

AVAILABILITIES

Lehigh Valley

FOR LEASE - OFFICE/FLEX/RETAIL



MARKWARD
GROUP

Commercial, Industrial & Retail Real Estate

5925 Tilghman St, Suite 900

Allentown, PA 18104

P 610.295.6600 F 610.295.6601

E whatsapp@markwardgroup.com

MarkwardGroup.com

IMAGE

LOCATION

SIZE

PRICE/RATE

FEATURES

CONTACT

FOR LEASE - Office/Flex/Retail



310 Stoke Park Road
Bethlehem, PA
Northampton County
OFFICE/RETAIL

FOR LEASE:
2,000 SF (3,300 SF
contiguous possible)

REDUCED RATE!
ASKING:
\$13.95/SF/NNN

- Highly visible from RT 22 near the RT 512 interchange; 2 miles to LVIA
- Newly-remodeled class "B" office with private entrance
- Parking - Ample on site
- In close proximity to all amenities

Ann Kline
610.295.6602



732 N 16th Street
Allentown, PA
Lehigh County
OFFICE/FLEX

FOR LEASE:
42,119 SF total, 2-story
building; 22,662 SF of new
primary; 19,457 SF 2nd
floor; 1.48 acre site

ASKING: \$4.50/SF*
(1st floor); \$3.25/
SF* (2nd floor);
*including utilities
and maintenance

- Corner property
- 18' ceiling height first floor
- 48 on-site parking spaces
- Zoned business/light industrial
- Loading docks; 6 dock doors
- Within 1 mile of Rt. 22/15th St. Exit

Amy Hawley, SIOR
610.398.4000
or
Ethan Medgie
610.295.6610



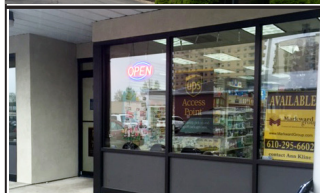
Sunburst Office Plaza
1541 Alta Drive
Whitehall, PA
Lehigh County
OFFICE

FOR LEASE:
811 SF
1,777 SF

ASKING:
\$15.00/SF/Gross

- Visible from RT 22 & RT 145
- Locally owned and managed
- Close to Lehigh Valley Mall and all amenities
- Multi-story, multi-tenanted class "A" office

Ann Kline
610.295.6602



1606 W. Allen Street
Allentown, PA
Lehigh County
OFFICE/RETAIL

FOR LEASE:
1,200 SF, wide open, 1st
floor retail or office space;
1,800 SF, 2nd floor office
space

ASKING:
\$15.95/SF/NNN -
1st floor; \$13.95/
SF/NNN - 2nd
floor

- Convenient to downtown
- Retail/Office use; Zoned B-5
- In close proximity to restaurants, hotels, and shopping
- Great neighborhood location
- Ample, on-site parking

Ann Kline
610.295.6602



1701 Union Blvd.
Allentown, PA
Lehigh County
OFFICE/FLEX

FOR LEASE:
1,500 SF Office/Flex
650 Office

ASKING:
1500 SF - \$950 M
650 SF - \$695 M

- PPL - Natural Gas and Public water/Sewer
- 1500 SF
- 1 dock door/Truck Parking/Office space
- 650 SF
- Open layout/Hardwood floors/High ceilings

Ann Kline
610.295.6602

Del Markward, SIOR
dmarkward@
markwardgroup.com

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.
Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



