

MAJESTIC BETHLEHEM CENTER

BUILDING 1B

538,650 SF
FOR LEASE



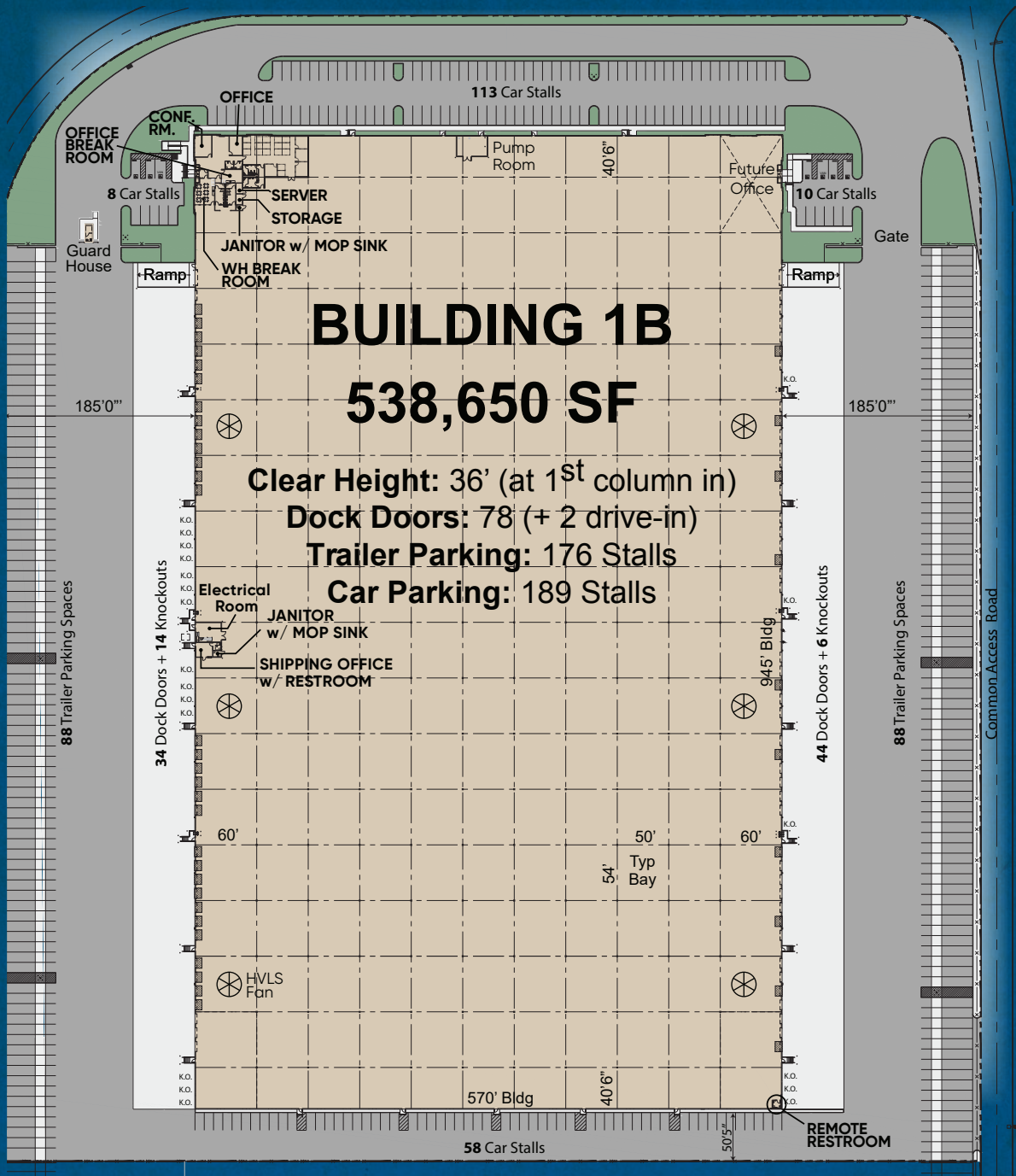
3051 COMMERCE CENTER BLVD
BETHLEHEM, PENNSYLVANIA
LEHIGH VALLEY

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

3,122 SF MAIN OFFICE
OFFICE KITCHEN / LUNCH AREA
SEPARATE WAREHOUSE RESTROOMS
