2701 BAGLYOS CIR

AVAILABLE FOR LEASE

BETHLEHEM, PA



INDUSTRIAL PROPERTY

MANUFACTURING | WAREHOUSING

BUILDING SIZE 61,600 S.F. - EXPANDABLE UP TO +/-97,000 S.F.

 OFFICE
 7,650 S.F.

 YEAR BUILT
 2006

 LAND
 7 ACRES

 HEIGHT
 20' - 22'

LOADING 2 TAILGATE LOADING DOCKS

2 GROUND LEVEL DRIVE IN DOORS
PUBLIC WATER | SEWER | NATURAL GAS
3-PHASE / 2000 AMPS / 480 Volts

FIRE PROTECTION WET SPRINKLER SYSTEM

ACCESS PA ROUTE 33 - 0.6 MILES | I-78 SOUTH - 2 MILES | US ROUTE 22 - 1.5 MILES | I-80 NORTH - 25 MILES

MUNICIPALITY BETHLEHEM TOWNSHIP | NORTHAMPTON COUNTY



UTILITIES

POWER

SERGEI IVASIUO



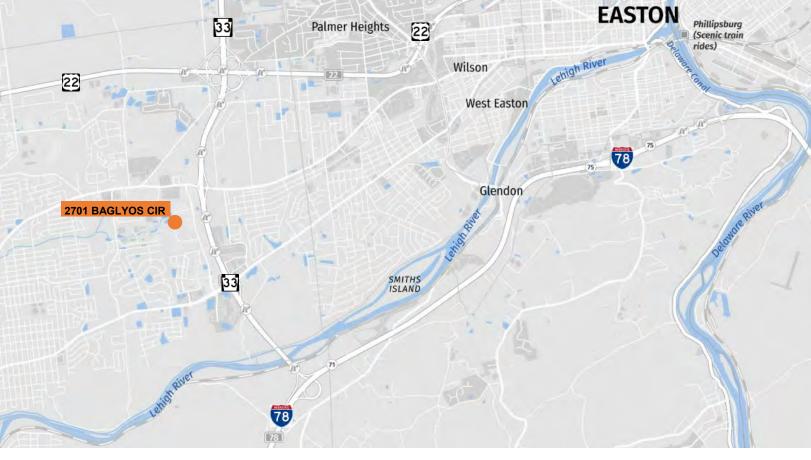






THIS DOCUMENT IS A MARKETING PIECE AND SHALL NOT BE DEEMED TO BE AN OFFER TO SELL OR LEASE, NOR IS IT INTENDED TO EMPLOY ANY OUTSIDE BROKER WITHOUT SUCH BROKER ENTERING INTO A WRITTEN BROKERAGE COMMISSION AGREEMENT ACCEPTABLE TO THE OWNER OR LESSOR AND ITS COUNSEL. ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, SUCH INFORMATION HAS NOT BEEN VERIFIED AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE IN PRICE OR OTHER CONDITIONS, PRIOR SALE, LEASE, OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.





2701 BAGLYOS CIR, BETHLEHEM, PA

INDUSTRIAL WAREHOUSE SPACE



NORTHAMPTON & LEHIGH COUNTIES - LABOR STATISTICS

TIME PERIOD	LABOR FORCE	EMPLOYED	UNEMPLOYED	RATE %
LEHIGH COUNTY 1st Quarter 2023	198,100	180,279	8,100	4.1
NORTHAMPTON COUNTY 1st Quarter 2023	164,400	157,900	6,500	3.9

SOURCE: Center for Workforce Information & Analysis (CWIA), Pennsylvania Department of Labor & Industry.

https://www.workstats.dli.pa.gov/Documents/County%20Profiles/Northampton%20County.pdf

https://www.workstats.dli.pa.gov/Documents/County%20Profiles/Lehigh%20County.pdf

A Partial List of Our Past Customers Include

Liberty Property Trust, Prologis, J.G. Petrucci Company, Innovative Control Systems, United Rental, Inc., All Phase Electric, Inc. (CED), Air-Products & Chemicals, All Weather Insulated Panels Inc, Werner Trucking, Inc., Victaulic Corporation of America, Peirce-Phelps, Inc., Phillips Feed, Inc., Meyer Power Systems, B. Braun, Inc., Northwood Paper Company, American Atelier, Inc., Lehigh Valley Plastics, Innovative Office Products, Bennett Organization, General Mills, Inc., Straight Arrow, Spartan Brands, Foley/Caterpillar, Verizon Wireless, American Architectural Metal Manufacturers Inc, Torc-up, Inc., Aramark Uniform, Virginia Gutter, Eupen, Inc., United States Postal Service, Bell & Howell, St. Luke's Physician Group, Milliken Valve, Penske Truck Leasing, Eastern/GPS, Innovative Office Products, Mack Trucks, Fluortek, Faulkner Cadillac, Allentech, Inc., Terrafina, AFC Industries Berwick, Royal Industries, Flexicon Corporation, Genus Lifesciences Inc, Structural Services, Inc, American Tube Corporation, Bio Spectra, Oak Foods, Lehigh Valley Logistics, BTI Coopermatics Inc,



+1 610 349 6257