AVAILABILITIES

Lehigh Valley

FOR LEASE - OFFICE/FLEX/RETAIL



MARKWARD GROUP

Commercial, Industrial & Retail Real Estate







5925 Tilghman St, Suite 900

Allentown, PA 18104

P 610.295.6600 F 610.295.6601

E whatsapp@markwardgroup.com

MarkwardGroup.com

IMAGE	LOCATION	SIZE	PRICE/RATE	FEATURES	CONTACT
	2015 Hamilton Street Allentown, PA Lehigh County OFFICE	FOR LEASE: 800 SF 1,200 SF 1,500 SF - Built out medical space	ASKING: \$17.00/SF/Gross	<ul style="list-style-type: none"> Highly visible location with easy access Located on main thoroughfare through city of Allentown Close to hospital 	Ann Kline 610.295.6602
	2125 28th Street SW Allentown, PA Lehigh County OFFICE	FOR LEASE: 2,250 SF Raw Office Space	ASKING: \$10/SF/NNN	<ul style="list-style-type: none"> OFFICE SPACE - raw open space 	Ann Kline 610.295.6602
	2299 Brodhead Rd Bethlehem, PA Northampton County OFFICE CONDO	FOR LEASE: 1,440 SF Office Condo	Lease Rate: \$13.95/SF/NNN	<ul style="list-style-type: none"> Private Entrance High traffic location Ample parking Current configuration medical, but can be adapted for multiple uses Near RTS 512, 191, & 22 	Ann Kline 610.295.6602 or Patricia Satkovich 610.295.6600
	4144 W. Tilghman Street Allentown, PA Lehigh County OFFICE/RETAIL	FOR LEASE: 1,600 SF	REDUCED RATE! ASKING: \$25.95/SF/NNN	<ul style="list-style-type: none"> Prime retail/office space on busy Tilghman Street corridor Private entrance & 2 existing restrooms Ample on-site parking Corner location at traffic light Within 1 mile of RTS 309 & 22 & PA Turnpike 	Ann Kline 610.295.6602
	4186 Easton Avenue Bethlehem, PA Northampton County OFFICE/RETAIL	FOR LEASE: 12,000 SF on 3.10 acres	REDUCED RATE! ASKING: \$9.99/SF/NNN	<ul style="list-style-type: none"> Open showroom floorplan Built in sales counter, updated electric, large display windows, hardwood floors Second floor loft area Busy intersection served by traffic light 2 miles of RT 22, 5 miles to I-76 	Amy Hawley, SIOR 610.398.4000
	5924 Tilghman Street, Suite E Allentown, PA Lehigh County RETAIL	FOR LEASE: 1,200 SF	ASKING: \$2500/Month Modified Gross (water, sewer, trash included)	<ul style="list-style-type: none"> Last available space in highly visible retail strip center - great for office or retail Traffic count: 26,000 VPD Extremely busy food, retail and business corridor Easy access to PA Turnpike, RT 22 & I-78 	Ann Kline 610.295.6602

Del Markward, SIOR
dmarkward@
markwardgroup.com

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.
Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



AVAILABILITIES

Lehigh Valley

FOR LEASE - INDUSTRIAL



MARKWARD
GROUP

Commercial, Industrial & Retail Real Estate


5925 Tilghman St, Suite 900

Allentown, PA 18104

P 610.295.6600 F 610.295.6601

E whatsapp@markwardgroup.com

MarkwardGroup.com

IMAGE	LOCATION	SIZE	PRICE/RATE	FEATURES	CONTACT
FOR LEASE - Industrial					
	100 Industrial Drive Stockertown, PA Northampton County INDUSTRIAL	FOR LEASE: 55,000 SF available on 7+ acres	ASKING: \$3.95/SF/NNN	<ul style="list-style-type: none"> • 18-25' clear height ceiling • Truck dock and drive in loading • 3 phase electric • 100% sprinklered • Public utilities • Visible along RT 33 at RT 191 Exit 	Amy Hawley, SIOR 610.398.4000
	101 E Lexington St Allentown, PA Lehigh County WAREHOUSE/ MANUFACTURING	FOR LEASE: 10,000 - 20,000 SF Available	ASKING: \$4.95/SF/Gross	<ul style="list-style-type: none"> • Southside Allentown location, minutes from I-78 & RT 309 • Loading Dock • Ample parking • 15' ceiling height • Freight elevator 	Chip Miers 610.360.8505 or Ann Kline 610.295.6602
	146 Kline Street Bangor, PA Northampton County LIGHT INDUSTRIAL	FOR LEASE: 17,700 SF	ASKING: \$3.65/SF/NNN	<ul style="list-style-type: none"> • Ceiling Height - 37' eaves to 44' at center • 10' X 10' drive-in door; 16' high drive-in door; one truck dock door. • 3-Phase/208 volt/400 amp electric • Fenced outside storage yard • Insulated walls and ceiling 	Amy Hawley, SIOR 610.398.4000
	649 E. Green Street Allentown, PA Lehigh County LIGHT MANUFACTURING	FOR LEASE: 11,020 SF on .6 acres	ASKING: \$5.15 per sq.ft Net (3)	<ul style="list-style-type: none"> • 1700 SF Office Area • 480/240; 3-phase service • 14-16' Ceilings • 2 truck dock doors and 1 drive-in door • Zoned B/LI • Within 3 miles RT 22, LVIA, & LVIPIII 	Amy Hawley, SIOR 610.398.4000 or Matt Macdonald 610.212.6638
	827 Meadow Street Allentown, PA Lehigh County INDUSTRIAL	FOR LEASE: 9,600 SF & 11,000 SF Buildings	ASKING: \$3.90/SF/NNN (9,600 SF) \$5.15/SF/NNN (11,000 SF)	<ul style="list-style-type: none"> • 9600 SF: Corrugated Metal Panels/ Steel Frame; 3 Phase/ 480 Volt/ 600+ amp • 11,000 SF: Corner Unit Accessed by 2 entrances; 3,500 SF warehouse, 7,500 SF office area • Within 2 miles of RT 22 	Amy Hawley, SIOR 610.398.4000

