



Office Flex Building



2202 N Irving St

Allentown, PA 18109

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Property Type	Office
Property Subtype	Flex Space
Building Size	27,750 SF
Available SF	13,000 - 27,750 SF
Lease Rate	Call for details
Lot Size	3.07 Acres

Office and flex suite available in Lehigh Valley Executive Campus near Route 22 and Airport Rd. Building features two (2) dock doors, ceiling height 16', and fully conditioned. Minimum divisible 13,000 SF. Potential for additional loading configurations and/or can be delivered as warehouse space.

- Two (2) Dock Doors with ability to add additional loading
- Ceiling Height 16' clear
- Fully Conditioned

2202 Irving Road, Allentown, PA 18109
07/21/17



Size (SF)	Lease Type	Lease Rate	Description
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13,000 - 27,750 SF NNN

Negotiable

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	Time	Miles
LV International Airport	5 min	1.8 mile
Route 22	5 min	2 mile
I-476	14 min	10 miles
I-78	15 min	12 miles
I-276	48 min	48 miles

Location Advantages

- Centrally located in the Lehigh Valley, minutes to Route 22
- Many nearby amenities, including retail stores, hotels, and restaurants
- 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, comprehensive property management and building maintenance services.

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