



**MARKWARD
GROUP**

FOR LEASE

**7,500 SF SPACE
INDUSTRIAL**



**4225 Fritch Dr, Ste 2B
Bethlehem, PA 18020**

Features

- 7,500 SF industrial space includes ±750 SF Mezzanine office space
- Ample parking
- Masonry & steel construction
- Roof - metal system
- Two (2) tailgate loading doors, levelers, seals
- 1 drive-in ramp door
- 50' x 50' column spacing
- 24' clear ceiling height
- Gas-fired hot air in warehouse
- ±400A electric, 120/208V
- Well and septic

Location

- Northampton County
- Within 1 mile of Rt 191 (Nazareth Pike) at Rt 22 interchange
- Two (2) miles to Rt 33 leading to I-78 into NJ/NY
- Five (5) miles to Lehigh Valley International Airport

Zoning

- General Industrial

Lease Rate

- Call for details

CONTACT

Mike Capobianco, SIOR

Associate Broker

mcapobianco@markwardgroup.com

610.295.6600

Del Markward, SIOR

President / Founder

dmarkward@markwardgroup.com

610.306.6600



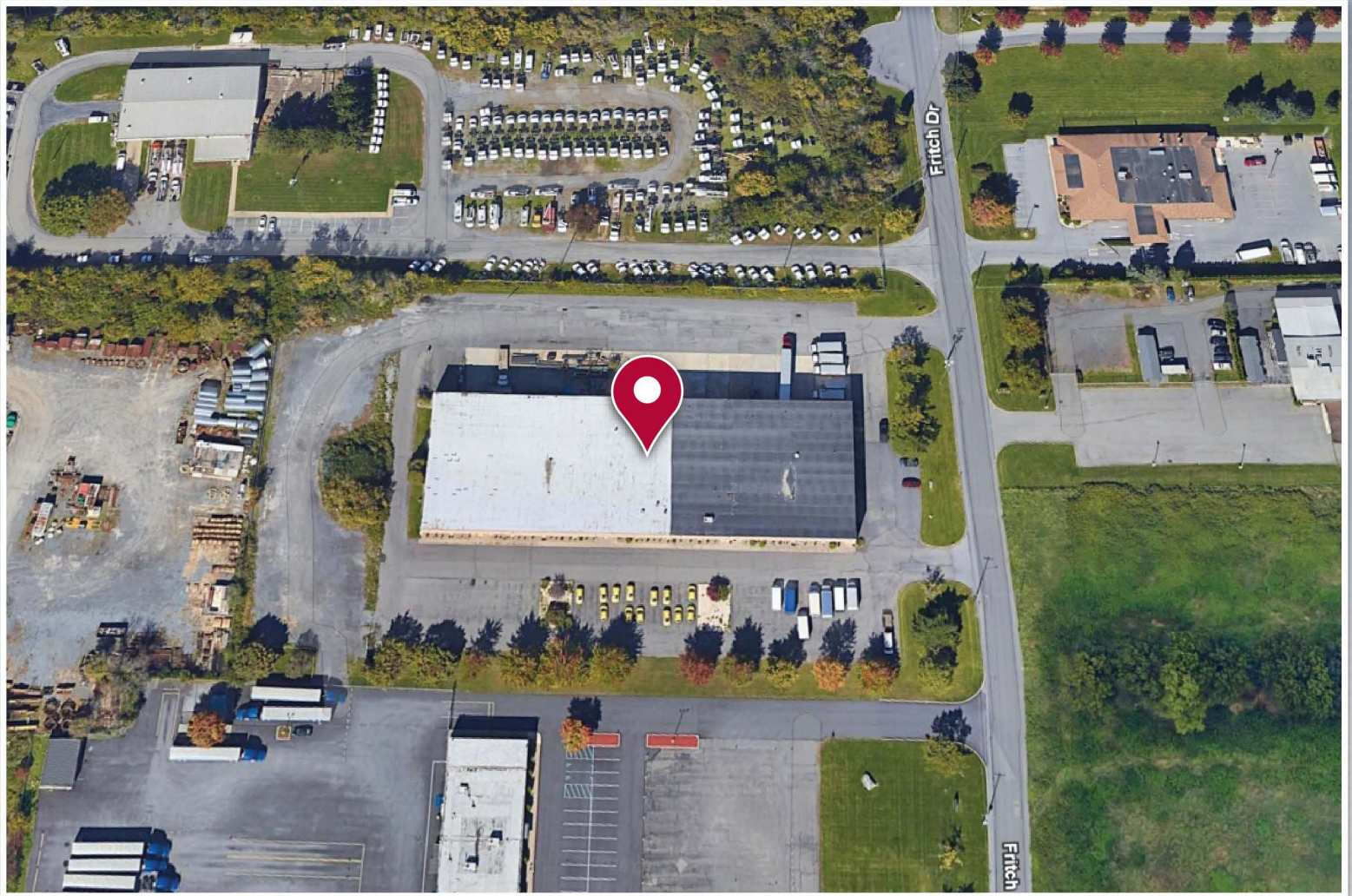
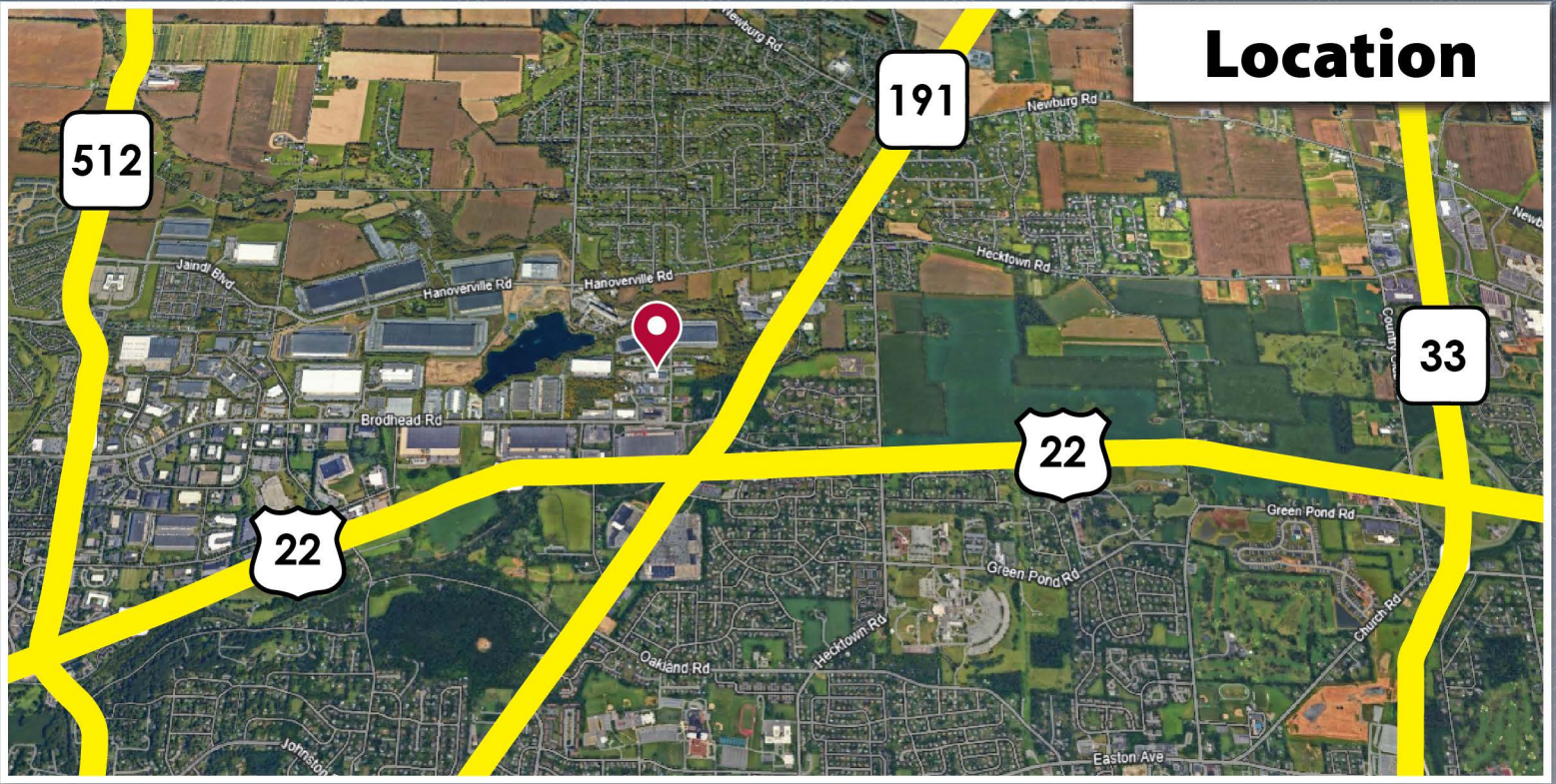
SIOR