Del Markward, SIOR
dmarkward@
markwardgroup.com

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.
Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



AVAILABILITIES







Lehigh Valley
FOR LEASE - INDUSTRIAL



MARKWARD GROUP

Commercial, Industrial & Retail Real Estate

5925 Tilghman St, Suite 900
Allentown, PA 18104
P 610.295.6600 F 610.295.6601
E whatsapp@markwardgroup.com
MarkwardGroup.com

IMAGE	LOCATION	SIZE	PRICE/RATE	FEATURES	CONTACT
	864 N Gilmore St Allentown, PA Lehigh County INDUSTRIAL WAREHOUSE	FOR LEASE: 4,800 SF	ASKING: \$2,200/month + electric	<ul style="list-style-type: none"> • Zoned: Business/Light Industrial • 2 rear docks and 1 side dock • 12-14' ceiling height • Convenient to Union Blvd, Airport Rd, and RT 22/Lehigh Valley Thruway 	Chip Miers 610.360.8505 or Ann Kline 610.295.6602
	WAREHOUSE with DOCK DOOR! 1006 Hanover Avenue Allentown, PA Lehigh County INDUSTRIAL	FOR LEASE: 8,900 SF Warehouse Space	ASKING: \$5000/month plus electric and gas heat	<ul style="list-style-type: none"> • Outside, fenced-in storage space and truck parking options available • 20' clear ceiling height • 1 drive in door and 1 dock door • Has drainage & water, restroom • Easy access to RT 22 & Airport Rd 	Ann Kline 610.295.6602
	1030-1150 Blue Barn Rd. Allentown, PA Lehigh County TRUCKING TERMINAL	FOR LEASE: 4,000 SF truck/trailer service garage; 2,300 SF parts/shop area; 2,500 SF dispatch office; 1.0 acre truck/trailer parking	ASKING: \$12,000/month plus utilities	<ul style="list-style-type: none"> • Within 2.5 miles of 5 major highways • Heavy electric to garage/shop area • New waste oil heater in main garage area • 1.0 acre of truck & trailer parking (expansion possible) • 14,000 gallon above ground fuel tank 	Ethan Medgie 610.248.7053
	1400 N. Irving Street Allentown, PA Lehigh County INDUSTRIAL	FOR LEASE: 11,114 SF (9,500 SF office area & 2,000 SF shop space); 3.14 acre site	ASKING: \$11.50/SF/NNN SALE TERMS CONSIDERED	<ul style="list-style-type: none"> • 12-16' ceiling height in shop area • 14' drive-in door in front of building • Central HVAC in office area • Two entrances for dual tenant capability • Within miles of RT 22 Airport Rd Exit • Intersection served by traffic light 	Amy Hawley, SIOR 610.398.4000
	1401 E Woodlawn St Allentown, PA Lehigh County INDUSTRIAL	FOR LEASE: 6,400 SF Insustrial Space	ASKING: \$2,800/month + electric	<ul style="list-style-type: none"> • Zoned: I-3, General Industrial • Roll Up Door • Side Dock Punchout • Parking on site + rear parking pad • Convenient to Union Blvd, Airport Rd, and RT 22/Lehigh Valley Thruway 	Chip Miers 610.360.8505 or Ann Kline 610.295.6602
	1518 Walnut St Allentown, PA Lehigh County INDUSTRIAL, WAREHOUSE	FOR LEASE: 10,190 SF OPEN WAREHOUSE, 240 SF & 180 SF OFFICE SPACES	ASKING: \$2,500/M/GROSS (includes heat and moderate electric usage)	<ul style="list-style-type: none"> • Multiple tenant building • 12-14' ceiling height • 12' drive in door • 8 dedicated parking spots, indoor parking available, abundant street parking • 1 mile from Center City (PPL Center) 	Ethan Medgie 610.248.7053

