETWEEN BUILDINGS AND NEIGHBORING INTERMODAL
- PROFESSIONALLY LANDSCAPED WITH ATTRACTIVE SIGNAGE



	Site Area (acres)	Building Area	Coverage (%)	Dock Doors (9' x 10')	Car Parking Provided	Additional Car Parking Possible	Trailer Parking Provided	Additional Trailer Parking Possible
Building 6	46.37	833,280	41.26%	203	192	138	277	27

\*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.



LOCAL AERIAL



PROJECT DATA

BLDG. SITE	BUILDING SIZE (SQ. FT.)
6	833,280 <b>AVAILABLE</b>

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





## REGIONAL VICINITY MAP



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