

# MAJESTIC BETHLEHEM CENTER

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



**3905 COMMERCE CENTER BLVD**  
**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

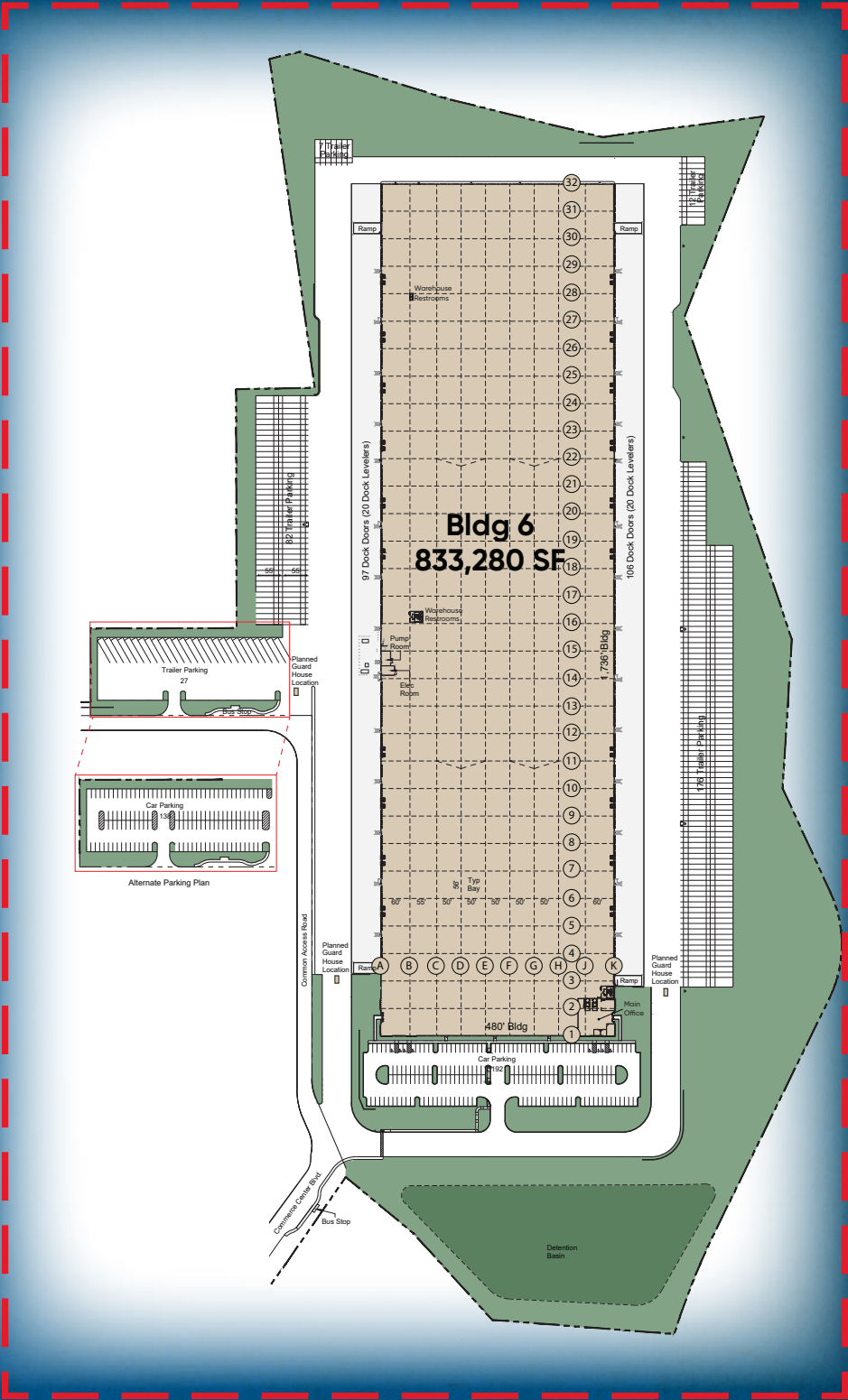




BUILDING FEATURES

BUILDING 6 - 833,280 SF (DIVISIBLE)

- 40' CLEAR HEIGHT
- OFFICE: 6,309 SF
- 7-INCH CONCRETE FLOOR SLAB
- ESRF FIRE SPRINKLER SYSTEM
- BUILD-TO-SUIT OFFICES
- 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