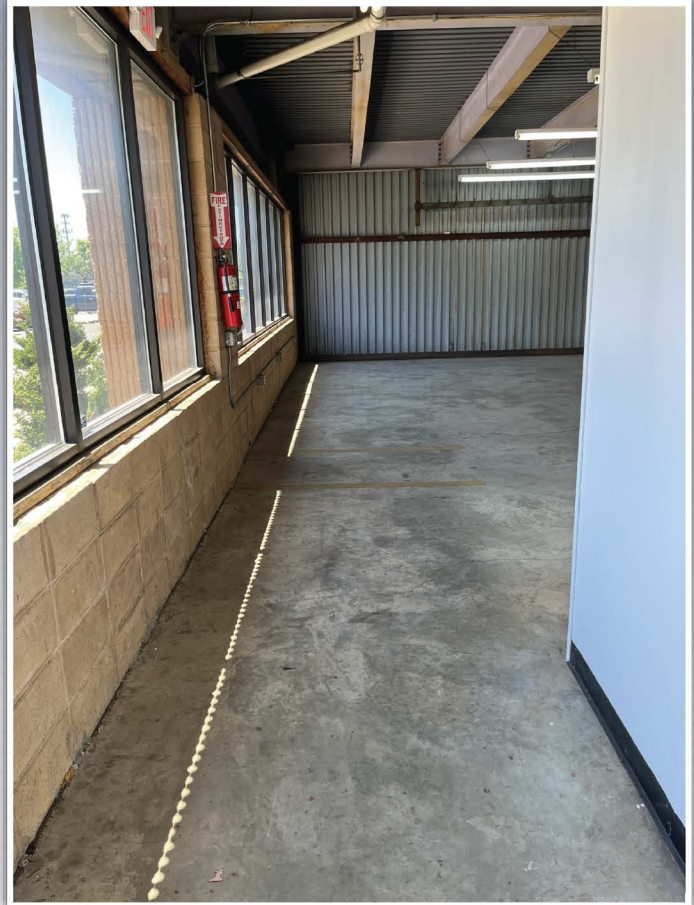
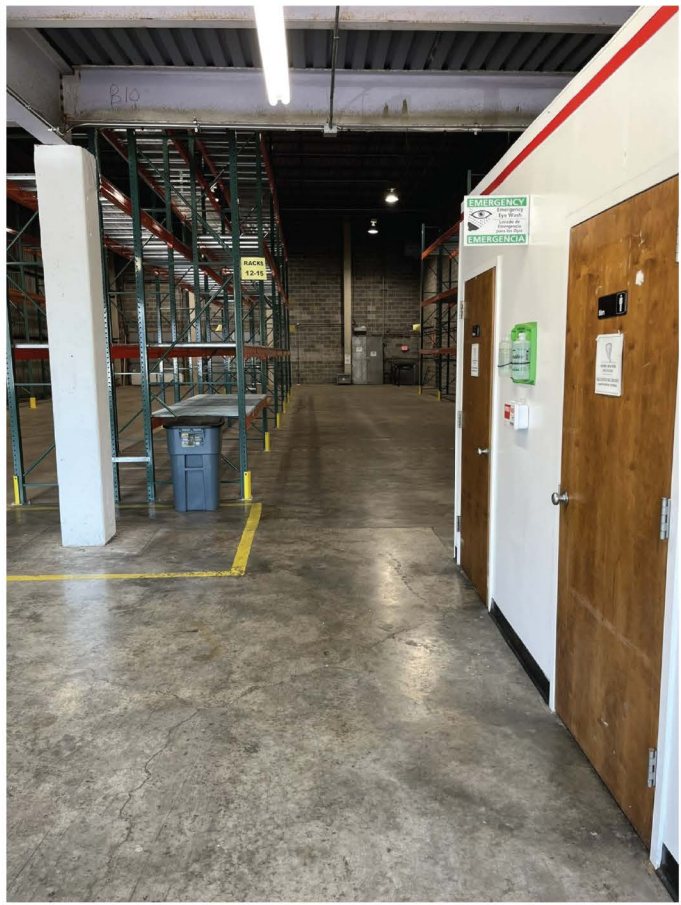
