

AVAILABLE FOR LEASE

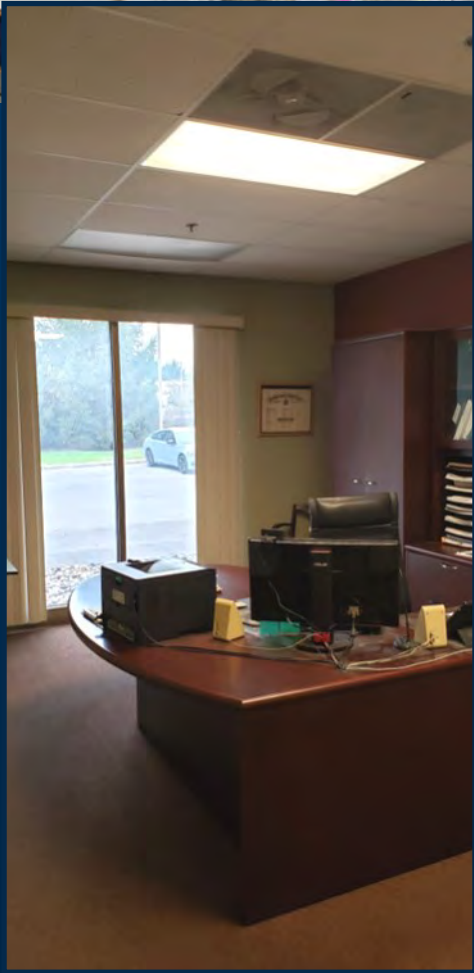
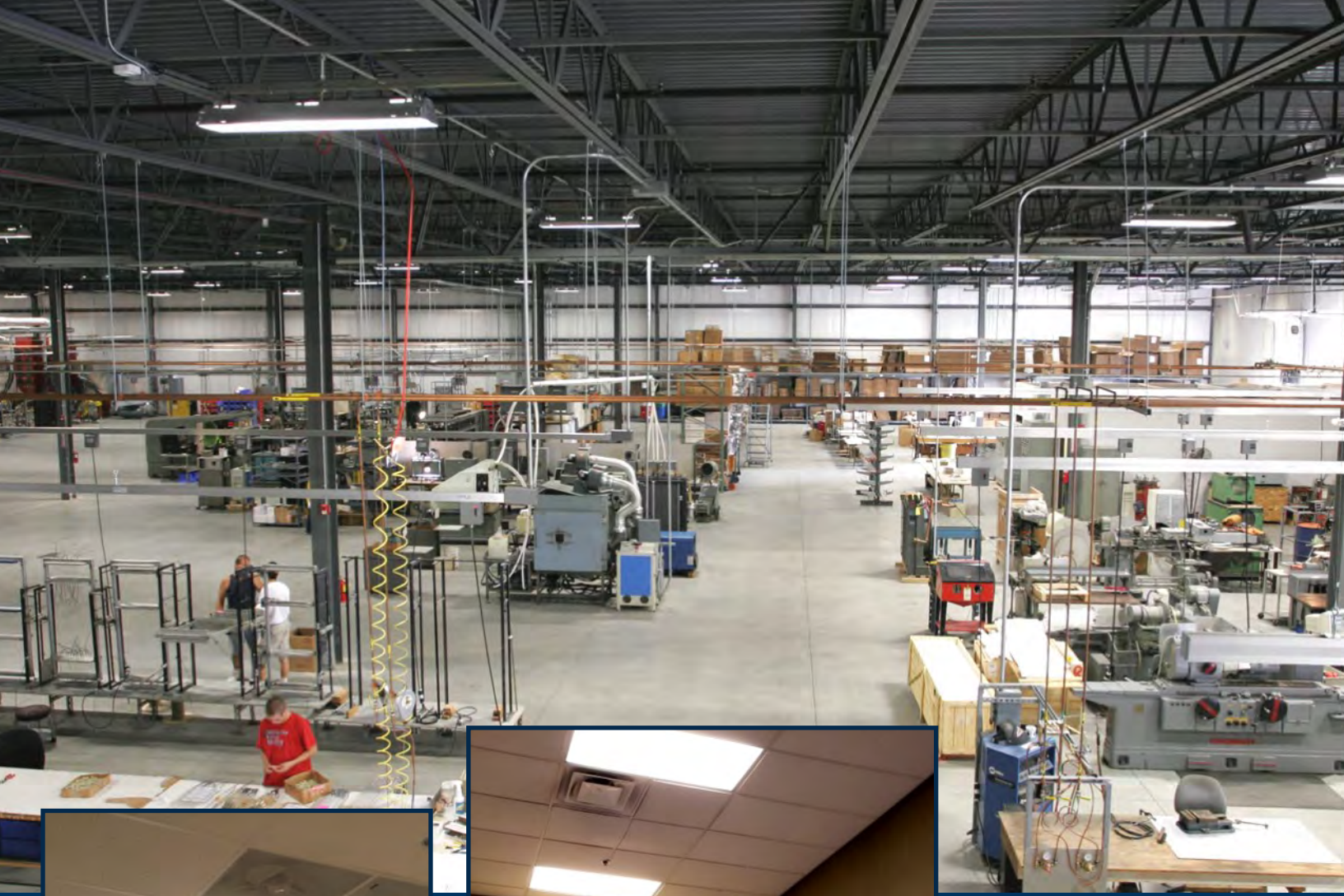
2701 BAGLYOS CIR
BETHLEHEM, PA

