

2751 BAGLYOS CIR

BETHLEHEM, PA

AVAILABLE - 3.3 ACRE LOT



**Zoning - LIP / Light Industrial Office
Campus District**

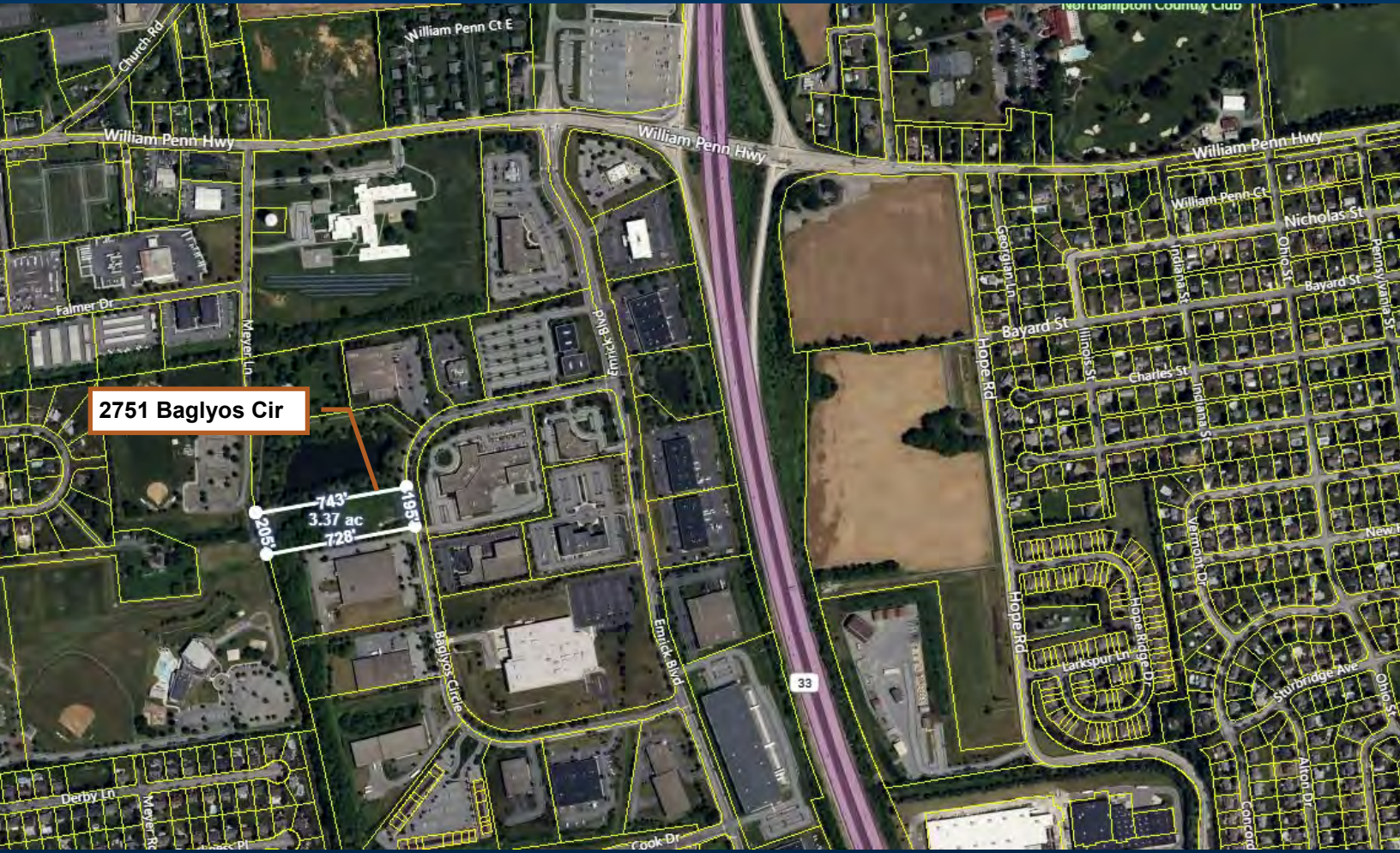
BUILDING SIZE	PROPOSED 25,000 S.F.
LAND	3.3 ACRES
HEIGHT	28'
LOADING	3 TAILGATE LOADING DOCKS 1 GROUND LEVEL DRIVE IN DOOR
UTILITIES	PUBLIC WATER, SEWER & NATURAL GAS AVAILABE IN THE STREET
POWER	3-PHASE AVAILABLE IN THE STREET
ACCESS	0.5 MILES - PA ROUTE 33 2.5 MILES - I-78 28 MILES - I-80
MUNICIPALITY	BETHLEHEM TOWNSHIP NORTHAMPTON COUNTY