SEPARATE WAREHOUSE BREAKROOM

364 SF SHIPPING OFFICE WITH RESTROOM

**185' FENCED TRUCK COURTS, WITH
176 TRAILER PARKING**

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

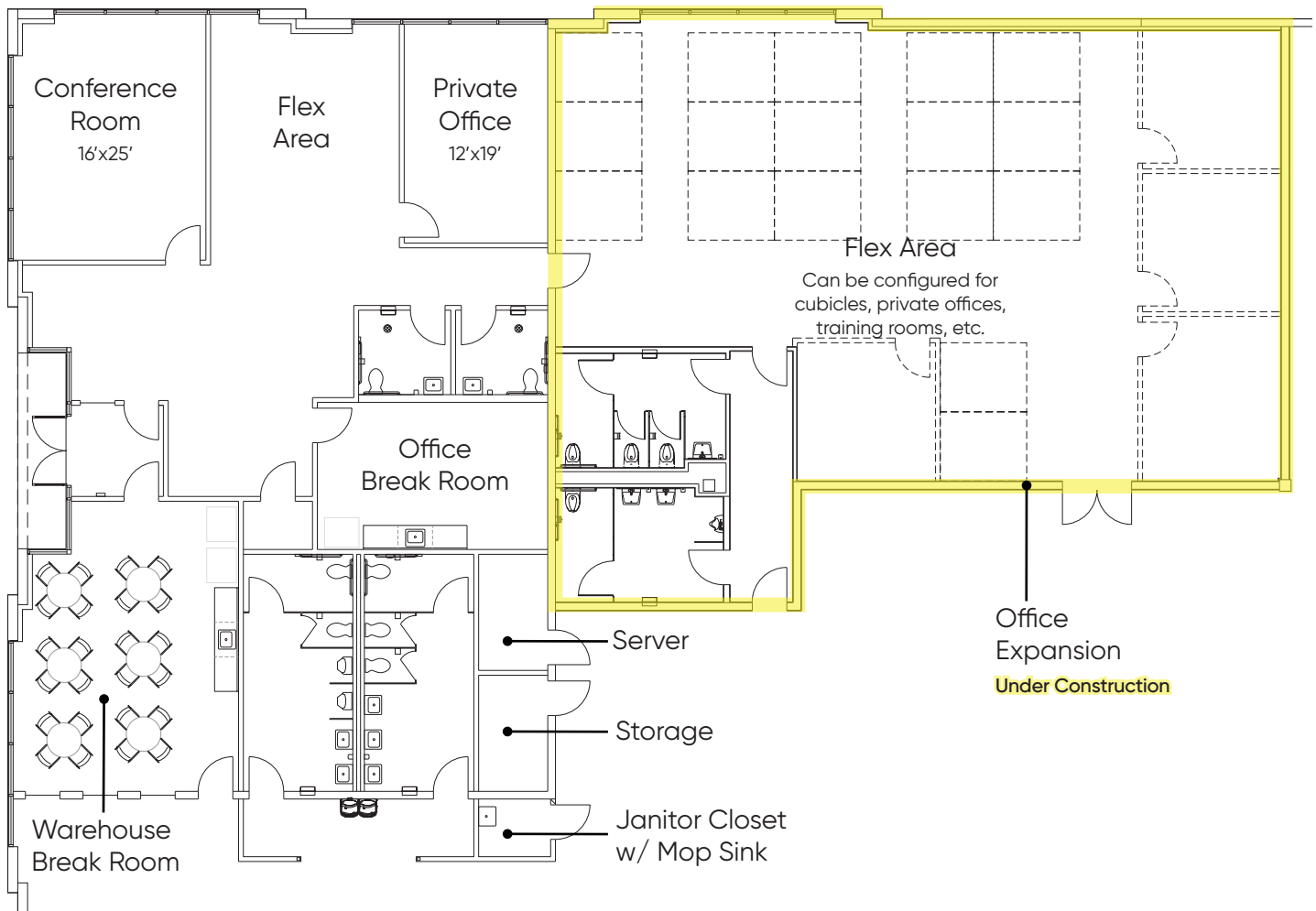
189 CAR PARKING STALLS

6 HVLS FANS IN THE DOCK BAYS

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.

