

MAJESTIC BETHLEHEM CENTER

BUILDING 4
1,041,600 SF EXPANDABLE
FOR LEASE



3633 COMMERCE CENTER BOULEVARD
BETHLEHEM, PENNSYLVANIA
LEHIGH VALLEY

PARK AMENITIES

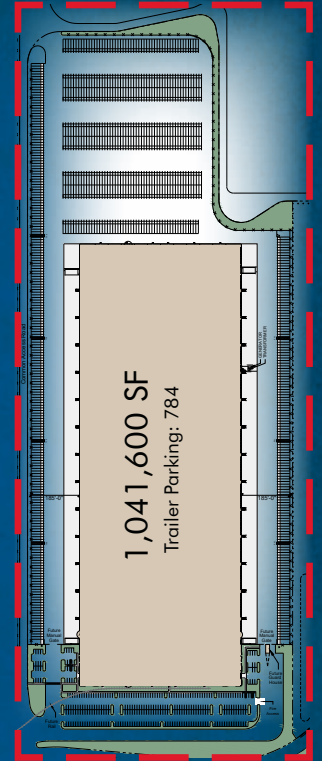
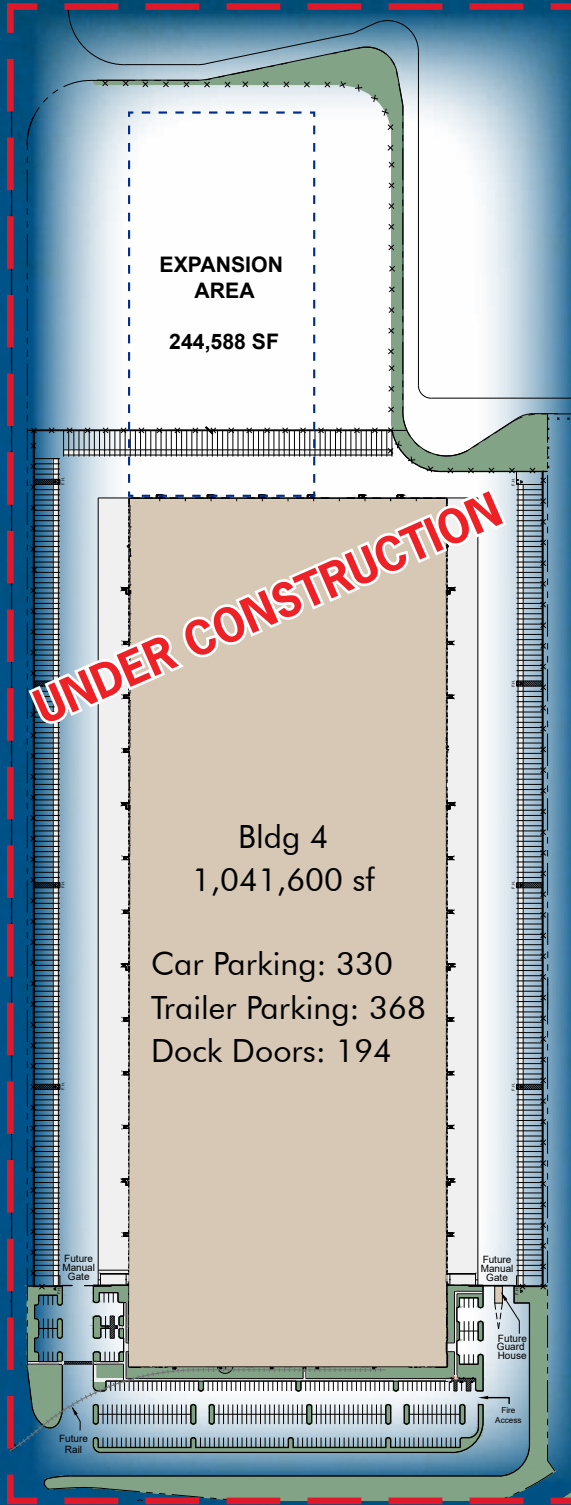
- IDEAL LOCATION
 - DIRECT ACCESS TO I-78
 - CLOSE PROXIMITY TO NEW YORK CITY AND PHILADELPHIA MAJOR METROS
 - 1- DAY DRIVE TO OVER 50% OF US POPULATION
- INTERMODAL MINIMIZES DRAYAGE
- LARGE LOCAL LABOR POOL
- PUBLIC TRANSPORTATION ON-SITE
- LERTA – TAX INCENTIVES



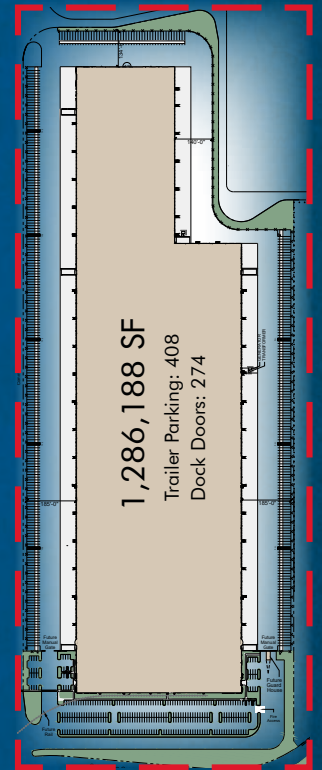
PLANNED BUILDING FEATURES

BUILDING 4

- 40' CLEAR HEIGHT
- LAND AVAILABLE FOR BUILDING EXPANSION OR EXTRA PARKING
- 7-INCH CONCRETE FLOOR SLAB
- ESFR FIRE SPRINKLER SYSTEM
- BUILD-TO-SUIT OFFICES WITH ENHANCED EXTERIORS*
- 185' TRUCK YARDS, WITH AMPLE TRAILER PARKING
- EXTENSIVE AUTOMOBILE PARKING
- NORTH, WEST AND SOUTH SIDES OF BUILDING FRONTED BY RING ROADS FOR FLEXIBLE ACCESS
- OVERWEIGHT CONTAINER MOVEMENTS ALLOWED BETWEEN BUILDINGS AND INTERMODAL
- PROFESSIONALLY LANDSCAPED WITH ATTRACTIVE SIGNAGE
- DIRECT CLASS I RAIL SERVICE AVAILABLE VIA NORFOLK SOUTHERN & CANADIAN PACIFIC RAILROADS



WITH TRAILER PARKING ON EXPANSION LAND



FULL BUILDOUT



	Site Area	Building Area	Coverage (%)	(9' x 10')	Provided	Provided
Building 4	48.09	1,041,600	49.72%	194	330	368
Expansion Area	11.60	0	0.00%	0	0	0
Total Area	59.70	1,041,600	49.72%	194	330	368

*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.



PROJECT DATA

BLDG. SITE	BUILDING SIZE (SQ. FT.)
4	1,041,600 (EXPANDABLE) AVAILABLE



REGIONAL VICINITY MAP



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