Del Markward, SIOR
dmarkward@
markwardgroup.com

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.
Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



AVAILABILITIES

Lehigh Valley

FOR LEASE - INDUSTRIAL

FOR SALE - OFFICE/FLEX/RETAIL



MARKWARD GROUP

Commercial, Industrial & Retail Real Estate



5925 Tilghman St, Suite 900

Allentown, PA 18104

P 610.295.6600 F 610.295.6601

E whatsapp@markwardgroup.com

MarkwardGroup.com

IMAGE	LOCATION	SIZE	PRICE/RATE	FEATURES	CONTACT
	1633 Hanover Avenue Allentown, PA Lehigh County INDUSTRIAL	FOR LEASE: 4,000 SF Warehouse Space	REDUCED RATE! ASKING: \$5.30/SF/NNN	<ul style="list-style-type: none"> • 9' ceiling height • One grade level roll up door • Finished office space • HVAC throughout • In close proximity to all amenities • Within minutes from RT 22 & LVIA 	Ann Kline 610.295.6602
	1801 S 12th St Allentown, PA Lehigh County WAREHOUSE/OFFICE	FOR LEASE: 35,181 SF & 23,600 SF Warehouse Space; 4,200 SF & 1,580 SF Office Space	ASKING: \$4.45/SF/NNN - Warehouse Space \$6.75/SF/NNN - Office Space	<ul style="list-style-type: none"> • 19-25' ceiling heights • Individual utility meters • 1.91 acres additional parking • Public transportation stop at block • Within 1 mile of I-78 and 8 miles from Lehigh Valley International Airport 	Amy Hawley, SIOR 610.398.4000

FOR SALE - Office/Flex/Retail

	29 North 9th St. Allentown, PA Lehigh County OFFICE	FOR SALE: Investment Property 5,000 SF Building	ASKING: \$499,999	<ul style="list-style-type: none"> • Fully leased thru 2022 - Net lease • 5881 SQ FT lot • Downtown Hamilton District area • Public Water and Sewer - Natural Gas • On street parking 	Ann Kline 610.295.6602
	76 South Main St. Nazareth, PA Northampton County OFFICE	FOR SALE: 18,400 SF, Office .52 acres	PRICE REDUCED! ASKING: \$499,900	<ul style="list-style-type: none"> • Corner property, intersection, traffic light • 3-story, classic federal style building, built in 1900's • 1st floor open space, Executive conference room • 30 parking spots in private lot 	Matt Macdonald 610.212.6638 or Ann Kline 610.295.6602
	236 Brodhead Rd Bethlehem, PA Northampton County OFFICE	FOR SALE: 47,070 SF Office on 4.13 acres	ASKING: CALL FOR MORE INFORMATION	<ul style="list-style-type: none"> • Built in 1994, steel/brick construction • Can be multi-tenant building • Dual Elevators • 211 parking spaces • Zoned Planned Industrial/Bus. Park • Easy access from RTS 512, 22 and 191 	Matt Macdonald 610.212.6638 or Ann Kline 610.295.6602

Del Markward, SIOR
dmarkward@
markwardgroup.com

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.
Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



