

MAJESTIC BETHLEHEM CENTER

538,650 SF
FOR LEASE

**AVAILABLE
MAY 1, 2024**



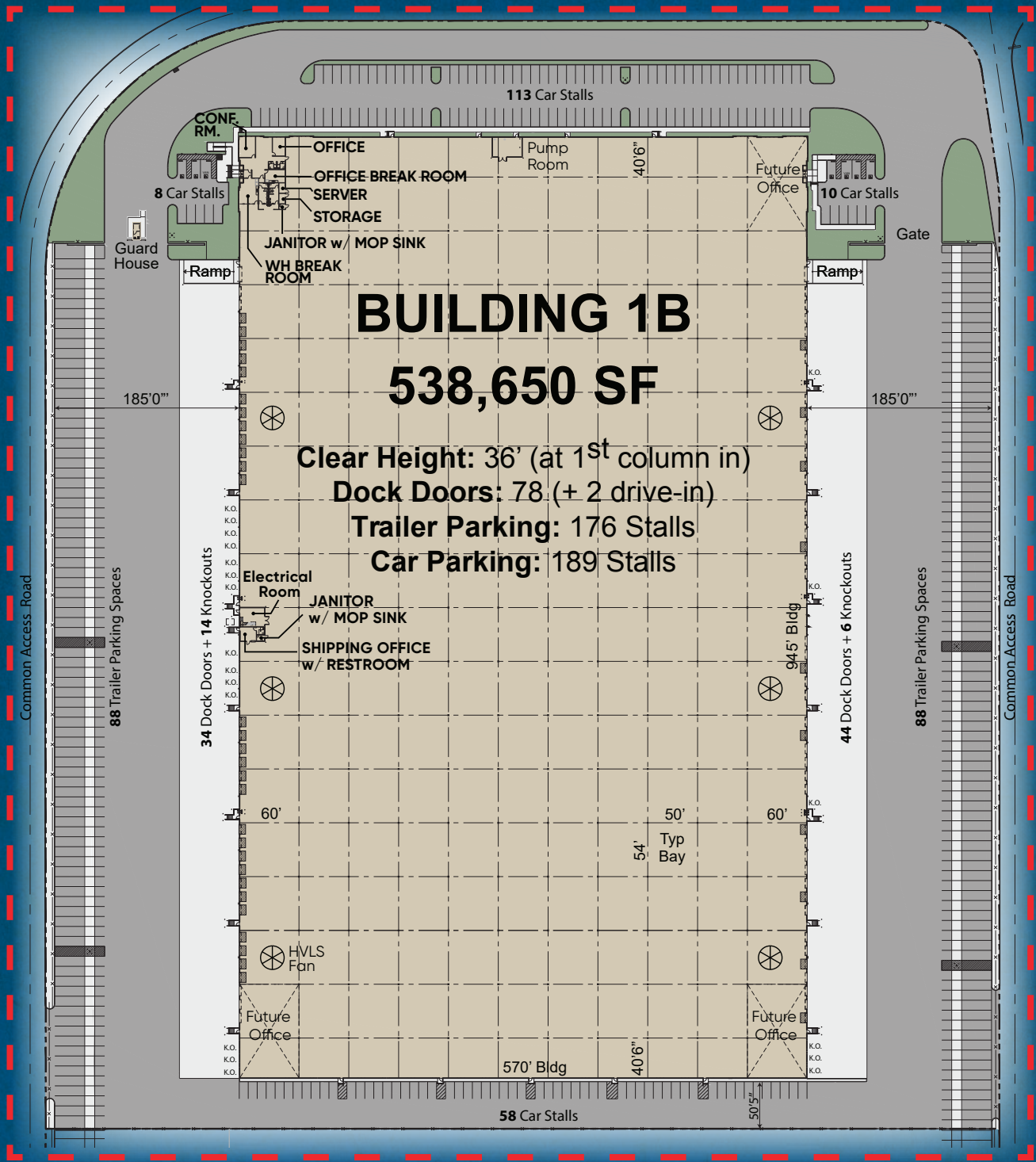
3051 COMMERCE CENTER BLVD
BETHLEHEM, PENNSYLVANIA
LEHIGH VALLEY

PARK AMENITIES

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