Main Office @ NW Corner

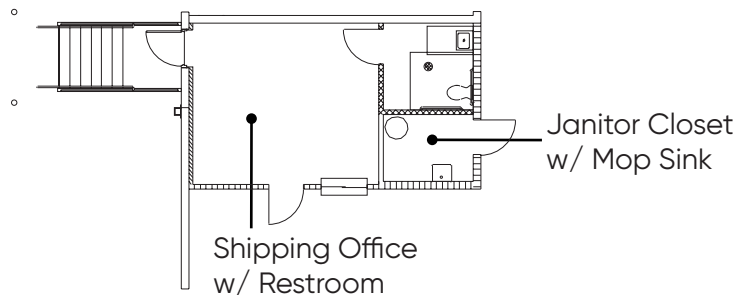
5,994 SF



Shipping Office

@ West Wall

364 SF



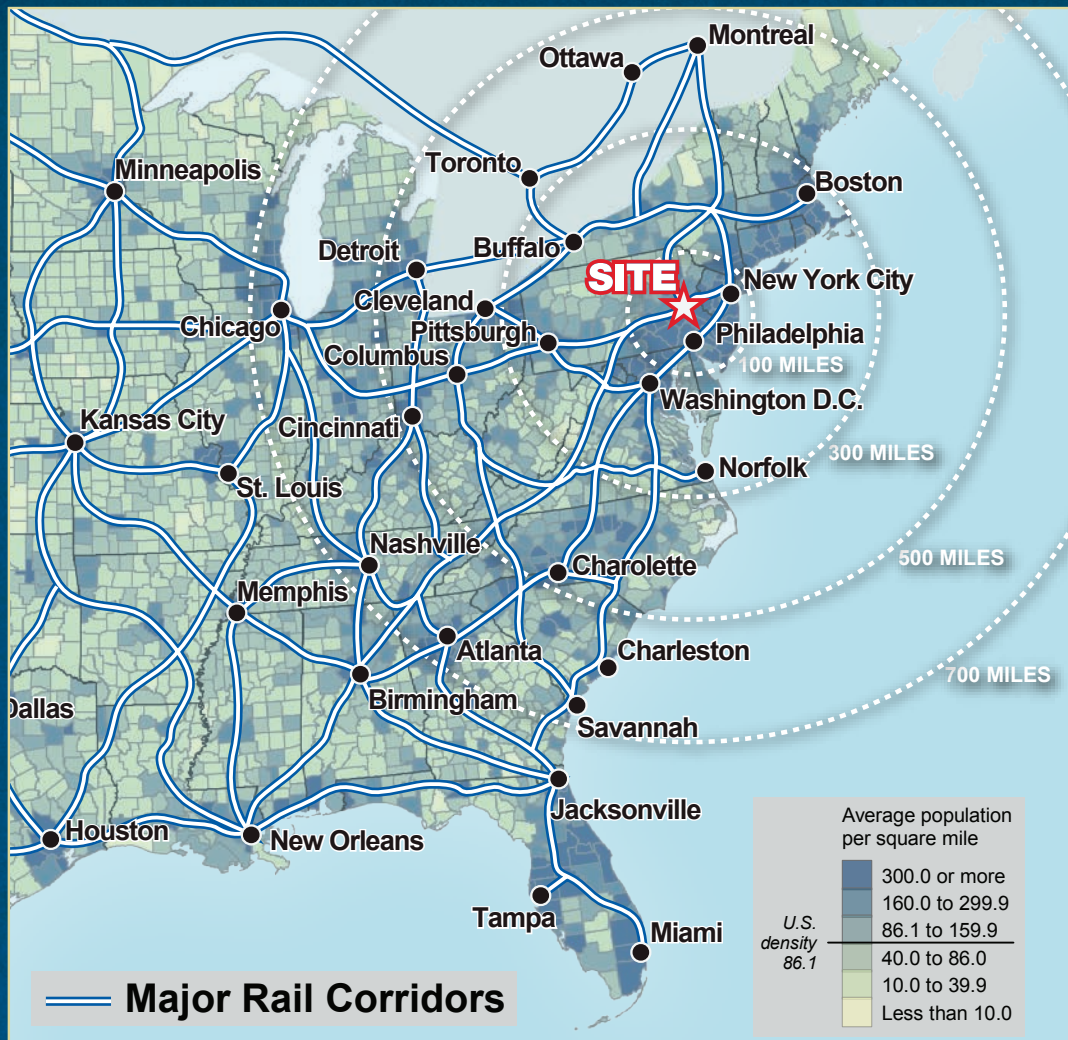
LOCAL AERIAL



PROJECT DATA

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

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



REGIONAL VICINITY MAP



MAJESTIC REALTY Co.

ED KONJOYAN

610 | 625 | 1706

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