

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.
LAND	7 ACRES
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

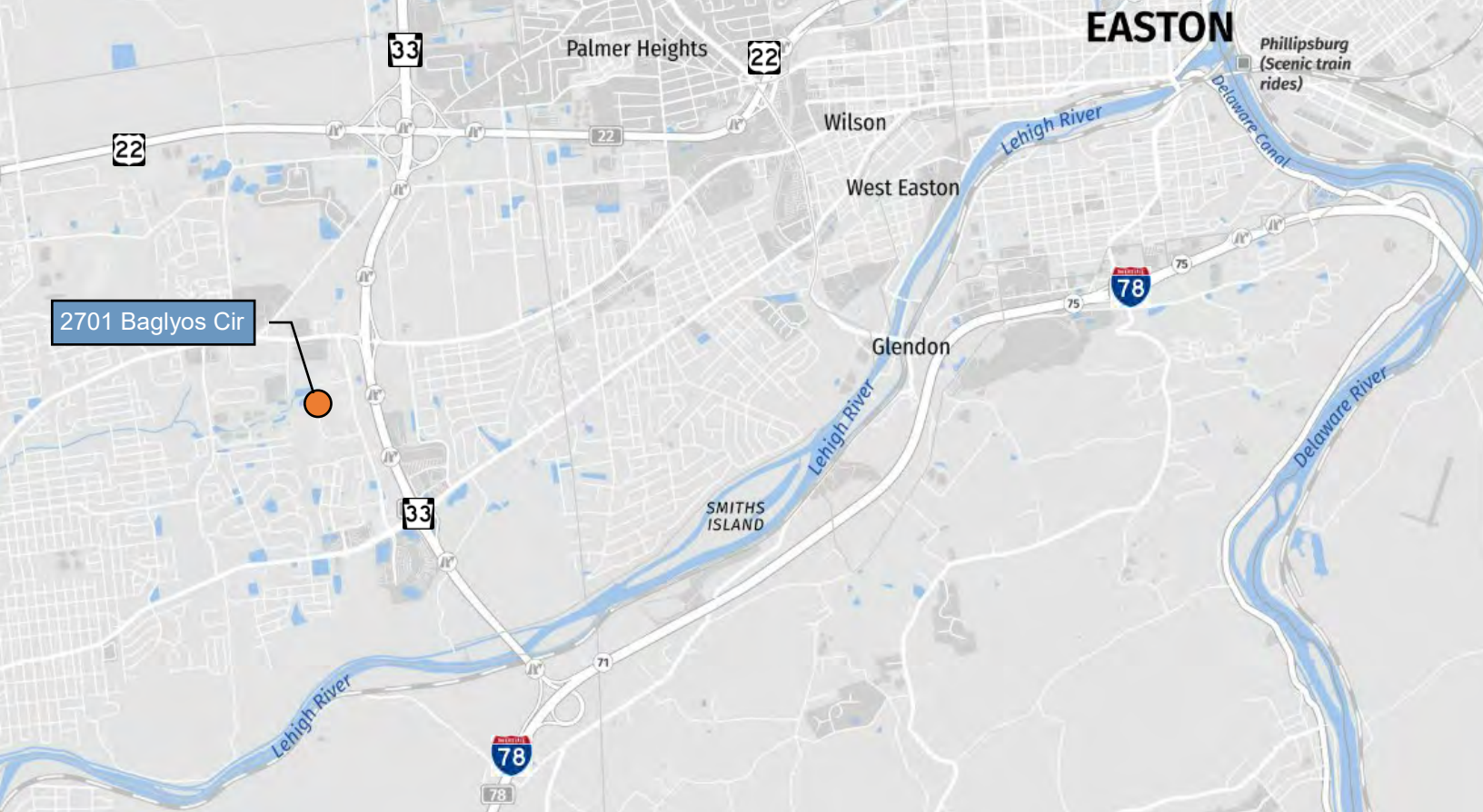




PF WEISS REALTY

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2701 Baglyos Cir

DISTANCES TO CITIES

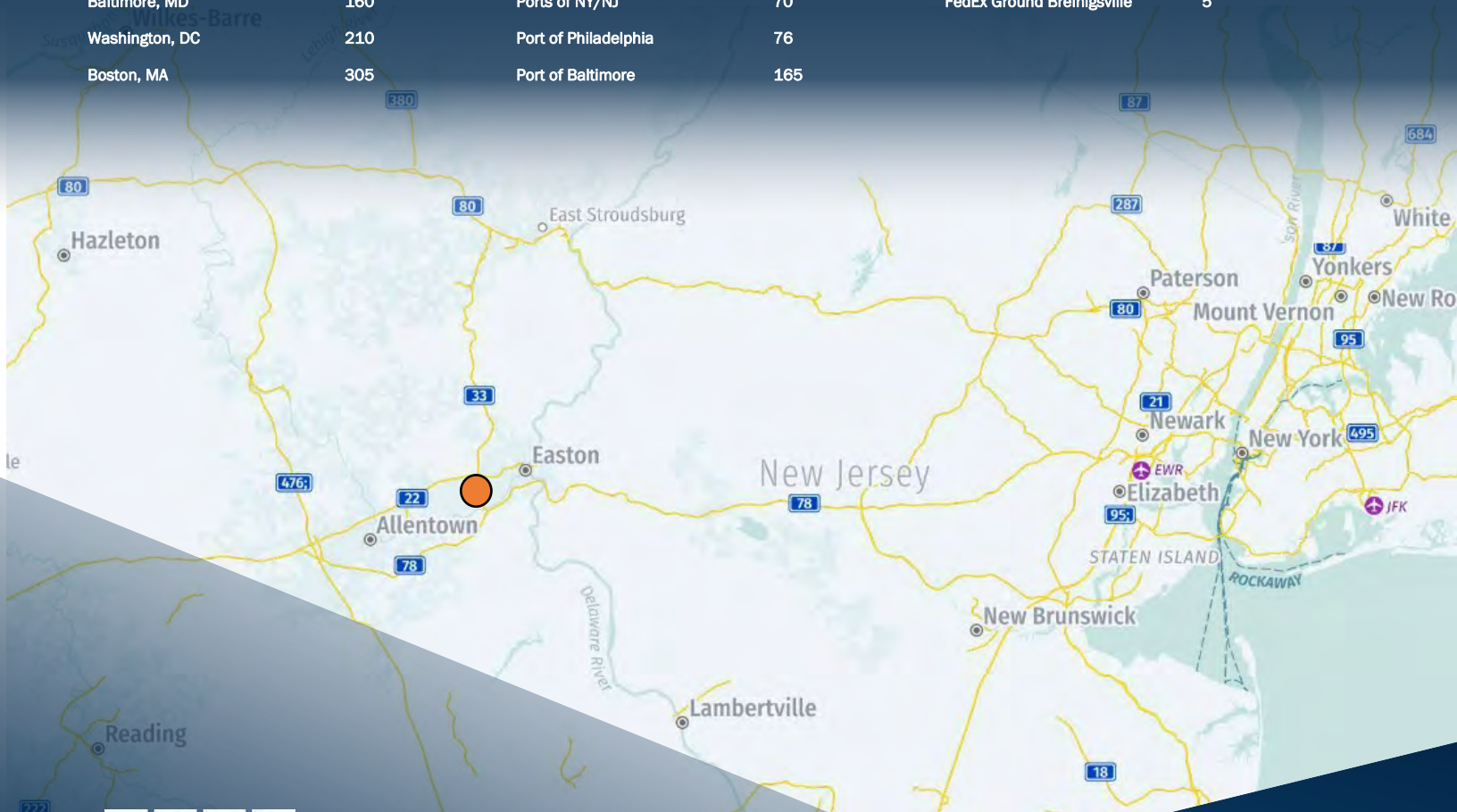
	Distance (mi) Drive
New York, NY	80
Philadelphia, PA	75
Baltimore, MD	160
Washington, DC	210
Boston, MA	305

DISTANCES TO INTERMODAL

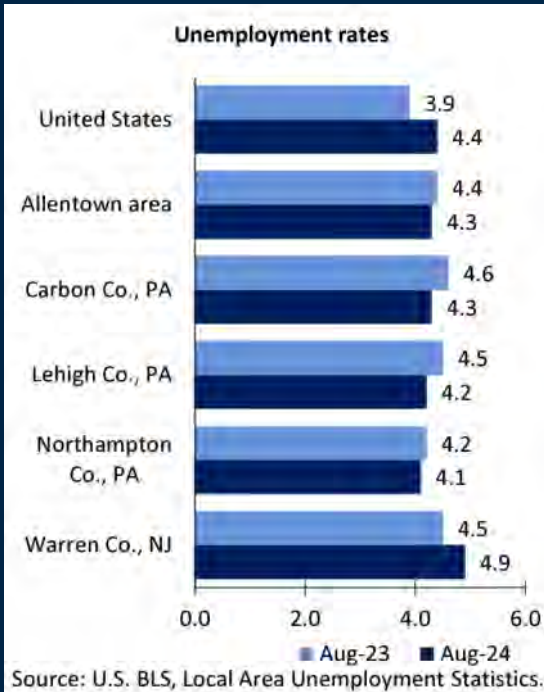
	Distance (mi) Drive
Norfolk Southern Bethlehem	7
DISTANCES TO PORTS	
Ports of NY/NJ	70
Port of Philadelphia	76
Port of Baltimore	165

DISTANCES TO PARCEL

	Distance (mi) Drive
USPS Bethlehem	5.5
UPS Bethlehem Hub	5.5
FedEx Ground Breinigsville	5



LABOR STATISTICS



Allentown area employment (number in thousands)	Aug. 2024	Change from Aug. 2023 to Aug. 2024	
		Number	Percent
Total nonfarm	399.8	11.6	3.0
Mining, logging, and construction	14.4	0.2	1.4
Manufacturing	41.6	0.1	0.2
Trade, transportation, and utilities	91.7	-0.4	-0.4
Information	6.2	0.1	1.6
Financial activities	13.1	0.2	1.6
Professional and business services	51.5	1.7	3.4
Education and health services	89.7	6.3	7.6
Leisure and hospitality	40.8	1.9	4.9
Other services	14.9	0.4	2.8
Government	35.9	1.1	3.2

A Partial List of Our Past Customers Include

Liberty Property Trust, Prologis
 American Atelier, Inc.
 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
 Allan Organ
 AFC Industries
 Genus Lifesciences Inc

J.G. Petrucci Company Inc
 Airlite Plastics
 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 Truck
 Allentech, Inc.
 Royal Industries
 Structural Services, Inc,

Innovative Control Systems
 Cera-Met
 Air-Products & Chemicals
 Victaulic Corporation of America
 Meyer Power Systems
 Backstage Library Works
 Bennett Organization
 Spartan Brands
 American Architectural Metal Mfg Inc,
 Air Filtration Inc
 Bell & Howell
 Bio Spectra
 Fluortek
 Terrafina
 Flexicon Corporation
 American Tube Corporation