



New Office Suite!
Flex Property
Light Warehousing



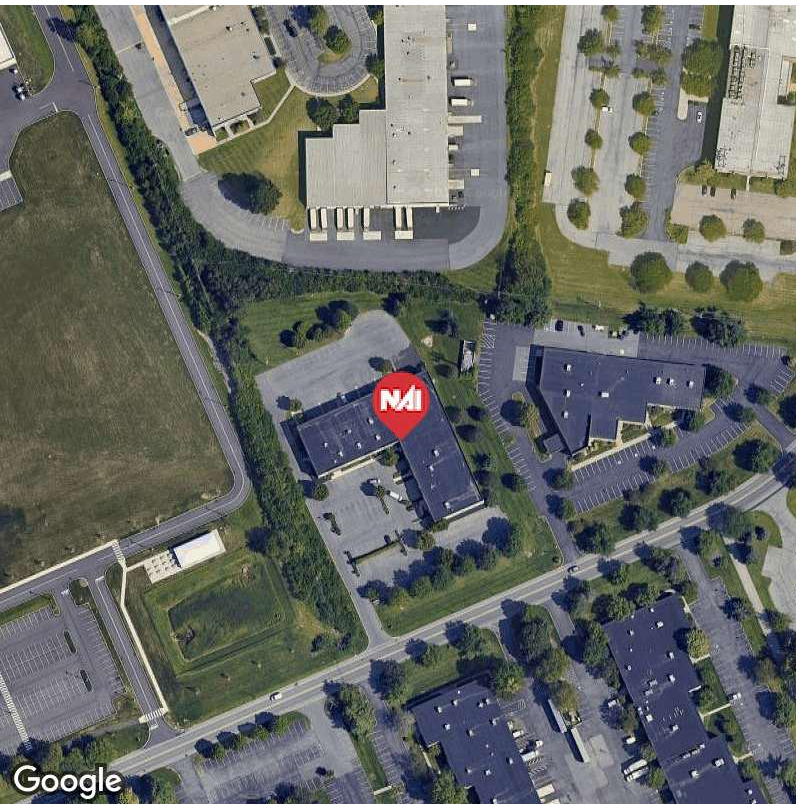
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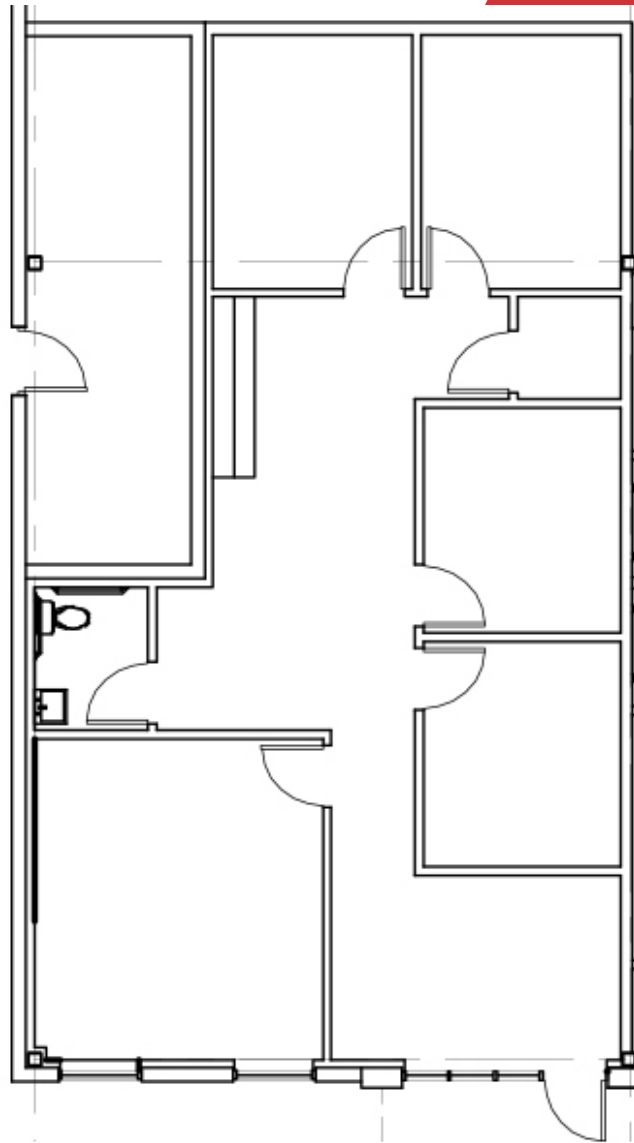
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Property Type	Industrial
Property Subtype	Flex Space
Building Size	27,520 SF
Lot Size	3.74 Acres
Year Built	2005