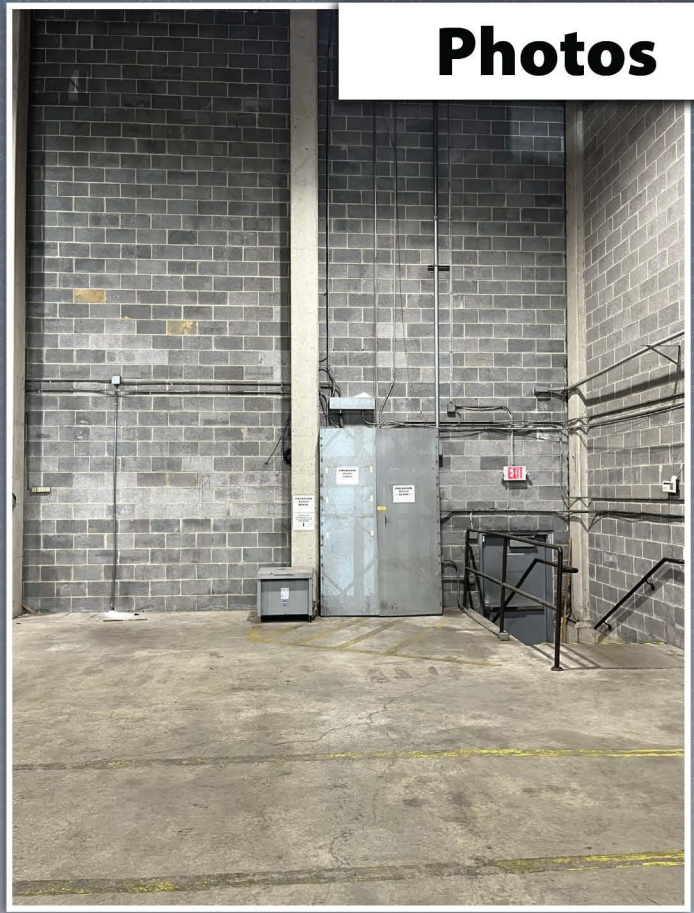
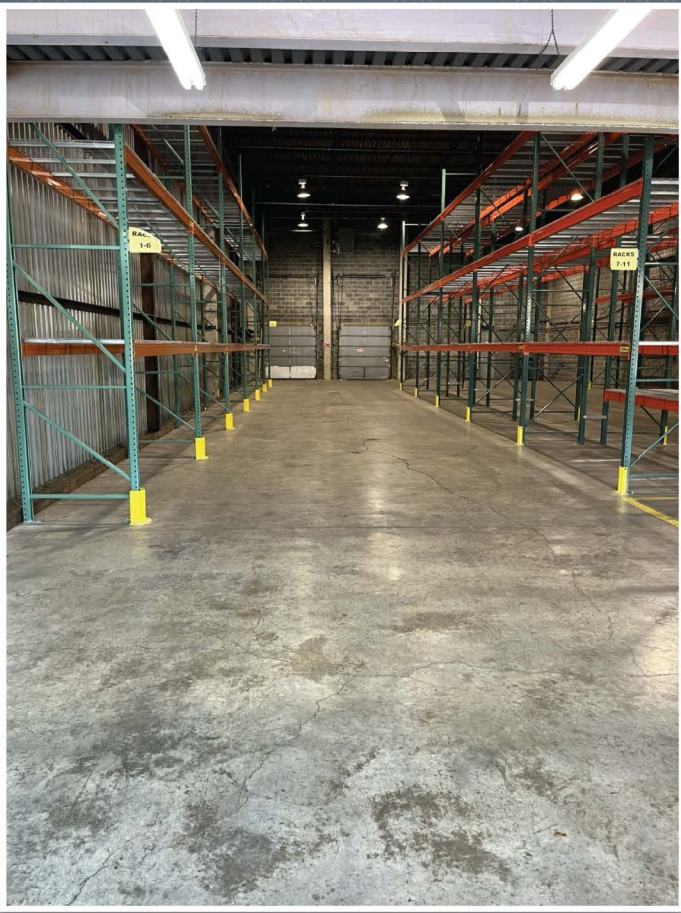
MARKWARD GROUP

