

FOR LEASE: 139,000 sf with 1,490 sf office

BETHLEHEM COMMERCE PARK III

2685 Opus Way, Bethlehem, Pennsylvania



BUILDING HIGHLIGHTS

- Class A distribution building
- 224,000 SF (divisible) with Tilt Up Exterior
- Strategically located in Lehigh Valley logistics core
- 21 Exterior Docks with 2 Drive-in Doors and 7 knockout panels
- 120' Truck Court with 60' Concrete Apron
- Three Phase, 277/480 power
- ESFR Sprinkler
- 28' Clear Height

CONTACT

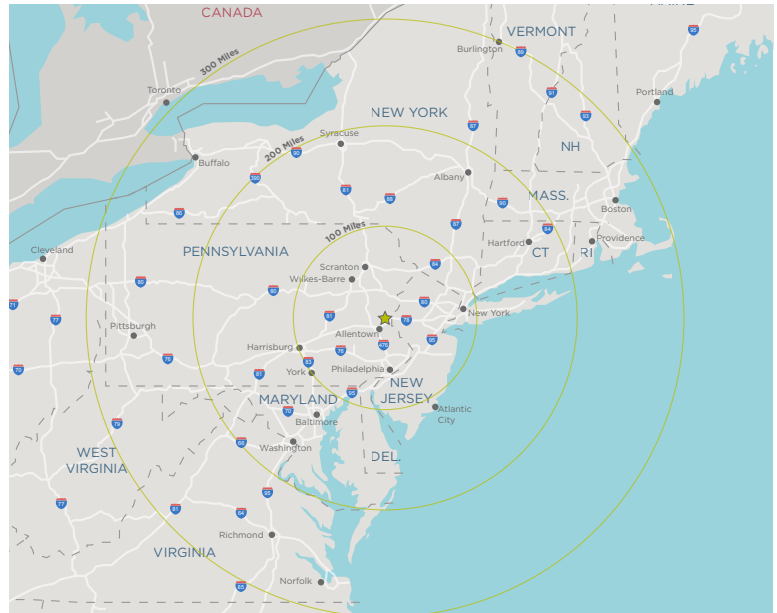
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LEASEHOLD SPECIFICATIONS

SIZE AVAILABLE

139,000 SF

YEAR BUILT

2007

LOADING

16 (9' x 10') dock doors

DOCK PACKAGES

Seals, lights and dock locks

PARKING

±50 cars

CLEAR

28'

TAXES

\$1.25 PSF

POWER

1,500 amps three phase 277/480

TRUCK COURT

120'

LIGHTING

T-5 on motion sensors

BAY SIZE

53' x 50'

SPRINKLER

ESFR

TOTAL BUILDING SIZE

224,000 SF

OFFICE

1,490 SF office

DRIVE-IN DOORS

1 (12' x 14') drive-in doors

LEVELERS CAPACITY

35,000 lbs.

CONFIGURATION

Single-side load

LEASE

Rate \$5.50 PSF NNN

ZONING

Bethlehem Township (GI)

CONSTRUCTION

Precast panels

ROOF

TPO; installed 2007

FLOOR

7" unreinforced concrete slab, 4000 psi

AIR EXCHANGES

Per code

HVAC

McQuay 5 ton RTU & Gas Fired Unit Heaters



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