



BLACK CREEK® GROUP

BRODHEAD ROAD

2900 BRODHEAD ROAD, BETHLEHEM, PA 18020

FOR LEASE | 267,120 SQ FT | Class A Warehouse Facility

AVAILABLE FOR
IMMEDIATE OCCUPANCY



68,423 ADT (RT. 22)



CERTIFICATE OF OCCUPANCY
(WAREHOUSE & SPEC OFFICE)



LIGHTING PACKAGE IN PLACE



27 DOCKS EQUIPPED
(EXPANDABLE UP TO 57)



FULLY DEMISED



LEE & ASSOCIATES OF
EASTERN PENNSYLVANIA

220 West Germantown Pike, Suite 200
Plymouth Meeting, PA 19462
610.400.0499

DEVELOPED BY



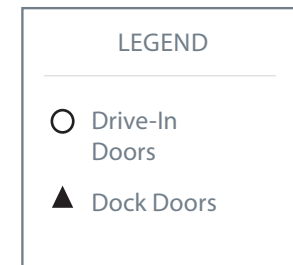
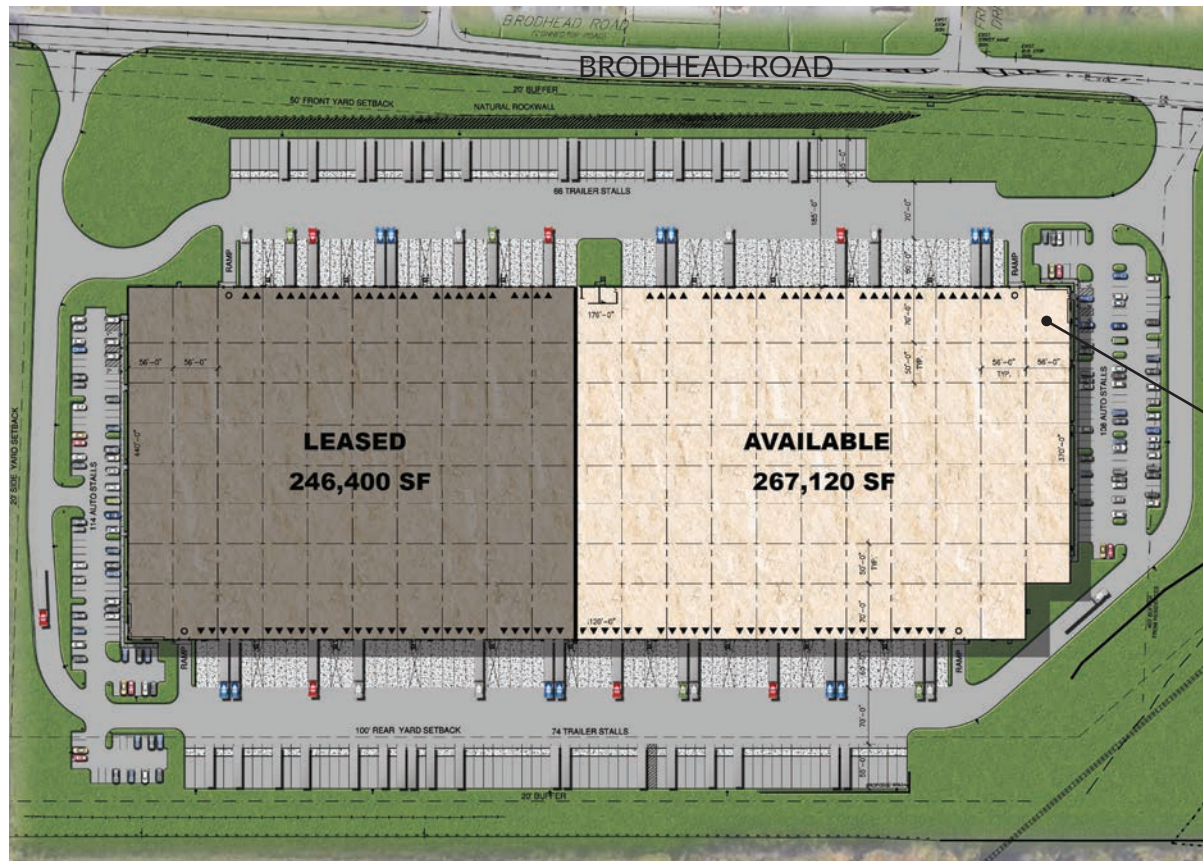
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CONSTRUCTED BY