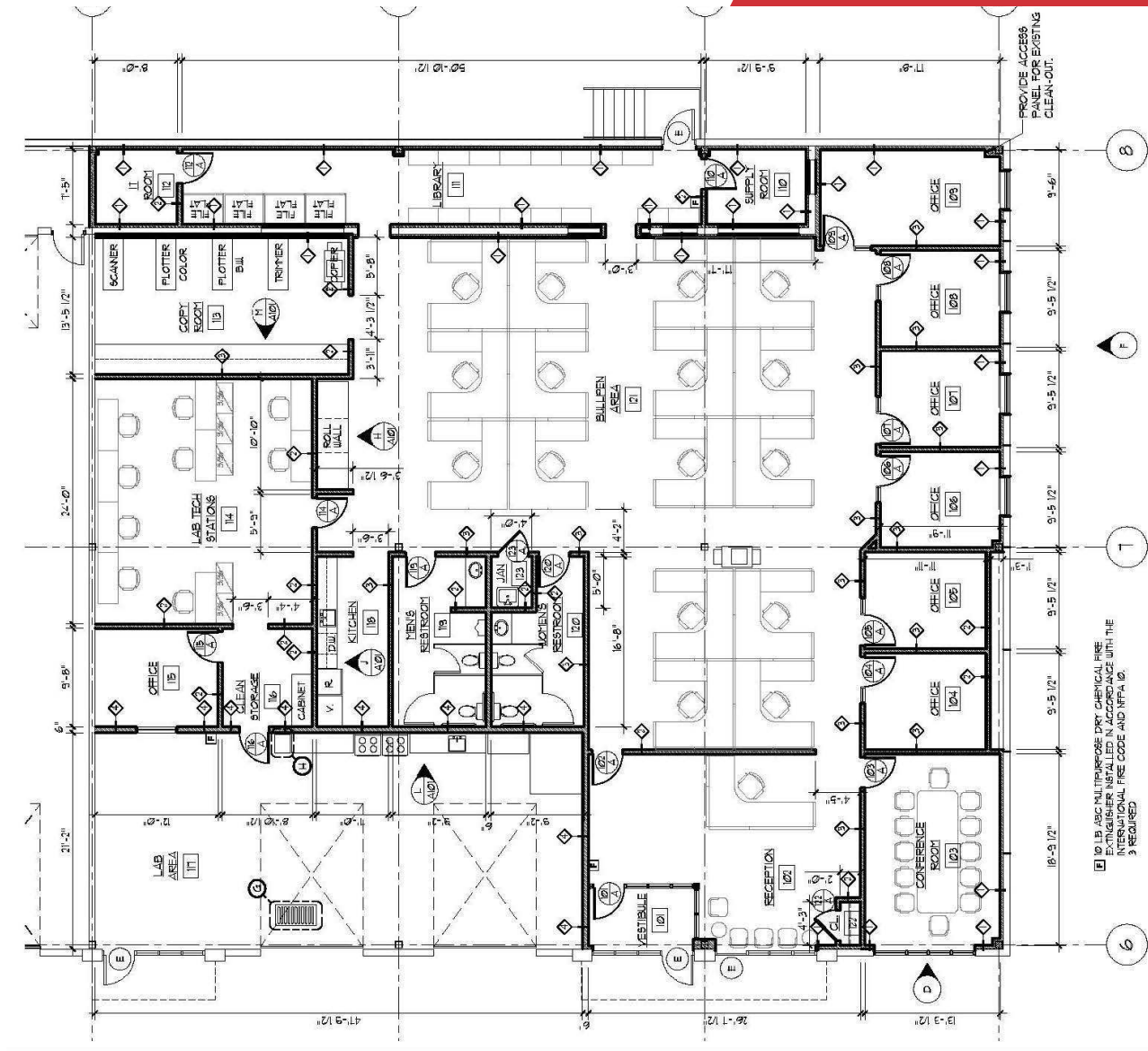
Office and flex suites available in this Planned Industrial/Business building off Airport Road in Allentown, PA. Suite 801 is a flex space that offers well-maintained office layout with the added benefit of convenient storage for materials or secure indoor parking for vehicles. The suite is 5,000 SF with additional 2,200 SF available for expansion. Ideal for business operations needing office functionality, flexible storage solutions, and customizable suite size for rapid growth.

- Central location in Lehigh Valley
- New to market! Suite 101 offers professional office space
- Suite 801 features drive-in doors with storage/warehouse space
- Clean, functional office space that's a ready-to-use environment