AVAILABILITIES

Lehigh Valley

FOR SALE - OFFICE/FLEX/RETAIL



MARKWARD GROUP

Commercial, Industrial & Retail Real Estate

5925 Tilghman St, Suite 900

Allentown, PA 18104

P 610.295.6600 F 610.295.6601

E whatsapp@markwardgroup.com

MarkwardGroup.com

IMAGE	LOCATION	SIZE	PRICE/RATE	FEATURES	CONTACT
	310 Stoke Park Road Bethlehem, PA Northampton County RETAIL/OFFICE	FOR SALE: Active-Flex Space 53,664 SF Building	ASKING: \$4.25 Million	<ul style="list-style-type: none"> • 53,664 SF flex building for sale! • 96% leased • Mix of office, retail and industrial tenants. • Highly visible from RT 22 near the RT 512 Interchange; 2 miles to LVIA 	Ann Kline 610.295.6602
	732 N 16th Street Allentown, PA Lehigh County WAREHOUSE/RETAIL	FOR SALE: 42,119 SF 2-story building 1.48 acre site	PRICE REDUCED! ASKING: \$1,182,500 flexible terms	<ul style="list-style-type: none"> • 2-story building • Corner property • 18' ceiling height first floor • On site parking • Loading docks; 6 dock doors • Within 1 mile of Rt. 22/15th St. Exit 	Amy Hawley, SIOR 610.398.4000 or Ethan Medgie 610.295.6610
	1275 S Cedar Crest Blvd. Suite #1 Allentown, PA Lehigh County OFFICE CONDO	FOR SALE: 4,717 SF Office/Condo	ASKING: \$565,000	<ul style="list-style-type: none"> • 2-story building with lower level entrance • Atrium lobby, passenger elevator • Current configuration - traditional office • Possible continuation of tenant rental income on partial space • Great location; easy access to highways 	Chip Miers 610.360.8505 or Ann Kline 610.295.6602
	1275 S Cedar Crest Blvd. Suite #3 Allentown, PA Lehigh County MEDICAL/OFFICE CONDO	FOR SALE: 4,710 SF Office/Condo	ASKING: \$795,000	<ul style="list-style-type: none"> • Two-story building with ground level entrances for each floor • Atrium lobby, elevator, kitchen, 3 separate restrooms, zoned HVAC • Monument signage on busy corner • Great location; easy access to highways 	Ann Kline 610.295.6602 or Amy Hawley, SIOR 610.398.4000
	1298 Spruce Street Easton, PA Northampton County FLEX	FOR SALE: 25,856 SF Office/FLEX	ASKING: \$498,000	<ul style="list-style-type: none"> • Public utilities: Gas, Electric, Water and Sewer • Drive in door and fenced area • Ample parking: 25+ spaces • Central A/C - Concrete floors • 14+ clear ceiling hight on each floor 	Matt Macdonald 610.212.6638
	1635 Broadway Allentown, PA Lehigh County RETAIL	FOR SALE: 4,051 SF+ free-standing building	ASKING: \$258,000 real estate \$485,000 w/ liquor license	<ul style="list-style-type: none"> • Zoned: R4 • Former 6 pack Shop – can be purchased with or without license • Parking • Easy Access • Public water and sewer 	Chip Miers 610.295.6003 or Ann Kline 610.295.6602

Del Markward, SIOR
dmarkward@
markwardgroup.com

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.
Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



AVAILABILITIES

Lehigh Valley

FOR SALE - OFFICE/FLEX/RETAIL



MARKWARD
GROUP

Commercial, Industrial & Retail Real Estate

5925 Tilghman St, Suite 900

Allentown, PA 18104



P 610.295.6600 F 610.295.6601

E whatsapp@markwardgroup.com

MarkwardGroup.com

IMAGE	LOCATION	SIZE	PRICE/RATE	FEATURES	CONTACT
	1740 Lynnwood Rd Allentown, PA Lehigh County OFFICE/FLEX & WAREHOUSE	FOR SALE: 16,450 SF Office/Flex & Warehouse Buildings on 1.9 acres	ASKING: \$1.6 Million	<ul style="list-style-type: none"> Single story office/flex building with free-standing warehouse on 1.9 acres Excellent condition, well-maintained inside and out Close proximity to major highway arteries and I-78 	Chip Miers 610.360.8505 or Ann Kline 610.295.6602
	3724 Crescent Court West Whitehall, PA Lehigh County OFFICE/FLEX	FOR SALE: 18,000 SF Office/Flex	ASKING: \$2.4 Million	<ul style="list-style-type: none"> Quality construction - low operating/maintenance cost, efficient HVAC Income advantage - 7,000 SF office space lease in place In close proximity to RT 22, MacArthur Road, LVIA and shopping areas Owner will do sale/lease back 	Ann Kline 610.295.6602
	5325 Northgate Drive Bethlehem, PA Northampton County MEDICAL OFFICE	FOR SALE: 1,500 SF Office	ASKING: \$79,900	<ul style="list-style-type: none"> MUST BE Independent Medical Use 2nd Floor Already built out as medical space Lease-back space with partial ownership Must be owner occupied Near RTS 512, 22, and 378 	Chip Miers 610.360.8505 or Ann Kline 610.295.6602