SITE PLAN



BUILDING FEATURES

36' INTERIOR CLEAR HEIGHT WITH CLERESTORY WINDOWS

78 DOCK DOORS, 2 DRIVE-IN
40 W/ MECHANICAL DOCK LEVELERS
(40,000 LB.), SEALS, AND LIGHTS

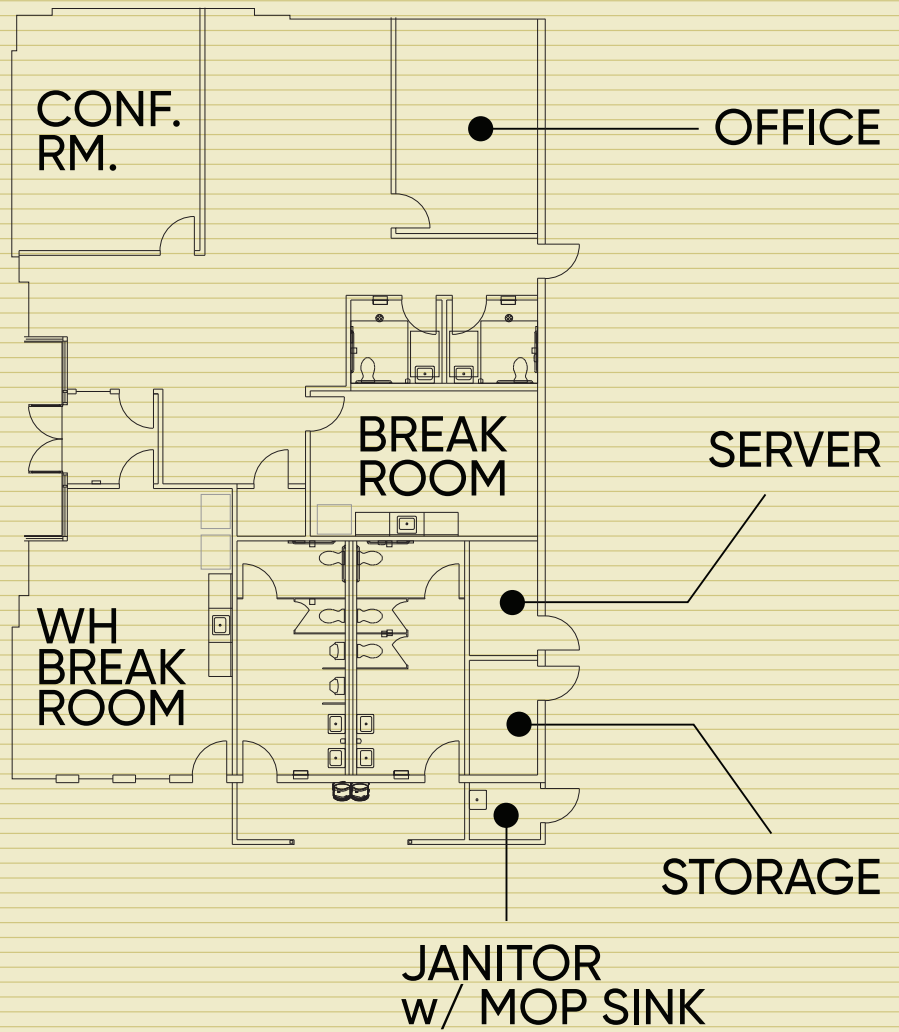
185' FENCED TRUCK COURTS, WITH
176 TRAILER PARKING

