

Lehigh Valley Commerce Center

4730 Hanoverville Road, Bethlehem, PA



97,500 sF
AVAILABLE
FOR LEASE



Scan to View Video Tour!

Available For Immediate Occupancy



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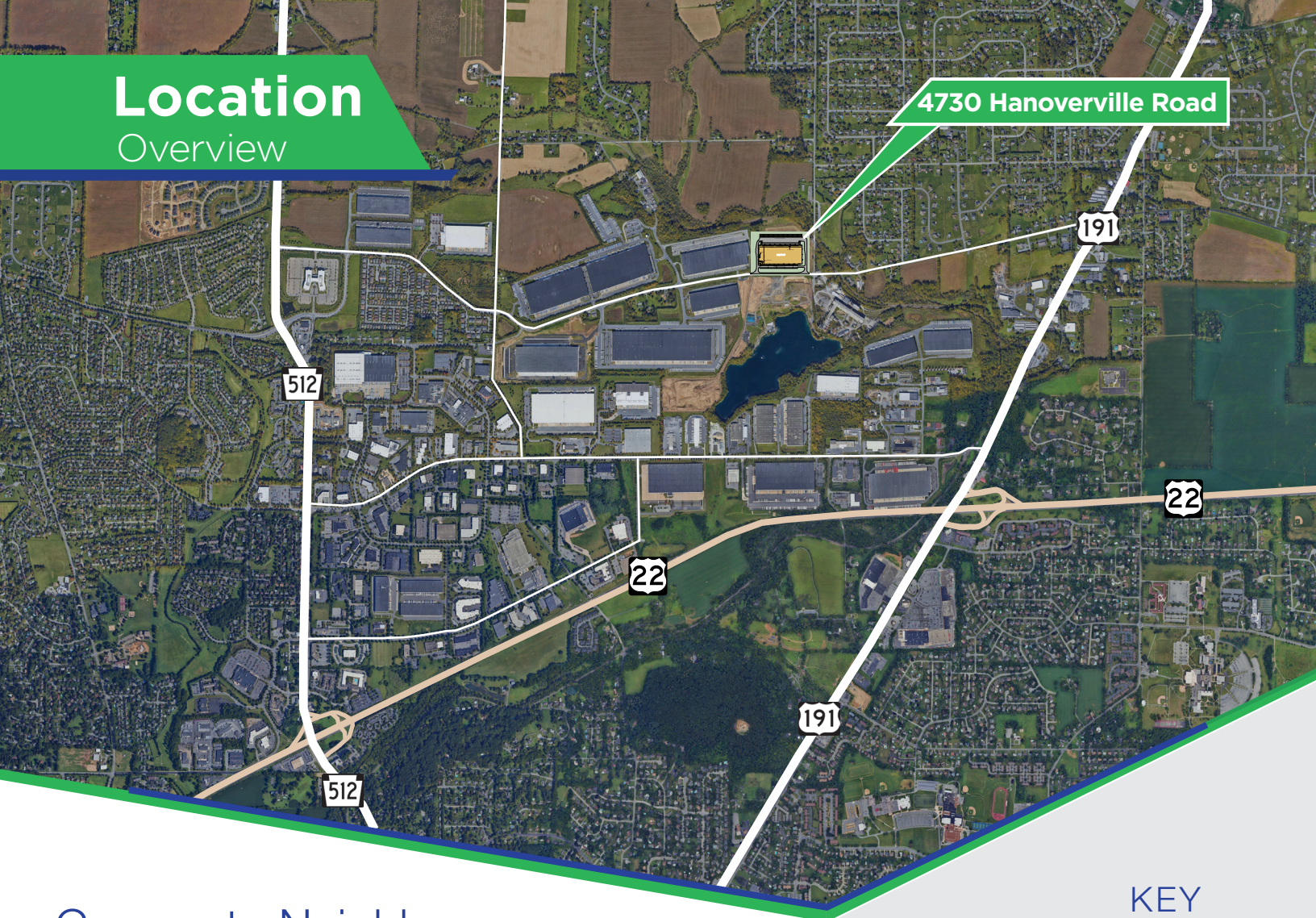
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Location