5925 Tilghman Street, Suite 1400 | Allentown, PA 18104 | 610.295.6600

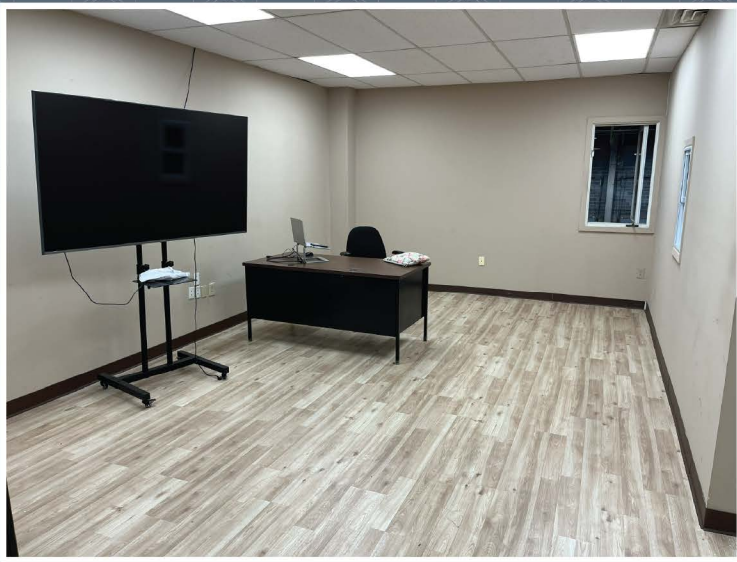
Location



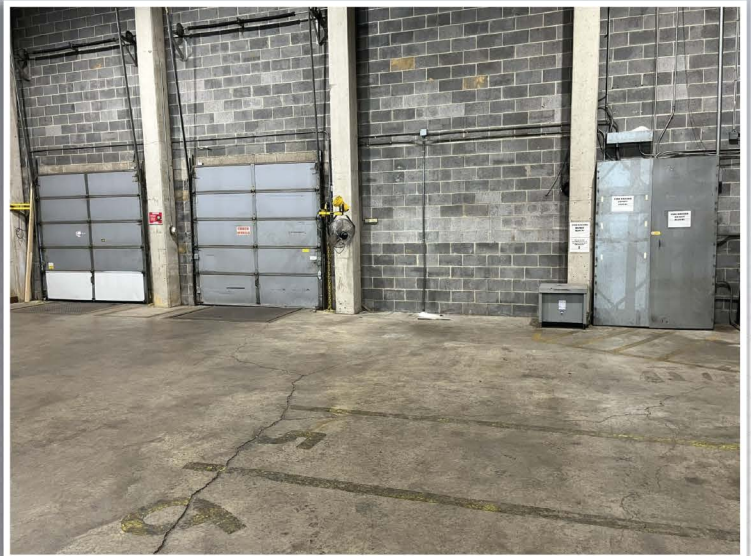
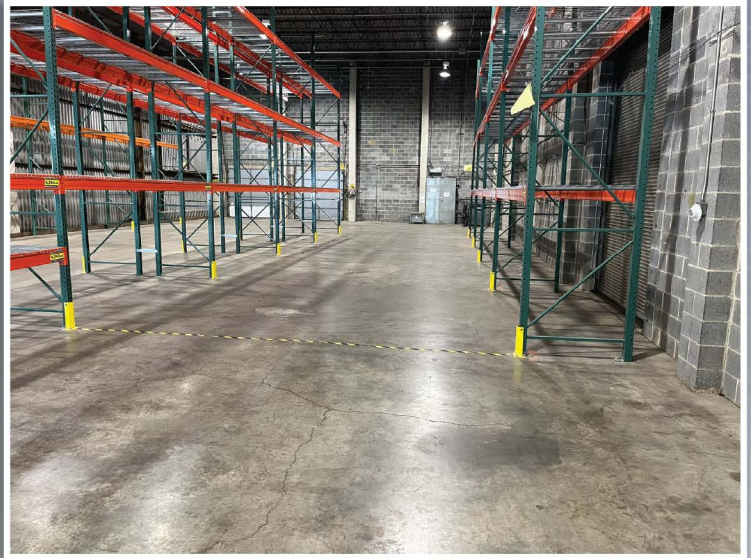