189 CAR PARKING STALLS

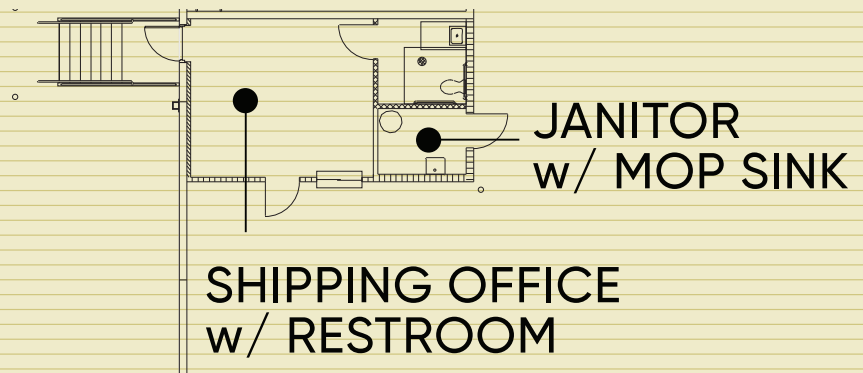
GUARD HOUSE WITH RESTROOM

6 HVLS FANS IN THE DOCK BAYS

**Main
Office**
@ NW Corner
3,122 SF



**Shipping
Office**
@ West Wall
364 SF

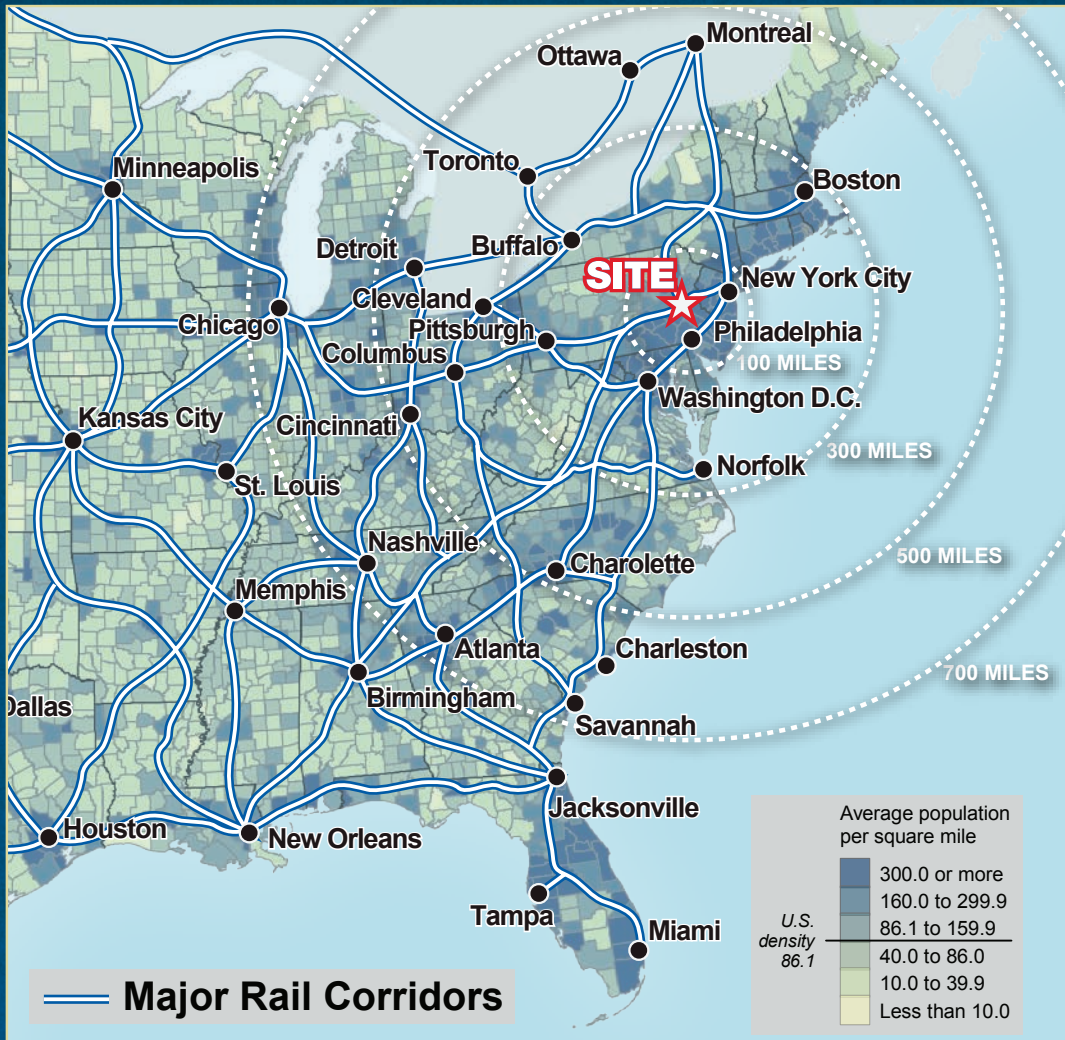


LOCAL AERIAL



PROJECT DATA

ADDRESS	BUILDING #	BUILDING SIZE (SQ. FT.)
3051	1B	538,650



REGIONAL VICINITY MAP



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 ED KONJOYAN
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