



HAWLEY REALTY, INC.
COMMERCIAL AND INDUSTRIAL REAL ESTATE

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**2901 EMRICK BOULEVARD
Bethlehem Township
Bethlehem, Northampton County, PA**



BUILDING SIZE: 20,000 sq. ft.

PARKING RATIO: 4.65 :1,000 sq. ft.

DESCRIPTION: Architectural block, steel frame, single level building, rubber membrane, large display windows, fully ADA compliant,, concrete slab on grade, individual tenant entrances, roof mounted HVAC system, marquee tenant identity signage available, ample on site parking, private restrooms within each suite, 12' ceiling clear to bar joist, tastefully landscaped corner lot..

SURROUNDING BUSINESSES: Keller Williams Real Estate occupies 8,000 sq. ft. suite in building. Other LVIP VI occupants include: Garden State Tile, Alcan Packaging (medical products), DeSales University, NTH Engineering Consultants, Marriott Hotel, Team Capital Bank, Keystone Nazareth Bank, Muhlenberg Primary Care Medical Office Building and Lifestyle Shopping enter at Freemansburg Ave and Route 33 which includes Barnes & Noble, Lowe's and several restaurants.

LOCATION: Corner of Emrick Blvd. & Baglyos Circle, within 1/3 mile of William Penn Highway Exit of Route 33, within 2 miles of I-78, within 6 miles of NJ State Line.

LEASE RATE: \$14.49 per sq. ft. Net (3)

SALE PRICE: \$205.00 per sq. ft.

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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