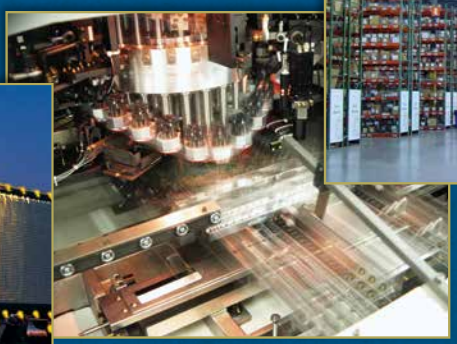
MAJESTIC BETHLEHEM CENTER

Building 6: 300,019 SF
Building 7: 450,660 SF
for Lease

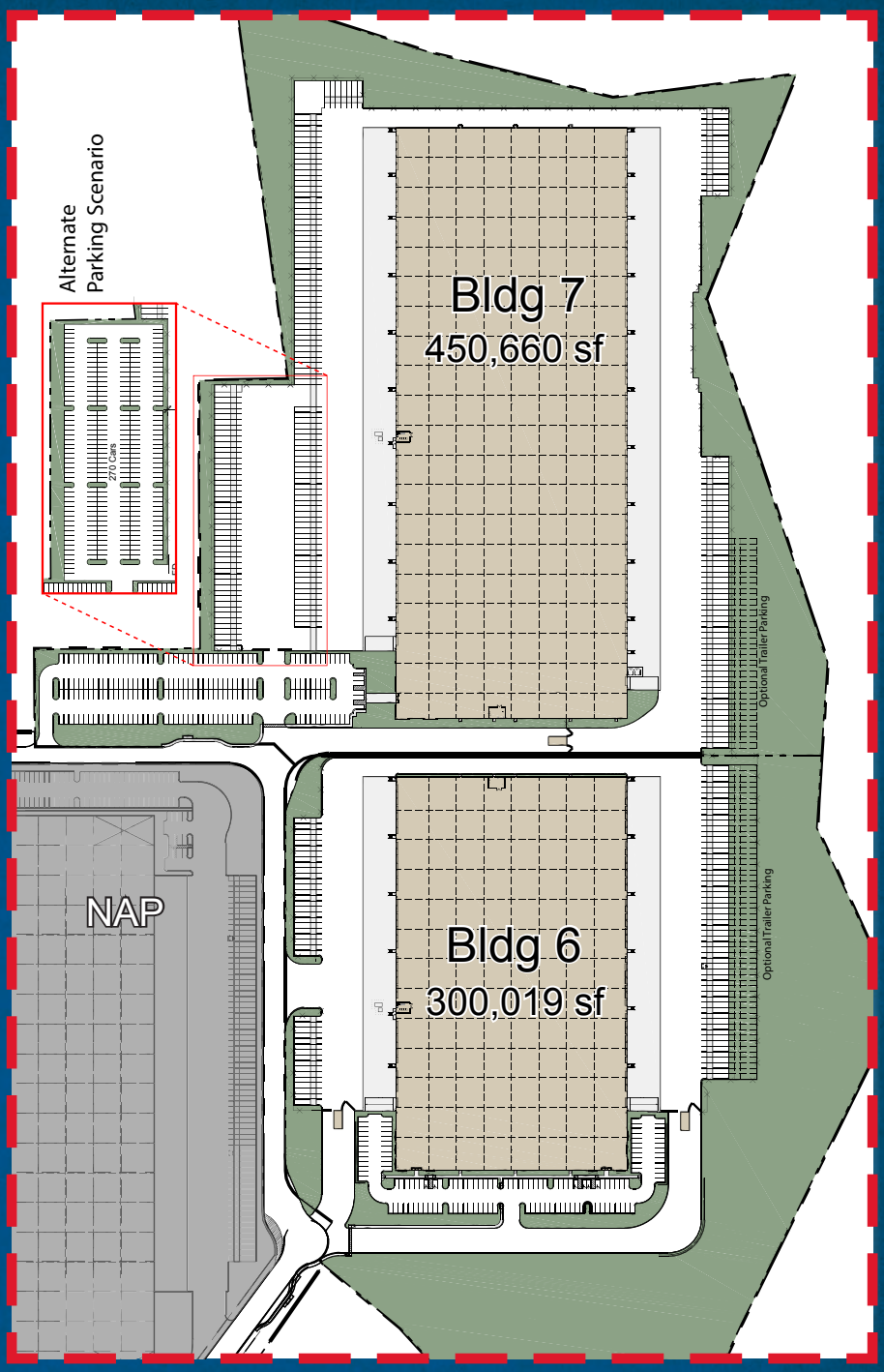
Building 6: 3905 Commerce Center Boulevard
Building 7: 3955 Commerce Center Boulevard
Bethlehem, Pennsylvania