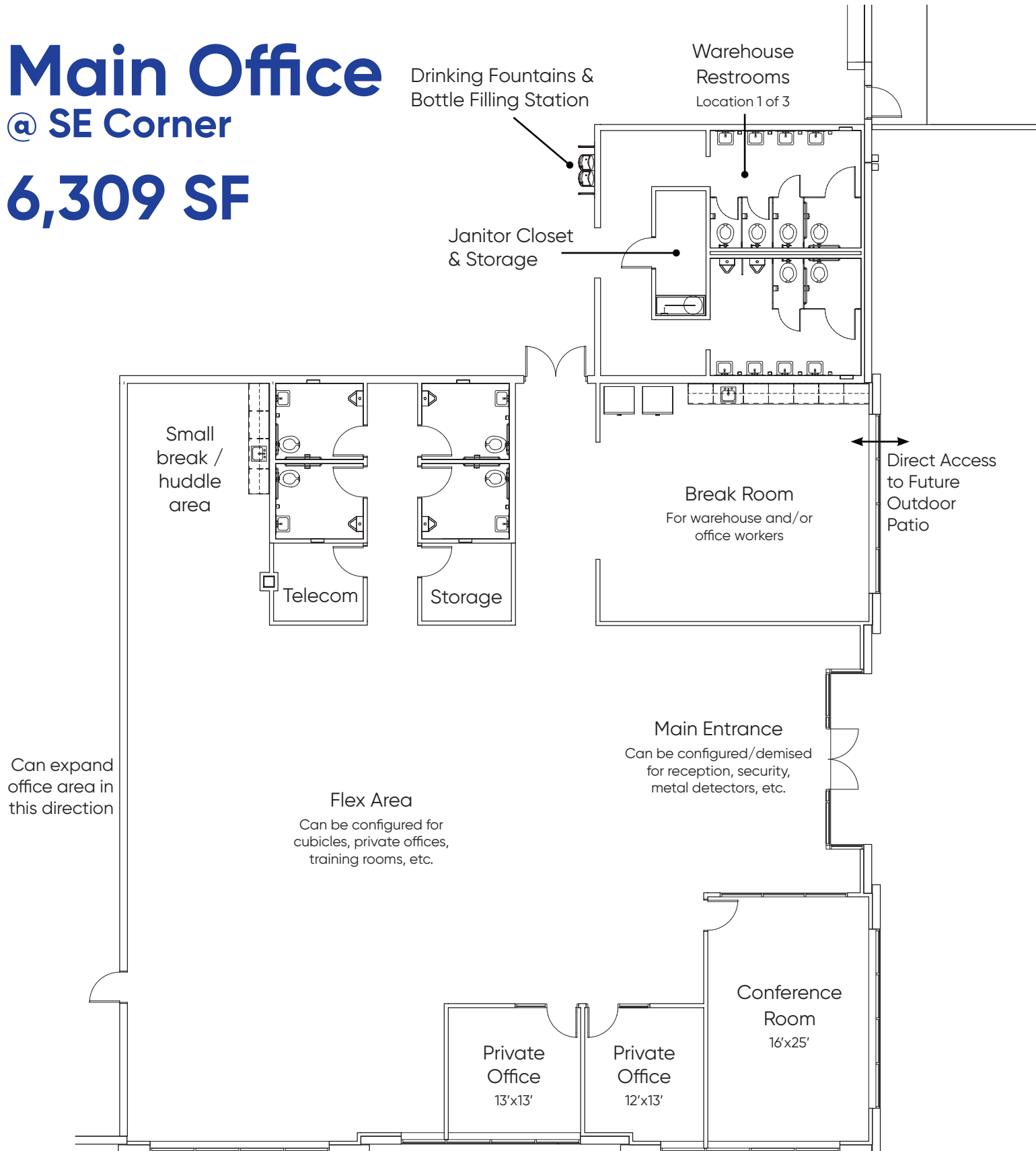
\*PLANNED BUILDING FEATURES CAN BE CHANGED TO ACCOMMODATE USER REQUIREMENTS

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.