Overview

4730 Hanoverville Road



Corporate Neighbors

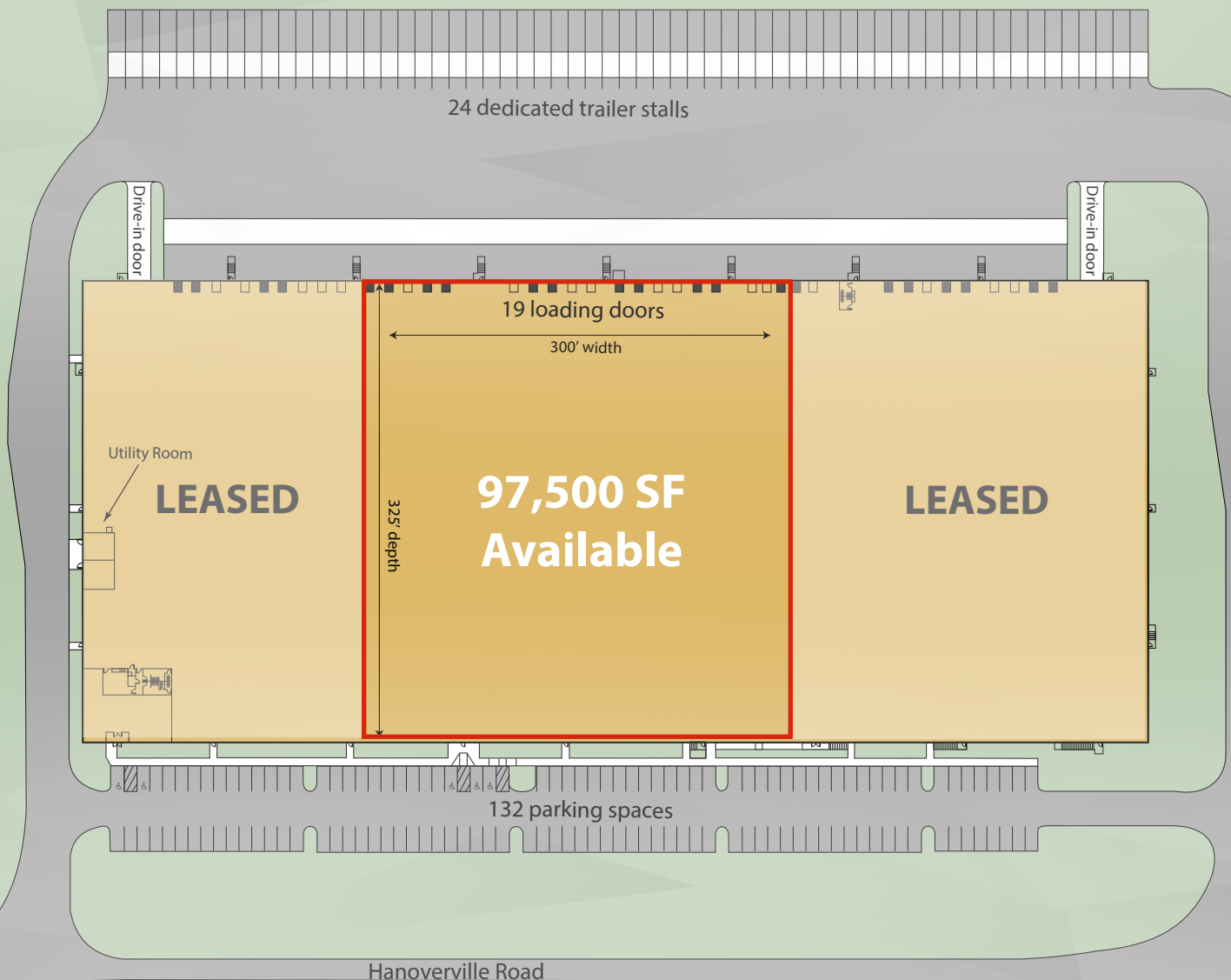


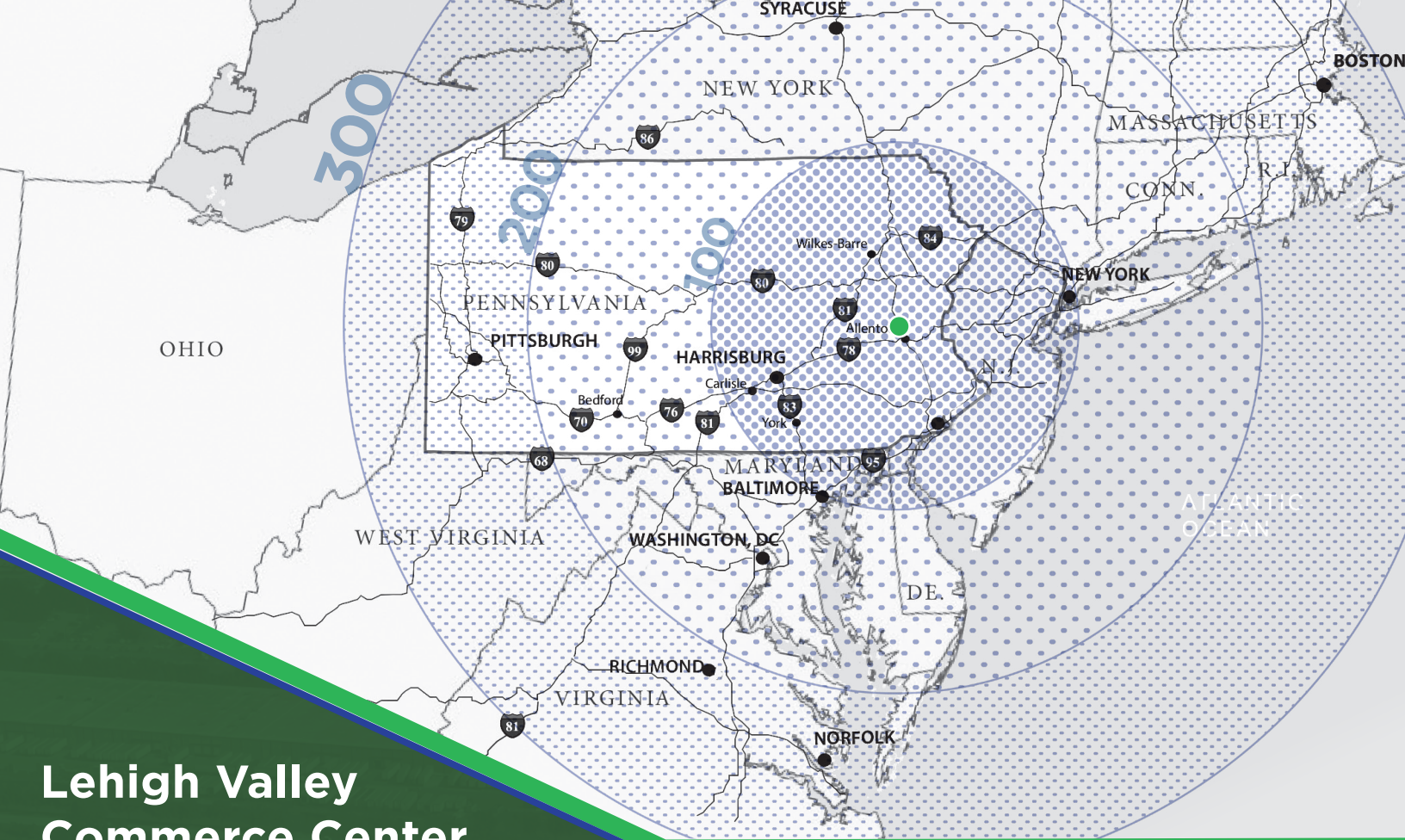
KEY HIGHLIGHTS

- Immediate access to Route 22, I-78, I-476, and Route 33
- Excellent proximity to USPS, a FedEx hub, a USPS hub and the Lehigh Valley International Airport
- ±75 miles from the Port of New York / New Jersey and PhilaPort
- 308,560 workforce within a 30-minute drive time

Building Specifications

Building Size	243,750 SF	Clear Height	36' at the first column
Available Space	97,500 SF	Column Spacing	50' width x 53' depth (typical) with 60' depth speed bay
Main Office	To suit	Lighting	Motion-sensored LED lighting
Dimensions	300' width x 325' depth	Sprinkler System	ESFR sprinkler system
Loading Configuration	Single-side load	Power	2,000-amp, 480/22-volt, 3-phase service
Dock Doors	Nineteen (19) 9' x 10' manually operated dock doors with eleven (11) dock doors currently equipped with mechanical leveler, seal, and bumper	HVAC	Rooftop-mounted Cambridge hot air rotation units
Car Parking	132 car parking spaces	Trailer Parking	24 dedicated stalls
Truck Court	185' depth		





Lehigh Valley Commerce Center

Bethlehem, PA

DISTANCES TO CITIES

	Distance (mi)	Drive Time (hrs)
Philadelphia, PA	71	1 hr. 20 min.
New York City, NY	84	1 hr. 25 min.
Baltimore, MD	156	2 hr. 30 min.