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



Buildings 6 & 7



Building 7

- Car Parking: 200 OR 470
- Trailer Parking: 211 OR 125
- Optional Trailer Parking: 38
- Dock Doors: 123

Building 6

- Car Parking: 132
- Trailer Parking: 97
- Optional Trailer Parking: 56
- Dock Doors: 74

Planned Building Features

- State of the Art 36' Interior Clear Height*
- 60' Speed Bays for operational convenience*
- 7-inch concrete Floor Slab*
- ESFR Fire Sprinkler System*
- Build-to-Suit Offices with enhanced exteriors*
- 185' Truck Yards, with ample Trailer Parking*

*Planned building features can be changed to accommodate user requirements

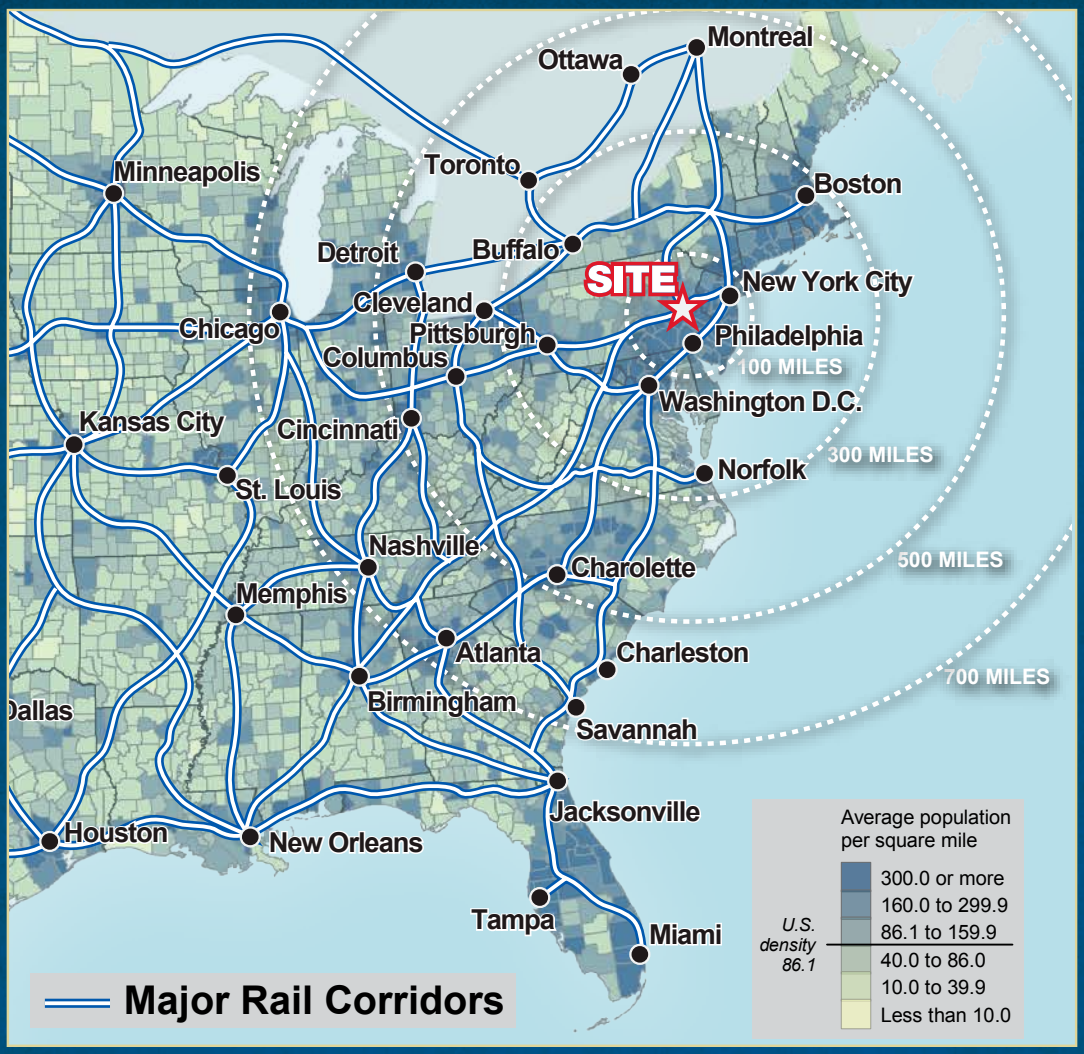
This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.

Local Aerial

Project Data

Bldg. Site	Building Sizes (Sq. Ft.)
6	300,019 AVAILABLE
7	450,660 AVAILABLE

Site and building sizes are preliminary and subject to change to accommodate user requirements



Regional Vicinity Map

MAJESTIC REALTY CO.
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