FOR SALE - Industrial

	101 E Lexington St Allentown, PA Lehigh County WAREHOUSE/ MANUFACTURING	FOR SALE: 40,810 SF on 2.64 acres.	ASKING: \$1,200,000	<ul style="list-style-type: none"> Southside Allentown location, minutes from I-78 & RT 309 Loading Dock Parking for 40 vehicles 15' ceiling height Freight elevator 	Chip Miers 610.360.8505 or Ann Kline 610.295.6602
	146 Kline Street Bangor, PA Northampton County LIGHT INDUSTRIAL	FOR SALE 17,700 SF	ASKING: \$685,000	<ul style="list-style-type: none"> Ceiling Height - 37' eaves to 44' at center 10' X 10' drive-in door; 16' high drive-in door; one truck dock door. 3-Phase/208 volt/400 amp electric Fenced outside storage yard Insulated walls and ceiling 	Amy Hawley, SIOR 610.398.4000

Del Markward, SIOR
dmarkward@markwardgroup.com

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.
Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



AVAILABILITIES

Lehigh Valley

FOR SALE - INDUSTRIAL



MARKWARD GROUP

Commercial, Industrial & Retail Real Estate







5925 Tilghman St, Suite 900

Allentown, PA 18104

P 610.295.6600 F 610.295.6601

E whatsapp@markwardgroup.com

MarkwardGroup.com

IMAGE	LOCATION	SIZE	PRICE/RATE	FEATURES	CONTACT
	227 Messinger St/ 146 Kline St COMPLEX Bangor, PA Northampton County LIGHT INDUSTRIAL	FOR SALE: 48,120 SF Light Industrial Buildings on 2.4827 acres.	ASKING: \$1,795,000	<ul style="list-style-type: none"> Primary unit 23,000 SF; 14'- 20' ceiling; Upper unit 10,000 SF; 12' ceiling Corrugated metal building: 17,700 SF; 37'- 44' ceiling ; Fenced outside storage yard Within 7 miles of RT 33 at 512 	Amy Hawley, SIOR 610.398.4000
	632 Grammes Lane Allentown, PA Lehigh County INDUSTRIAL	FOR SALE: 23,329 SF ON 9.86 acres	PRICE REDUCED! ASKING: \$3,190,000	<ul style="list-style-type: none"> Two tenants in place Billboard income High visibility from RT 78 Approximately 5+ acres outside storage Great proximity to highways 	Matt Macdonald 610.212.6638 or Amy Hawley, SIOR 610.398.4000
	649 E. Green Street Allentown, PA Lehigh County LIGHT MANUFACTURING	FOR SALE: 11,020 SF on .6 acres	PRICE REDUCED! ASKING: \$899,000	<ul style="list-style-type: none"> 1700 SF Office Area 480/240; 3-phase service 14-16' Ceilings 2 truck dock doors and 1 drive-in door Zoned B/LI Within 3 miles RT 22, LVIA, & LVIPIII 	Amy Hawley, SIOR 610.398.4000 or Matt Macdonald 610.212.6638
	827 Meadow Street Allentown, PA Lehigh County INDUSTRIAL	FOR SALE: 93,064 SF industrial buildings on 5.56 Acres	ASKING: \$2.8 Million	<ul style="list-style-type: none"> Primary building is 83,000+ SF Zoned I-3, General Industrial Fenced property Outside storage yard 9 individual tenant spaces Within 2 miles of RT 22 	Amy Hawley, SIOR 610.398.4000
	837 N Fenwick St/ 838-864 N Gilmore St Allentown, PA Lehigh County INDUSTRIAL WAREHOUSES	FOR SALE: 9,200 SF; 9,520 SF; 2,392 SF; 44,663 SF 4-property package	ASKING: \$2.2 Million total package	<ul style="list-style-type: none"> Zoned: Business/Light Industrial Multiple Warehouses, built between 1961 & 1971 Convenient to Union Blvd, Airport Rd, and RT 22/Lehigh Valley Thruway 	Chip Miers 610.360.8505 or Ann Kline 610.295.6602
	902-914 Union Blvd Allentown, PA Lehigh County INDUSTRIAL OFFICE/RETAIL PACKAGE	FOR SALE: 2,802 SF and 1,344 SF 2-property package	ASKING: \$650,000 total package	<ul style="list-style-type: none"> Located on busy intersection with traffic light Zoned: B-3; Highway Business Convenient to Union Blvd, Airport Rd, and RT 22/Lehigh Valley Thruway 	Chip Miers 610.360.8505 or Ann Kline 610.295.6602

Del Markward, SIOR
dmarkward@
markwardgroup.com

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.
Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