Washington, DC	195	3 hr. 10 min.
Boston, MA	305	4 hr. 30 min.

DISTANCES TO INTERMODAL

Norfolk Southern Bethlehem	14	20 min.
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DISTANCES TO PORTS

Ports of NY/NJ	75	1 hr. 15 min.
Port of Philadelphia	75	1 hr. 20 min.
Port of Baltimore	160	2 hr. 30 min.

DISTANCES TO PARCEL

UPS Hub	2	7 min.
USPS Easton	7	16 min.
FedEx Ground Hub	8	18 min.
FedEx SmartPost Breinigsville	20	30 min.

About J.G. Petrucci Co., Inc.



With offices in Asbury, New Jersey, and Bethlehem, Pennsylvania, J.G. Petrucci is a privately held development firm specializing in Design/Build construction. The company has over 37 years of experience in the design, development, re-development, and acquisition of commercial, industrial, educational, multifamily, and healthcare properties.

J.G. Petrucci Company, Inc., has delivered more than 850 Design/Build projects for local, regional, and national leaders in a variety of industries. In addition, the firm owns and operates approximately 6 million square feet of commercial, industrial, and retail properties, 2,200 luxury apartment homes, and has extensive land holdings to offer its clients throughout New Jersey and Pennsylvania.

For more information on J.G. Petrucci Company, Inc., visit www.jgpetrucci.com, or call 908.730.6909.



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