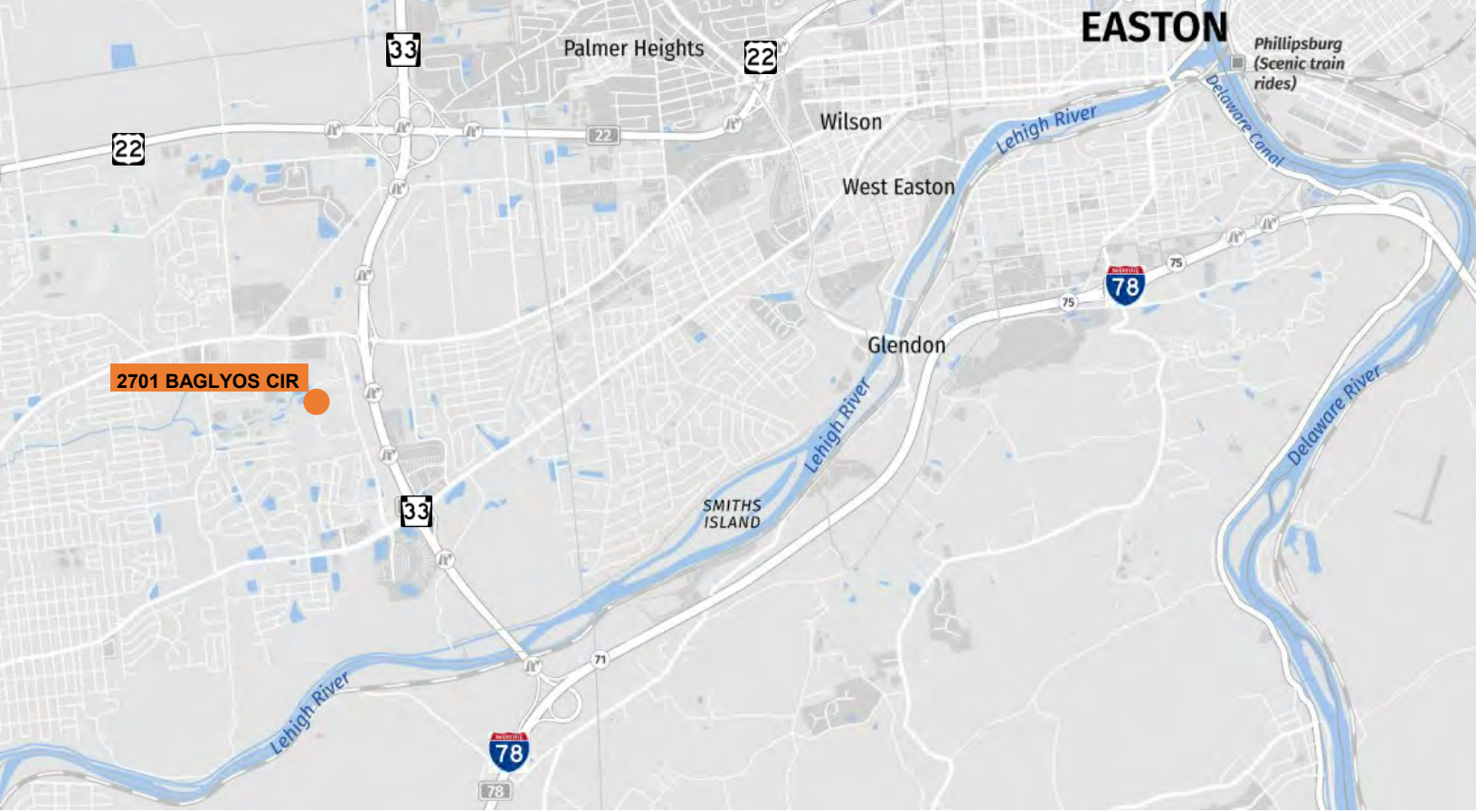


INDUSTRIAL PROPERTY
MANUFACTURING | WAREHOUSING

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
UTILITIES	PUBLIC WATER SEWER NATURAL GAS
POWER	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