AVAILABILITIES

Lehigh Valley

FOR SALE - INDUSTRIAL



MARKWARD
GROUP

Commercial, Industrial & Retail Real Estate







5925 Tilghman St, Suite 900

Allentown, PA 18104

P 610.295.6600 F 610.295.6601

E whatsapp@markwardgroup.com

MarkwardGroup.com

IMAGE	LOCATION	SIZE	PRICE/RATE	FEATURES	CONTACT
	913 E Highland St Allentown, PA Lehigh County INDUSTRIAL WAREHOUSE	FOR SALE: 10,882 SF on 160'x120' lot	ASKING: \$650,000	<ul style="list-style-type: none"> • Zoned: B-3; Highway Business • Parking on site • 4 front dock doors • ADA accessible • Convenient to Union Blvd, Airport Rd, and RT 22/Lehigh Valley Thruway 	Chip Miers 610.360.8505 or Ann Kline 610.295.6602
	928-936 Union Blvd Allentown, PA Lehigh County INDUSTRIAL OFFICE/RETAIL PACKAGE	FOR SALE: 10,080 SF and 4,800 SF 2-property package	ASKING: \$850,000 total package	<ul style="list-style-type: none"> • Zoned: B-3; Highway Business • 2-story building, 1st floor store, office above; 1-story building built as store • Convenient to Union Blvd, Airport Rd, and RT 22/Lehigh Valley Thruway 	Chip Miers 610.360.8505 or Ann Kline 610.295.6602
	1006 E Livingston St Allentown, PA Lehigh County INDUSTRIAL WAREHOUSE	FOR SALE: 4,800 SF on 100'x110' lot	ASKING: \$350,000	<ul style="list-style-type: none"> • Zoned: B-3; Highway Business • Great opportunity for owner/user • Built 1986 • Parking on site • Convenient to Union Blvd, Airport Rd, and RT 22/Lehigh Valley Thruway 	Chip Miers 610.360.8505 or Ann Kline 610.295.6602
	1030-1150 Blue Barn Rd Allentown, PA Lehigh County TRUCKING TERMINAL	FOR SALE: 36,090 SF (9 buildings) on 7.6 acres	ASKING: \$3.2 Million	<ul style="list-style-type: none"> • Multi-tenant Investment Property • Immediately available: <ul style="list-style-type: none"> - Truck Repair Garage - 50+ Trailer Parking - Dispatch Office • Convenient to major highways 	Ethan Medgie 610.248.7053
	1135 N Plymouth Street Allentown, PA Lehigh County INDUSTRIAL	FOR SALE: 84,590 Total building space 3.67 acres, 3 lots combined	ASKING: \$3.7 Million	<ul style="list-style-type: none"> • 1,200 amps/ 480 volt electric service • Wet sprinkler system • 2 drive-in doors for straight truck staging • 2 extra parking lots for employee parking • 26,910 SF warehouse addition has 21'-23' ceilingheight 	Amy Hawley. SIOR 610.295.6608 or Ethan Medgie 610.248.7053
	1401-1413 E Woodlawn St Allentown, PA Lehigh County INDUSTRIAL INVESTMENT	FOR SALE: 9,600 SF and 32,000 SF Industrial Package	ASKING: \$1.2 M total package	<ul style="list-style-type: none"> • Zoned: I-3, General Industrial • Multi-tenant • Built 1966-67 • Parking on site • Convenient to Union Blvd, Airport Rd, and RT 22/Lehigh Valley Thruway 	Chip Miers 610.360.8505 or Ann Kline 610.295.6602

Del Markward, SIOR
dmarkward@
markwardgroup.com

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.
Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



AVAILABILITIES

Lehigh Valley

FOR SALE - INDUSTRIAL/LAND



MARKWARD
GROUP

Commercial, Industrial & Retail Real Estate

5925 Tilghman St, Suite 900

Allentown, PA 18104

P 610.295.6600 F 610.295.6601

E whatsapp@markwardgroup.com

MarkwardGroup.com

IMAGE

LOCATION

SIZE

PRICE/RATE

FEATURES

CONTACT

FOR SALE - Land



75 Hilton Street
Easton, PA
Northampton County
LAND

FOR SALE:
4.42 Acres
Vacant
Industrial
Land

ASKING:
\$595,000

- Zoned General Industrial
- Great visibility from I-78
- Pro-business local government - Williams Township
- Below market price
- Abundant parking

Mike Capobianco,
SIOR
610.442.4456



801 N Meadow St
Allentown, PA
Lehigh County
LAND

FOR SALE:
2.53 acres

ASKING:
\$150,000/acre

- Fenced site, near Bonney Forge
- Public water and sewer in vicinity
- Level topography
- Easy access to major highways
- Close to LVIA
- Frontage on 3 streets