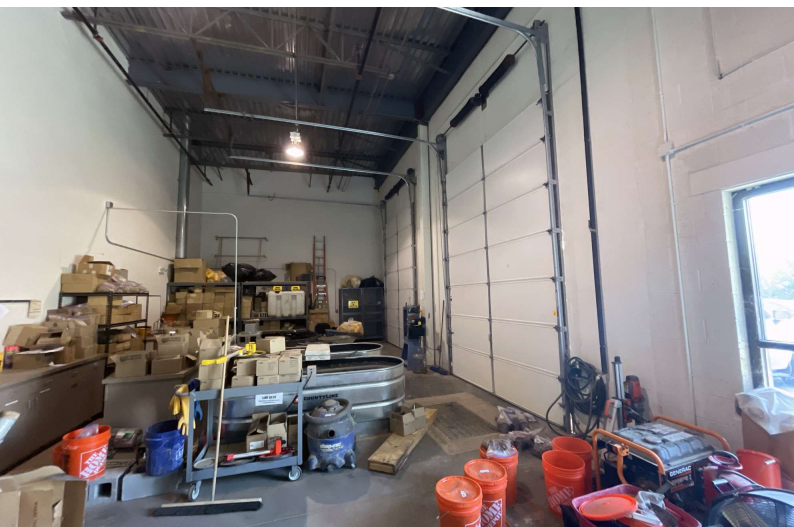
Available Spaces

Suite	Size (SF)	Description
■ Suite 101	1,200 SF	Corner suite fit out for professional office tenant, includes 4 offices, conference room, single restroom, and lobby area.



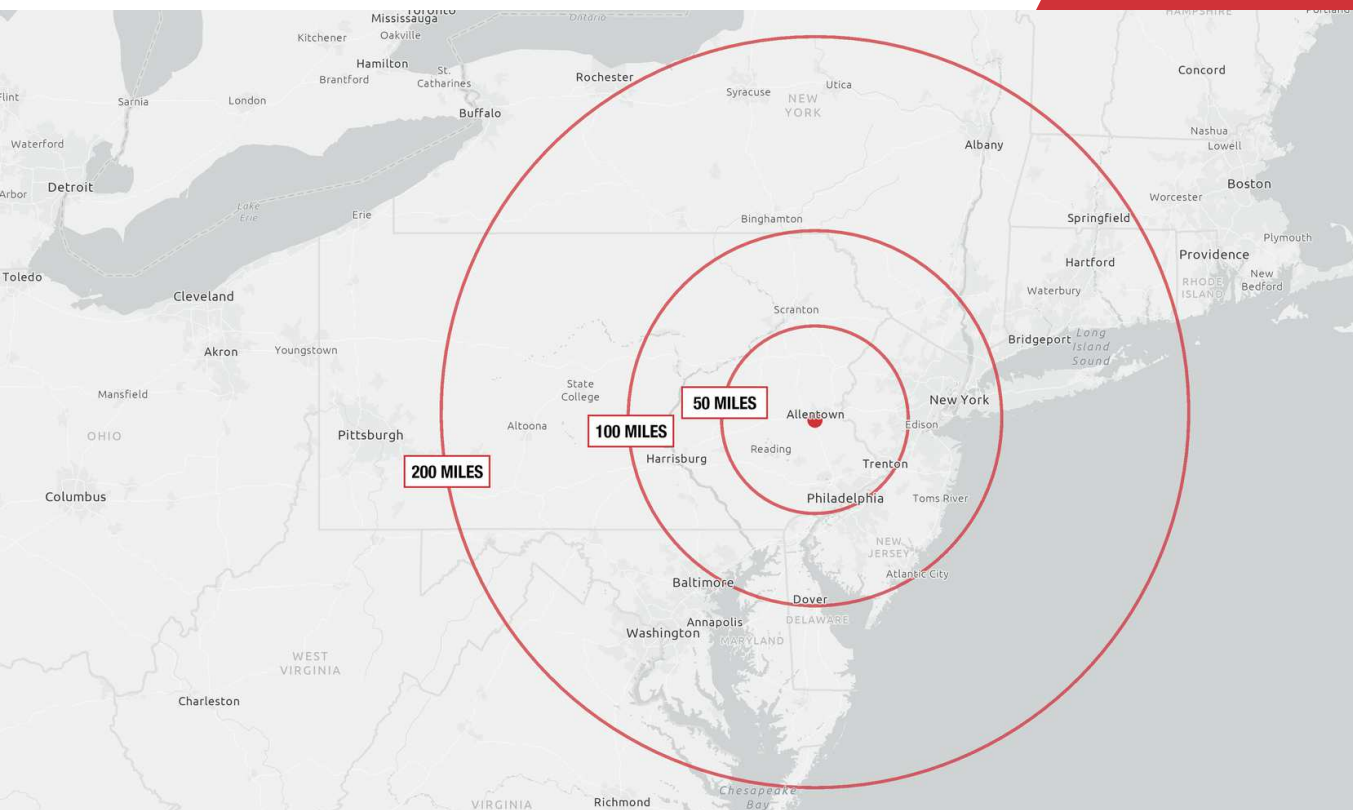
Available Spaces

Suite	Size (SF)	Description
■ Suite 801	5,000 - 7,200 SF	Flex suite that is comprised of a well-maintained office area and features two drive-in doors with +/- 1,000 SF storage/warehouse space with 19' ceiling height. Drive-in doors dimensions: 14'h x 10'w.



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	Time	Miles
Route 22	3 min	1.5 miles
Route 378	5 min	3 miles
I-476	15 min	9 miles
Route 33	17 min	10 miles
I-78	13 min	11 miles

Location Advantages

- Convenient location less than two miles to Airport Road and Route 22 interchange
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

About NAI Summit

NAI Summit is the greater Lehigh Valley's largest, full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

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