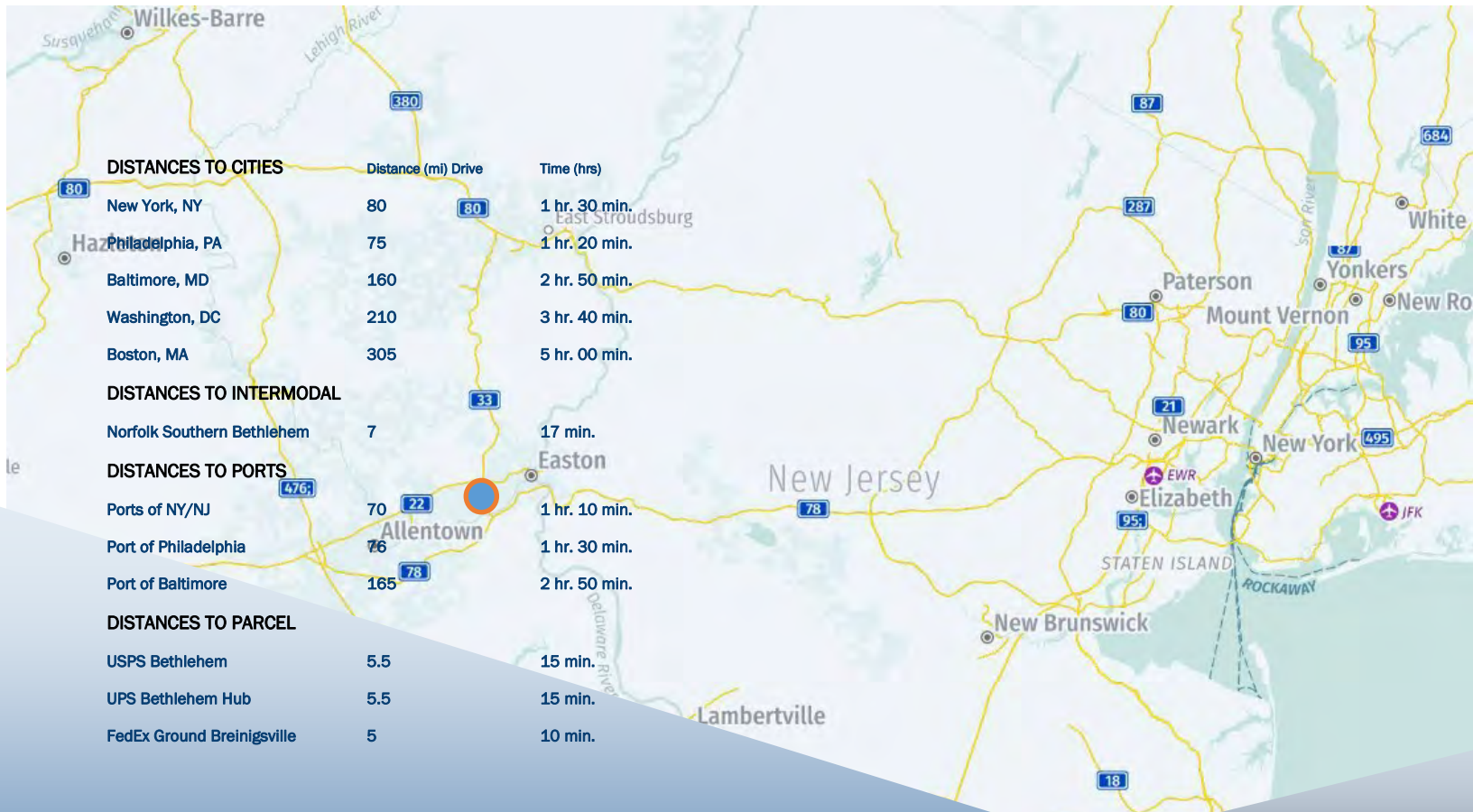






2701 BAGLYOS CIR, BETHLEHEM, PA

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,