Amy Hawley, SIOR
610.398.4000



1026 MacArthur Rd
Allentown, PA
Lehigh County
DEVELOPMENT LAND

FOR SALE:
10.4 Acres

ASKING:
\$2.8 M

- Zoned C-2 Regional/Community Commercial District
- Site served by traffic light
- Within 1 mile of RT 22 & 4 miles of LVIA
- Permitted uses: Rec facilities, auto sales/ service, retail schools, & wholesale stores

Amy Hawley, SIOR
610.398.4000



1800 & 1940 Dauphin St
Allentown, PA
Lehigh County
LAND

FOR SALE:
25.5 acres

ASKING:
\$92,500/acre

- Industrial land for sale

Amy Hawley, SIOR
610.398.4000
or
Matt Macdonald
610.212.6638



4217 Fritch Drive
Bethlehem, PA
Northampton County
BUILDING AND LAND

FOR SALE:
3.18 acres

ASKING:
\$795,000

- 6,000 sq. ft. tenanted building generates \$3,850.00 per month net income
- Remaining 2.18 acres can be used for storage or construction of up to 20,000 sq. ft. building
- Industrial Park Development Opportunity

Mike Capobianco,
SIOR
610.442.4456

Del Markward, SIOR
dmarkward@
markwardgroup.com

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.
Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



AVAILABILITIES

Lehigh Valley

FOR SALE - LAND/SPECIAL PURPOSE



MARKWARD
GROUP

Commercial, Industrial & Retail Real Estate





5925 Tilghman St, Suite 900

Allentown, PA 18104


P 610.295.6600 F 610.295.6601

E whatsapp@markwardgroup.com

MarkwardGroup.com

IMAGE	LOCATION	SIZE	PRICE/RATE	FEATURES	CONTACT
	4700-4720 Bath Pike Bethlehem, PA Northampton County LAND	FOR SALE: 8.1 acres	PRICE REDUCED! ASKING: \$300,000/acre	<ul style="list-style-type: none"> Dynamic development opportunity; One of the last remaining sites of its kind in Northampton County. ZONED - PIBC Located on Bath Pike adjacent to LVIP 4 & 5 with great demographics and visibility. 	Matt Macdonald 610.212.6638
	4921 Crackersport Rd Allentown, PA Lehigh County LAND	FOR SALE: 39.95 acres	ASKING: \$1.5 M (\$37,550/acre)	<ul style="list-style-type: none"> Industrial Park development opportunity ZONED: IC-1 Industrial/Commercial Convenient to many major highway access points: 0.5 mile to RT 309, 1.0 mile to RT 22, 1.5 miles to PA-476 (PA Turnpike), 2.5 miles to I 78, and 4.0 miles to RT 100 	Ethan Medgie 610.248.7053
	6292 Hanoverville Rd Bethlehem, PA Lehigh County LAND	FOR SALE: 27.73 acres	ASKING: \$3.6M	<ul style="list-style-type: none"> 14.73 Acres, East Allen Township zone PC-2; Great for convenience store, grocery, small shopping center, office buildings 13 Acres, Hanover Township; Zoned : R1-S; up to 20 housing lots 	Ann Kline 610.295.6602 or Del Markward, SIOR 610.306.6600
	Rte. 248 & Newburg Rd Narareth, PA Northampton County LAND	FOR SALE: 1 acre pad site at signalized intersection	ASKING: Call for Details	<ul style="list-style-type: none"> Highly visible and accessible Across from Palmer Township Community Center Close proximity to Rte 22 and Rte 33 Multiple uses permitted including financial 	Matt Macdonald 610.248.7053

FOR SALE - Special Purpose

	1518 Walnut St Allentown, PA Lehigh County OWNER-OCCUPIED	FOR SALE: 10,190 SF OPEN WAREHOUSE, 240 SF & 180 SF OFFICE SPACES	ASKING: \$725,000	Multiple tenant building/Owner-Occuiped <ul style="list-style-type: none"> 12-14' ceiling height 12' drive in door 8 dedicated parking spots, indoor parking available, abundant street parking 1 mile from Center City (PPL Center) 	Ethan Medgie 610.248.7053
--	--	--	----------------------	--	--

Del Markward, SIOR
dmarkward@
markwardgroup.com

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.
Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