# Main Office

@ SE Corner

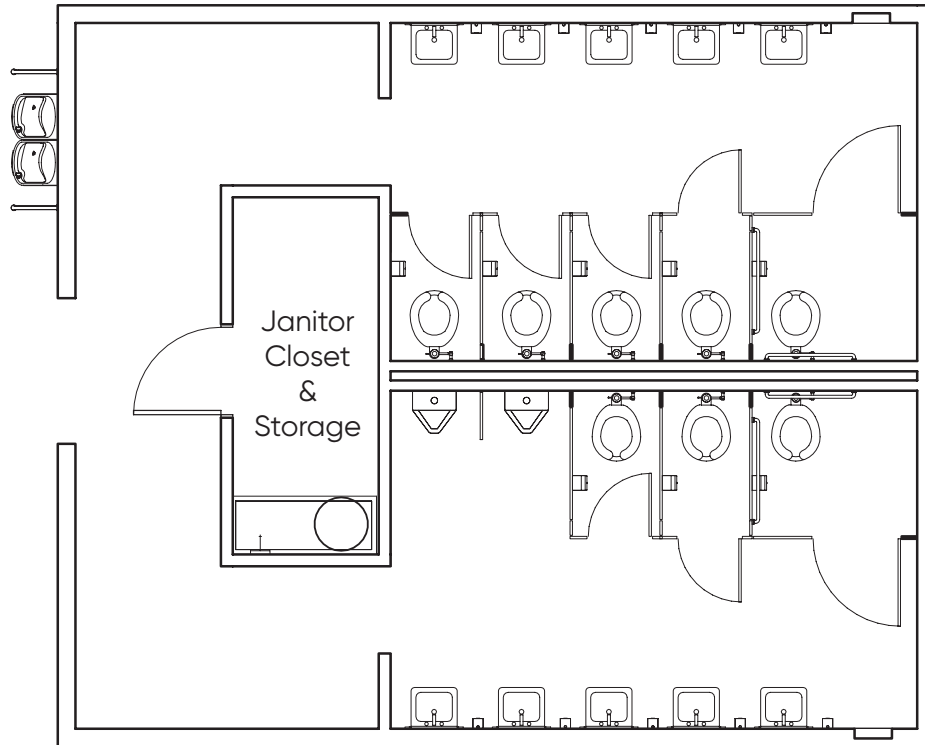
6,309 SF



# Warehouse Restrooms

Location 2 of 3 @ Mid West Wall

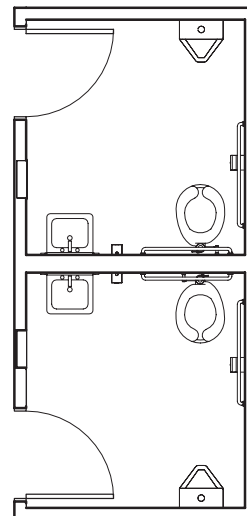
**787 SF**



## Warehouse Restrooms

Location 3 of 3 @ NW Wall

**156 SF**





LOCAL AERIAL

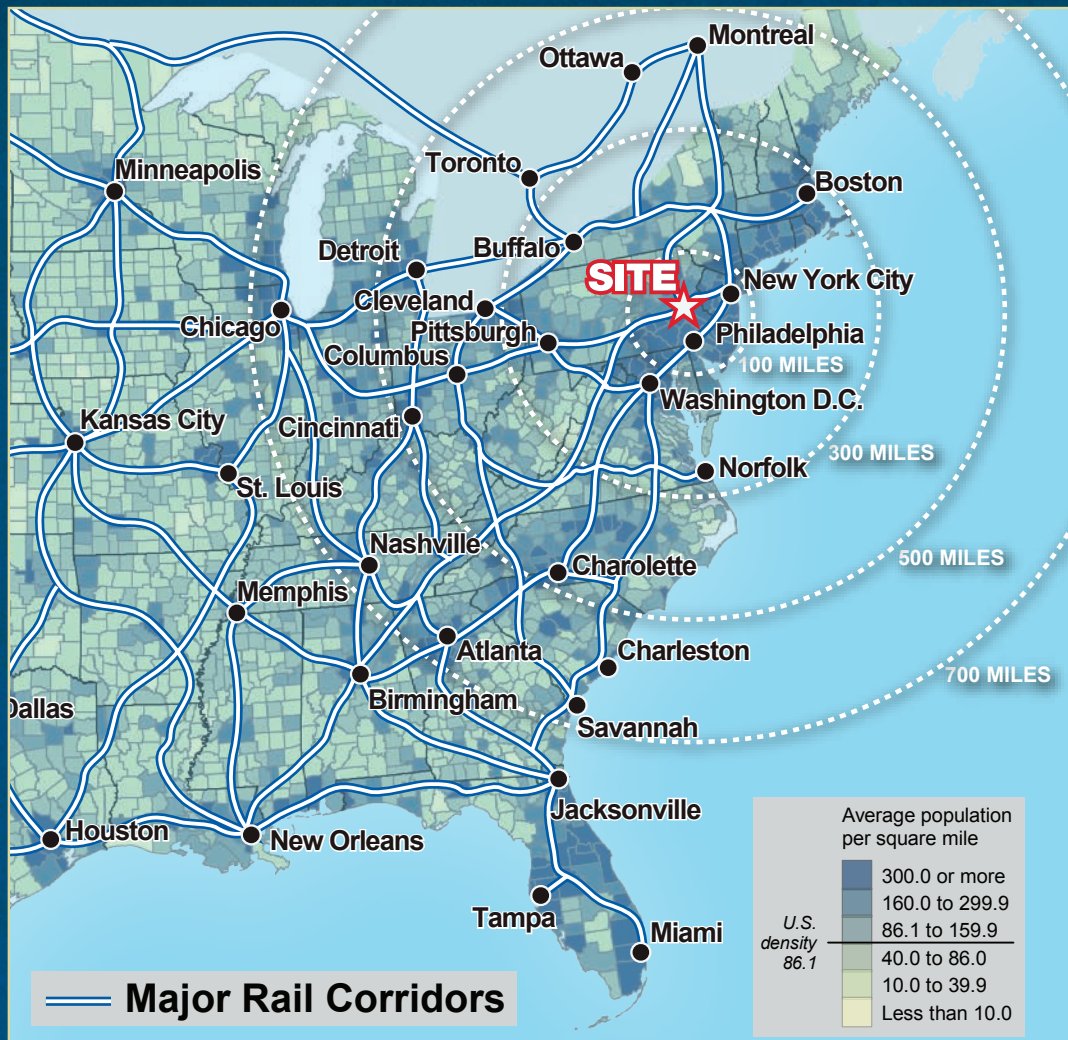


PROJECT DATA

ADDRESS	BUILDING #	BUILDING SIZE (SQ. FT.)
3905	6	833,280 AVAILABLE

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





#### REGIONAL VICINITY MAP



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