



Three Units Available

1,400 SF Office

2,200 SF Office

3,800 SF Warehouse

630 MUNICIPAL DRIVE
NAZARETH, PENNSYLVANIA 18064

NORTHAMPTON COUNTY

Office/Warehouse Space Available for Lease

For more information, please contact:

Amy Harris

Sales/Leasing Representative

610.332.9900

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Andrew Randolph

Sales/Leasing Representative

610.332.9900

arandolph@alt-realty.net



559 Main Street, Suite 300

Bethlehem, PA 18018

alt-realty.net

Property Features

630 MUNICIPAL DRIVE NAZARETH, PENNSYLVANIA 18064

Rental Rate: \$5.50(W) - \$8.25 (Office) NNN

Building Size: 65,037 Square Feet

Year Built: 2000

Acreage: 5.14

Electrical System: 200 AMP electrical services to tenant; separately metered

HVAC: 5 ton rooftop gas heating units with electric air-conditioning. Warehouse sections heated by propane gas

Surface Parking: 148 surface spaces

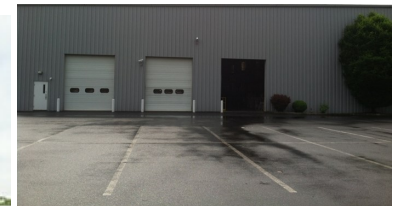
Zoning: LI- Light Industrial Campus

Ceiling Height: 30'

Loading: The building is equipped with six (6) 12'x 12' loading doors with levelers and three (3) 12' x 16' loading doors

Foundation: Steel and masonry foundation with a 53,070 SF Footprint and a 15,160 SF partial second floor

Available: 3,800 Square Feet Warehouse
1,400 Square Feet Office
2,200 Square Feet Office



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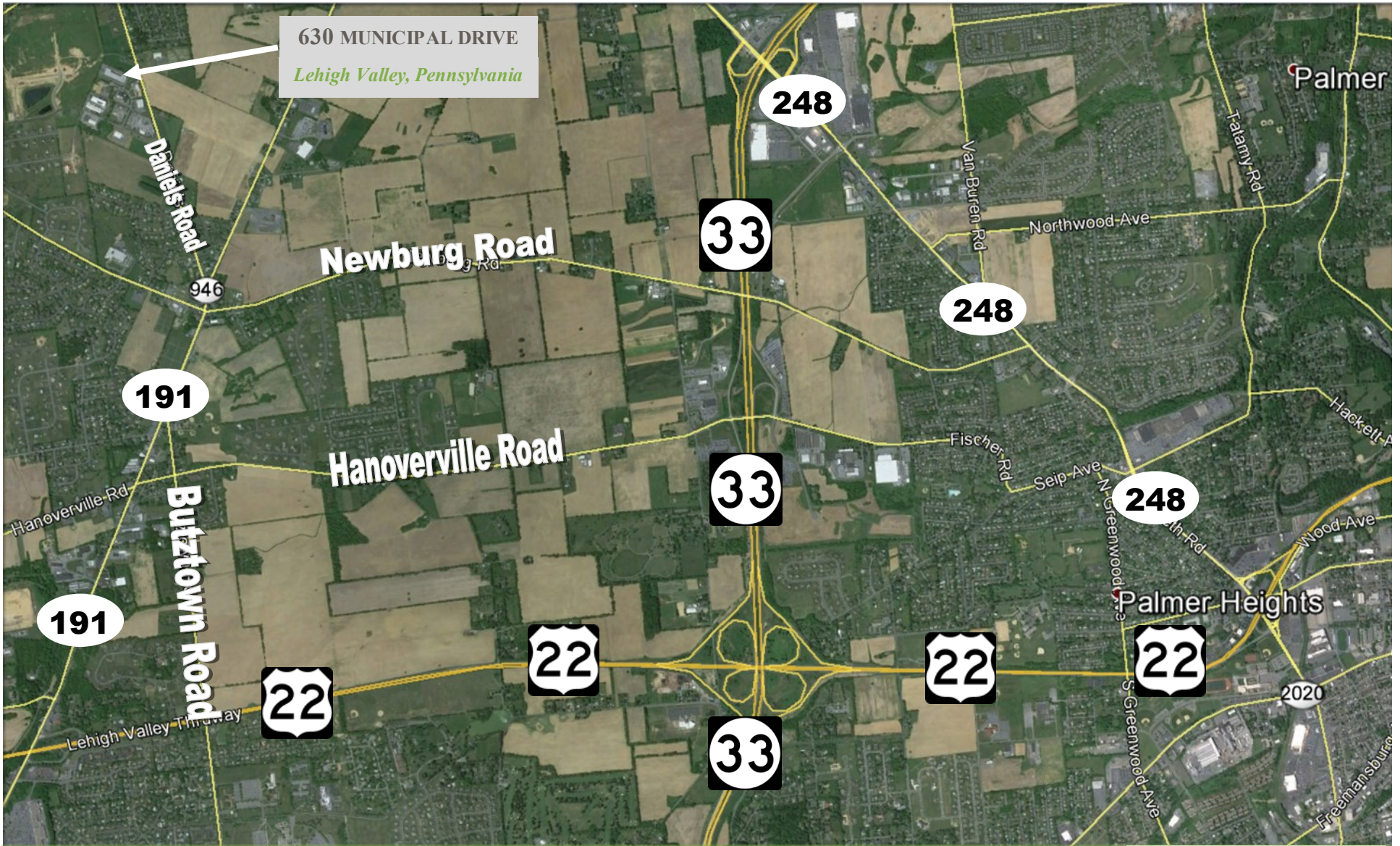
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Newburg Industrial Park



Neighboring Businesses



630 MUNICIPAL DRIVE
Lehigh Valley, Pennsylvania

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