2751 Baglyos Cir

Baglyos Cir

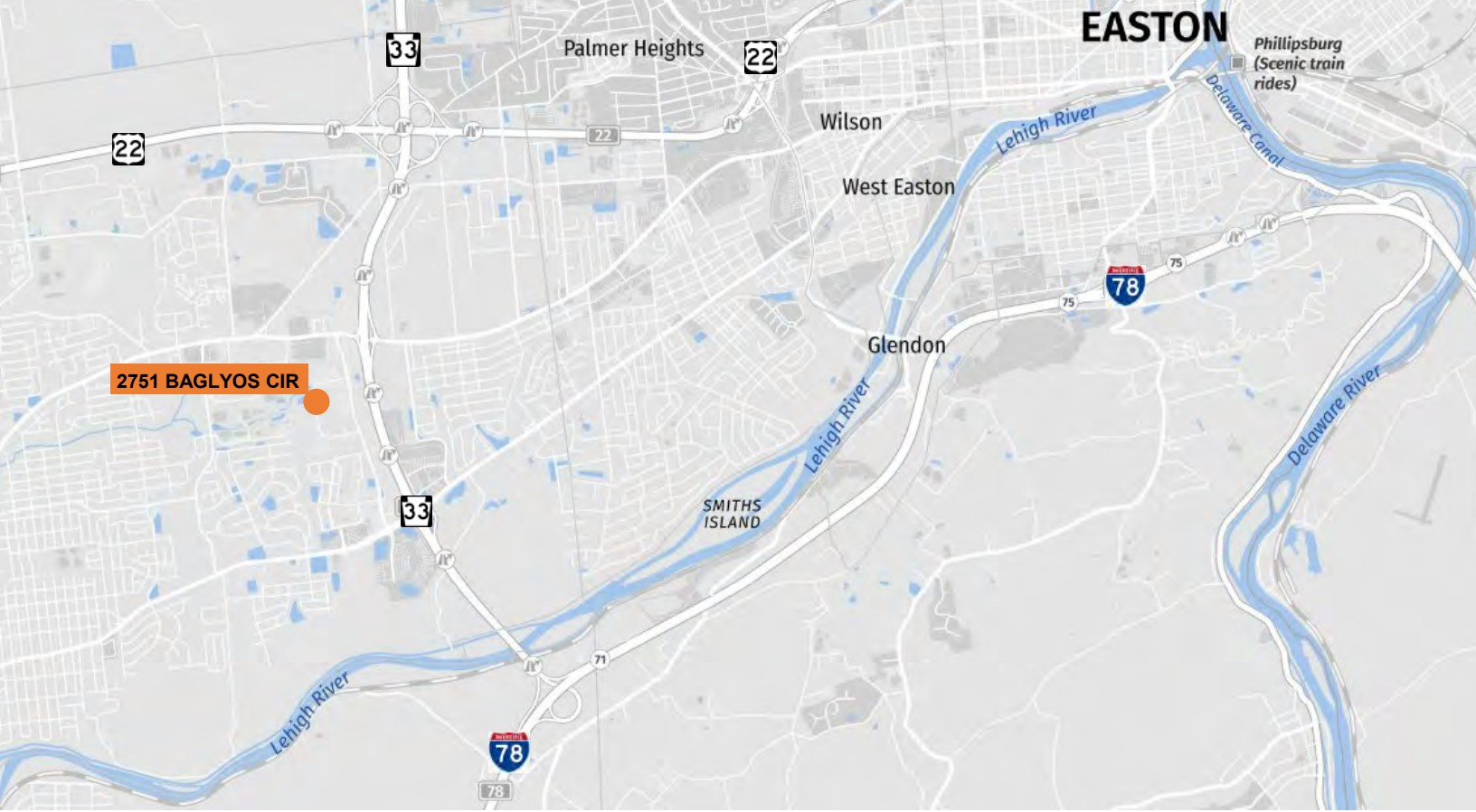
Baglyos Cir



2751 Baglyos Cir

743'
3.37 ac
728'

1957'
2051'



2751 BAGLYOS CIR, BETHLEHEM, PA

3.3 Acre Lot



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
 United Rental, Inc.
 All Weather Insulated Panels Inc
 Peirce-Phelps, Inc
 B. Braun, Inc.
 Lehigh Valley Plastics
 General Mills, Inc.
 Foley/Caterpillar
 Torc-up, Inc.
 Eupen, Inc.,
 St. Luke's Physician Group
 Innovative Office Products
 Faulkner Cadillac
 AFC Industries
 Genus Lifesciences Inc

J.G. Petrucci Company Inc
 All Phase Electric, Inc (CED)
 Werner Trucking, Inc
 Phillips Feed, Inc.
 Northwood Paper Company
 Innovative Office Products
 Straight Arrow
 Verizon Wireless,
 Aramark Uniform
 United States Postal Service
 Penske Truck Leasing, Eastern
 Mack Trucks
 Allentech, Inc.
 Royal Industries
 Structural Services, Inc,

Innovative Control Systems
 Air-Products & Chemicals
 Victaulic Corporation of America
 Meyer Power Systems
 American Atelier, Inc.
 Bennett Organization
 Spartan Brands
 American Architectural Metal Mfg Inc,
 Virginia Gutter
 Bell & Howell
 Bio Spectra
 Fluortek
 Terrafina
 Flexicon Corporation
 American Tube Corporation