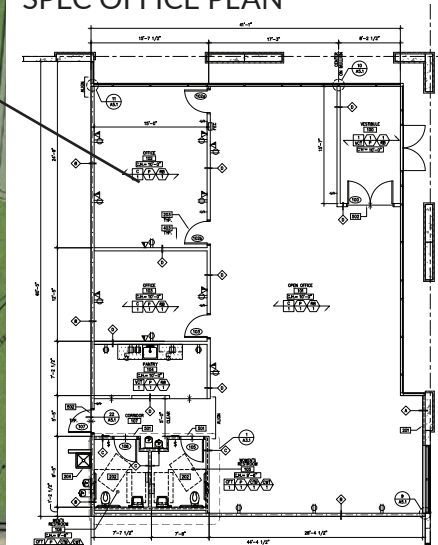
PENNTEx
CONSTRUCTION

Space FEATURES

- 267,120 SF +/- Fully Demised
- 2,395 SF +/- of Spec Office Space
- Certificate of Occupancy in Place
- 36' Clear Height
- 70' Speed Bays
- 440' Deep Cross Dock
- 7" Concrete Slab | FF 60 FL 40 | Ashford Sealer
- 2000 Amp | 277/480 V | 3P | 4W
- ESFR Sprinkler System
- Highbay LED Lighting
- 2 Grade Doors @ 12' x 14'
- 57 Dock Doors | 27 Equipped
- 108 Car Stalls
- 62 Trailer Stalls