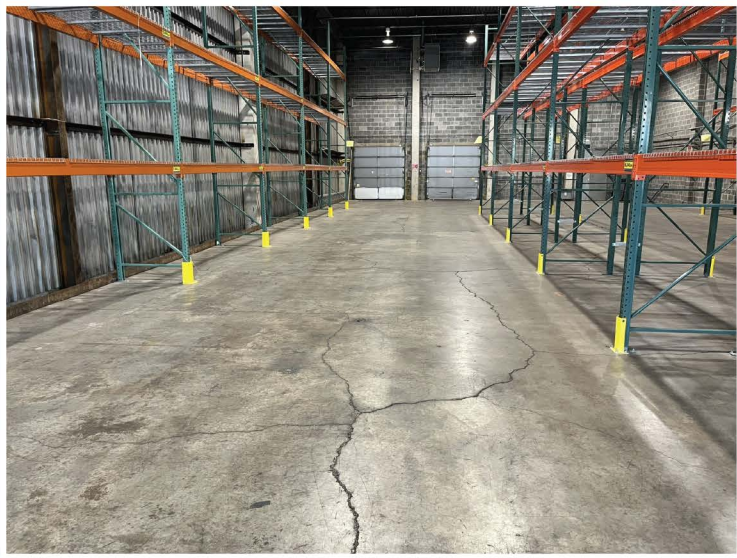
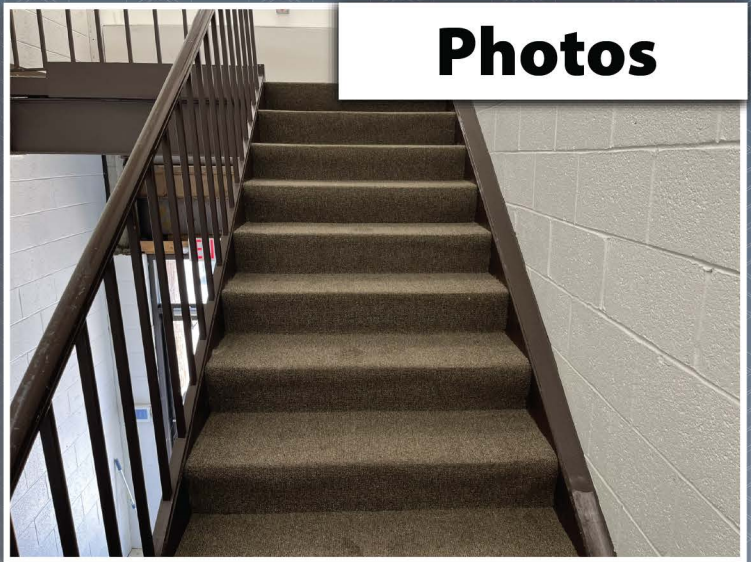
Photos



Photos



Photos



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.