SPEC OFFICE PLAN

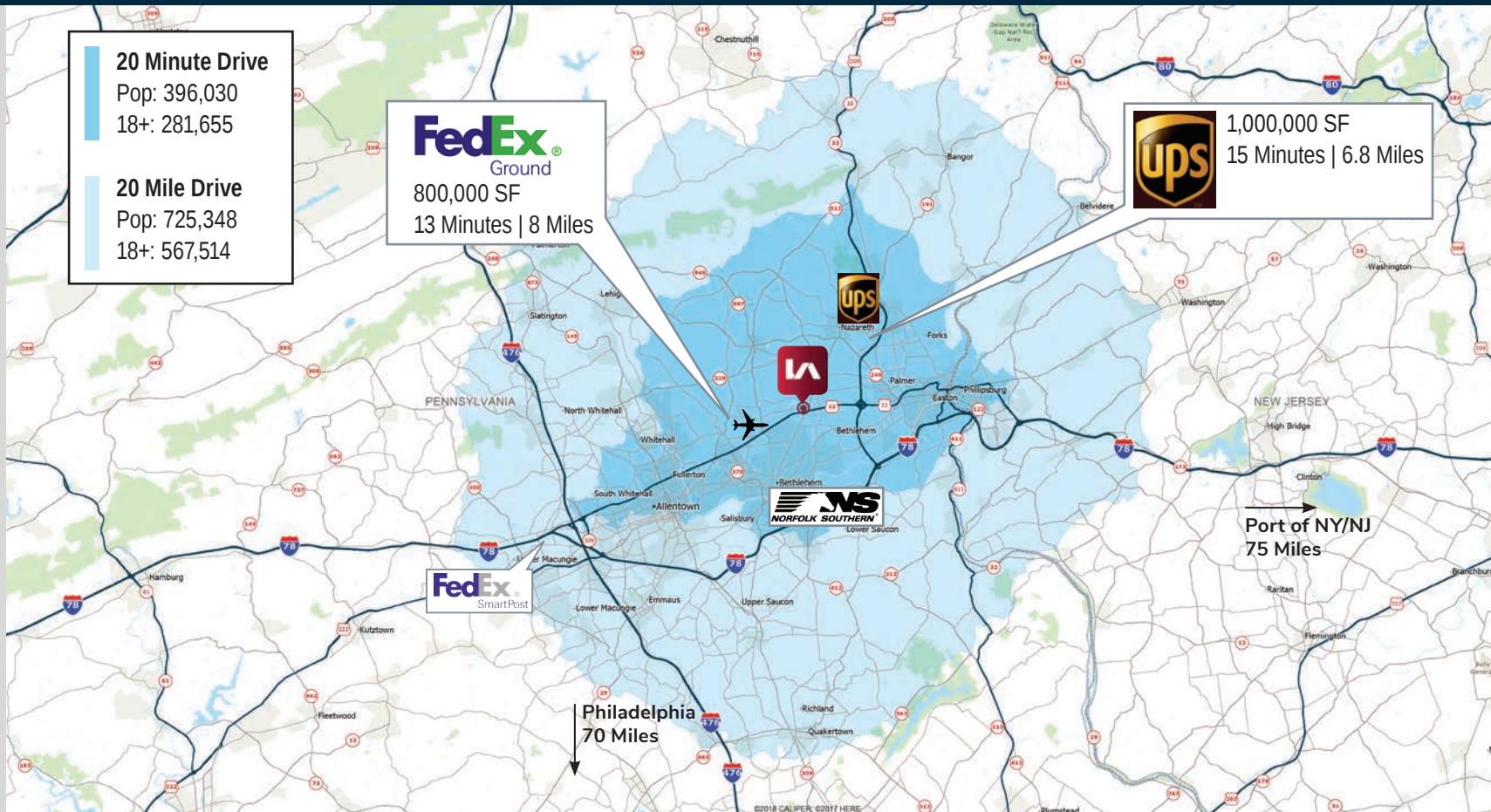


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Location HIGHLIGHTS

- Signature Building with Visibility from Route 22
- Easily Accessible from both Route 512 and Route 191 Interchanges
- Located in the Heart of the Lehigh Valley
- Strong Employment Base
- LANTA Bus Stop at Property
- Close Proximity to Parcel Hubs
- Within a two-hour drive of New York City, Philadelphia and The Port Of NY/NJ



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ABOUT BLACK CREEK GROUP

Black Creek Group is an experienced real estate investment management and development firm that has bought or built over \$19 billion of investments over its 25-year history. The firm manages diverse investment offerings across the spectrum of commercial real estate – including office, industrial, retail and multifamily – providing a range of investment solutions for both institutional and wealth management channels. Black Creek Group has nine offices across North America with more than 300 professionals. More information is available at www.blackcreekgroup.com.

FACADE & SIGNAGE



KIM JACOBSEN

kjacobsen@lee-associates.com
610.400.0501

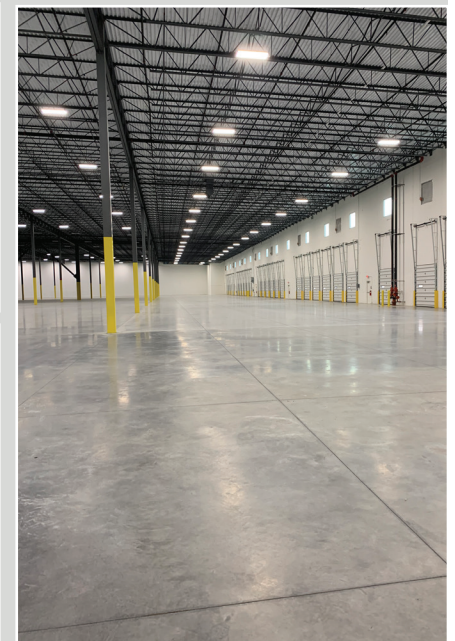
2,395 SF +/- SPEC OFFICE



LEE FITTIPALDI

lfittipaldi@lee-associates.com
610.215.2320

70' SPEED BAYS



ALEXIS (ALLY) BRIGGS

abriggs@lee-associates.com
717.610.4179



COMMERCIAL REAL ESTATE SERVICES



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