LEHIGH

GATEWAY

ROUTE 412 (757 HELLERTOWN ROAD)

BETHLEHEM, PA



± 38,888 SF AVAILABLE

CLASS-A, NEW CONSTRUCTION
WITHIN MASTER-PLANNED BUSINESS PARK

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PETRUCCI
DEVELOPMENT • DESIGN/BUILD

RARE OPPORTUNITY FOR +/- 38,888 SF SPACE IN NEW CONSTRUCTION IN THE LEHIGH VALLEY

BUILDING SPECIFICATIONS

Building Size:
±101,000 SF

Available Space:
±38,888 SF

Office Space:
±2,200 SF with restrooms

Dimensions:
200′ depth x 198′6″ width

Column Spacing:
54′ width x 47′ depth typical
60′ depth speed bay

Clear Height:
36′ minimum

Loading:
9 dock high doors (4 fully equipped)
1 drive-in door

Car Parking:
±23 spaces

Lighting:
LED fixtures on motion sensors
(30 FC open array)

Sprinkler:
ESFR fire suppression system

Power:
1,800 amp electrical service

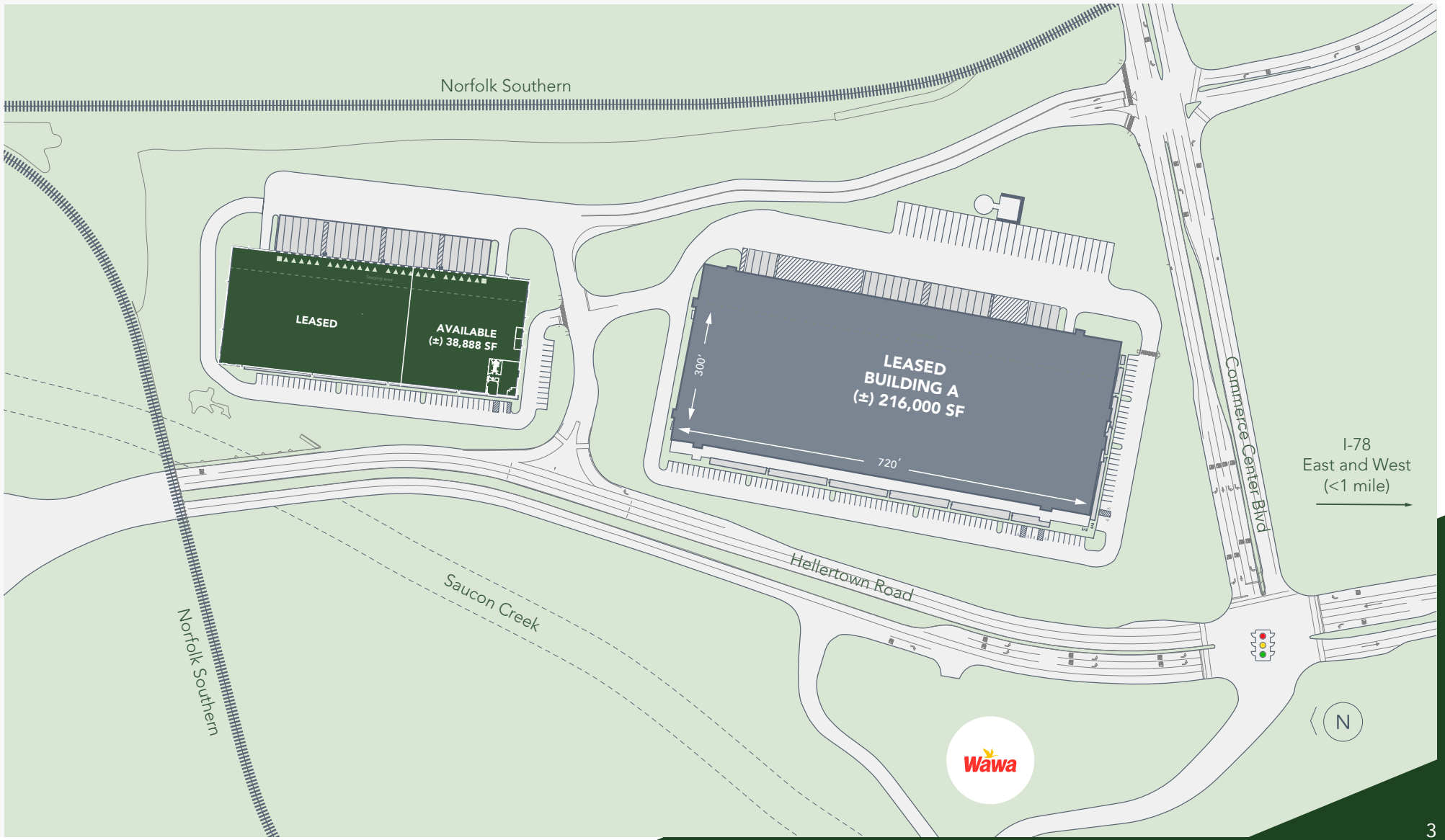
Construction:
Pre-cast concrete

HVAC:
Gas-fired Cambridge unit

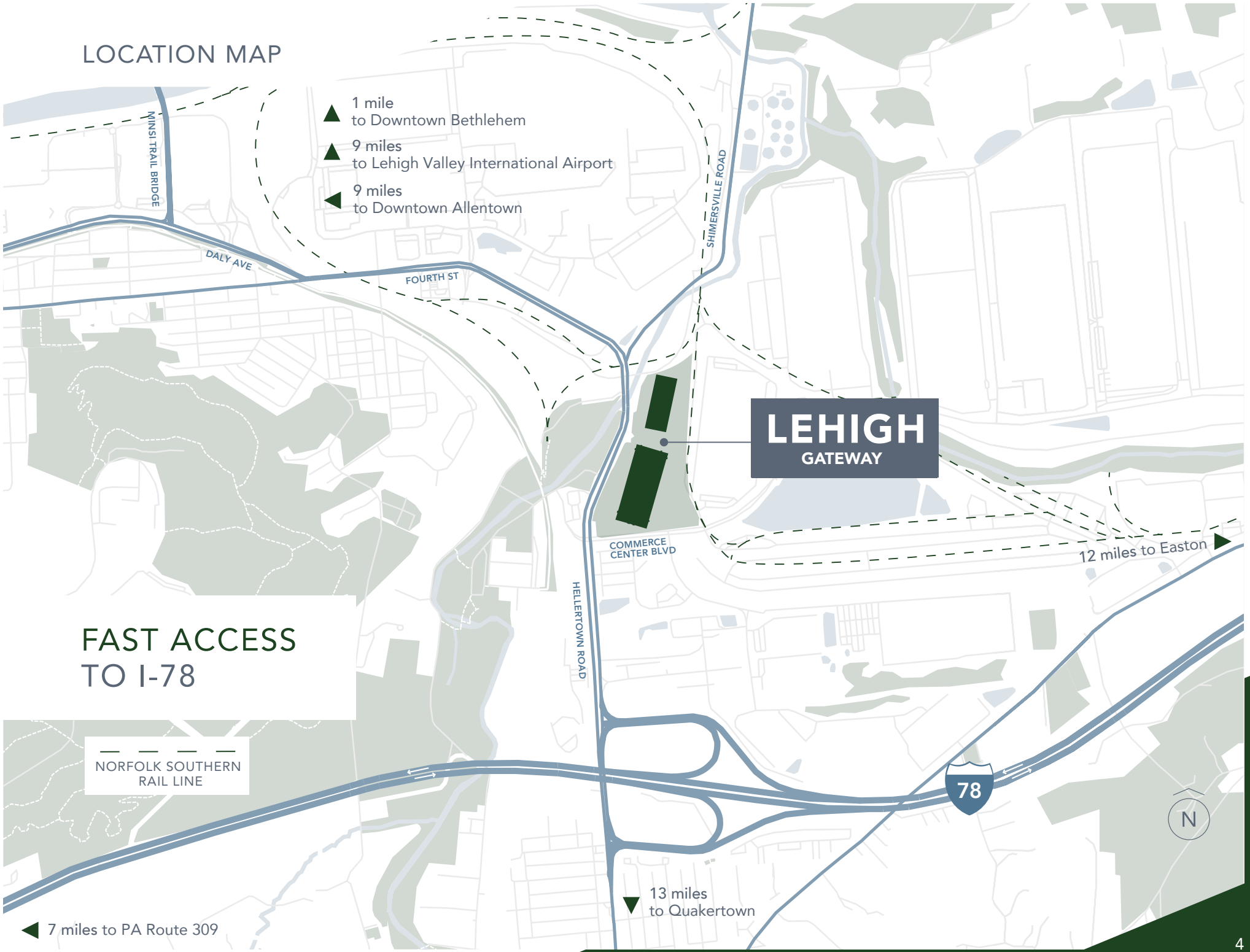


FLEXIBLE SPACE
36′ CLEAR MINIMUM

Grade Level Doors
Dock High Doors



LOCATION MAP



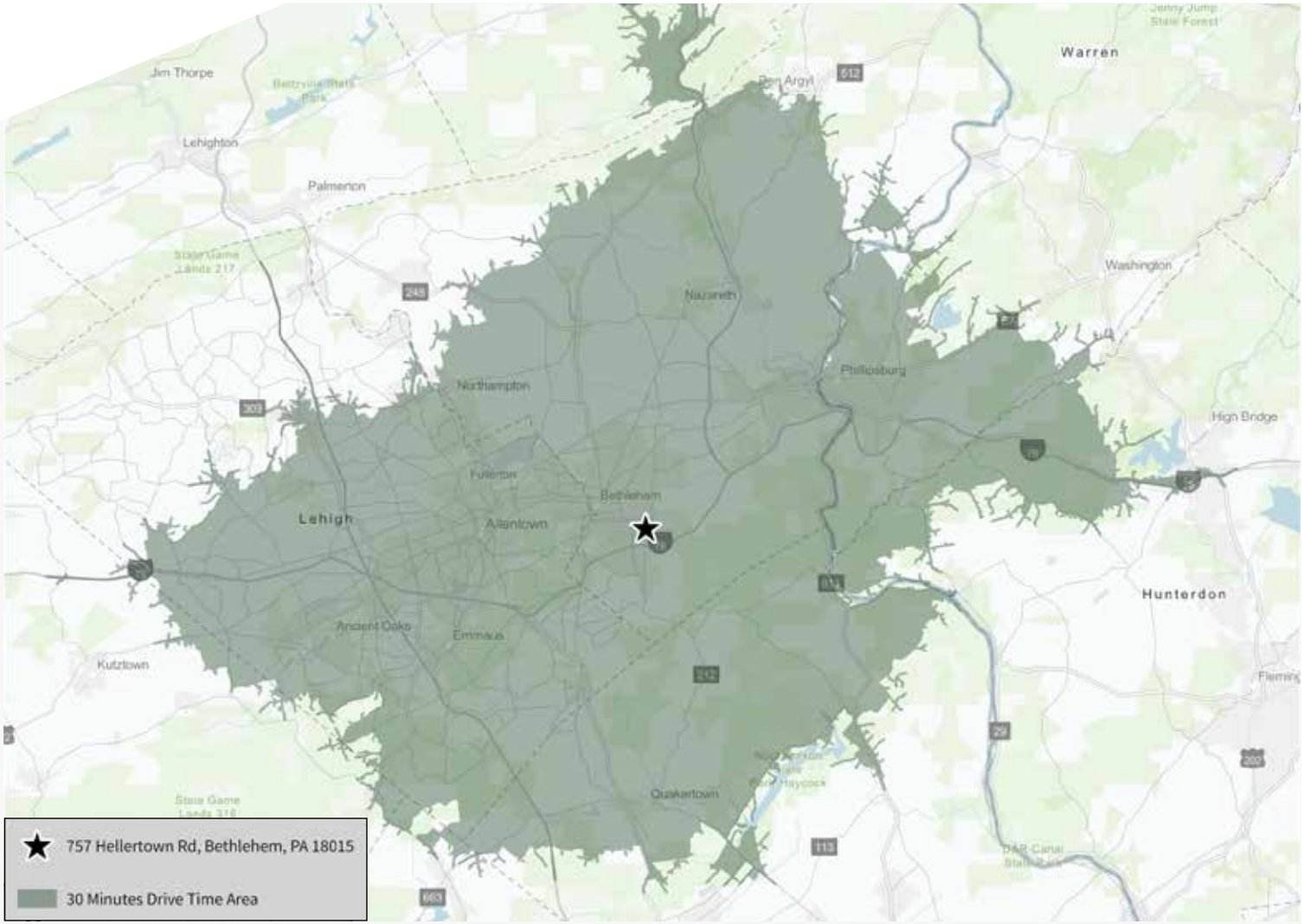
FAST ACCESS TO I-78

CORPORATE NEIGHBORS



DEMOGRAPHICS



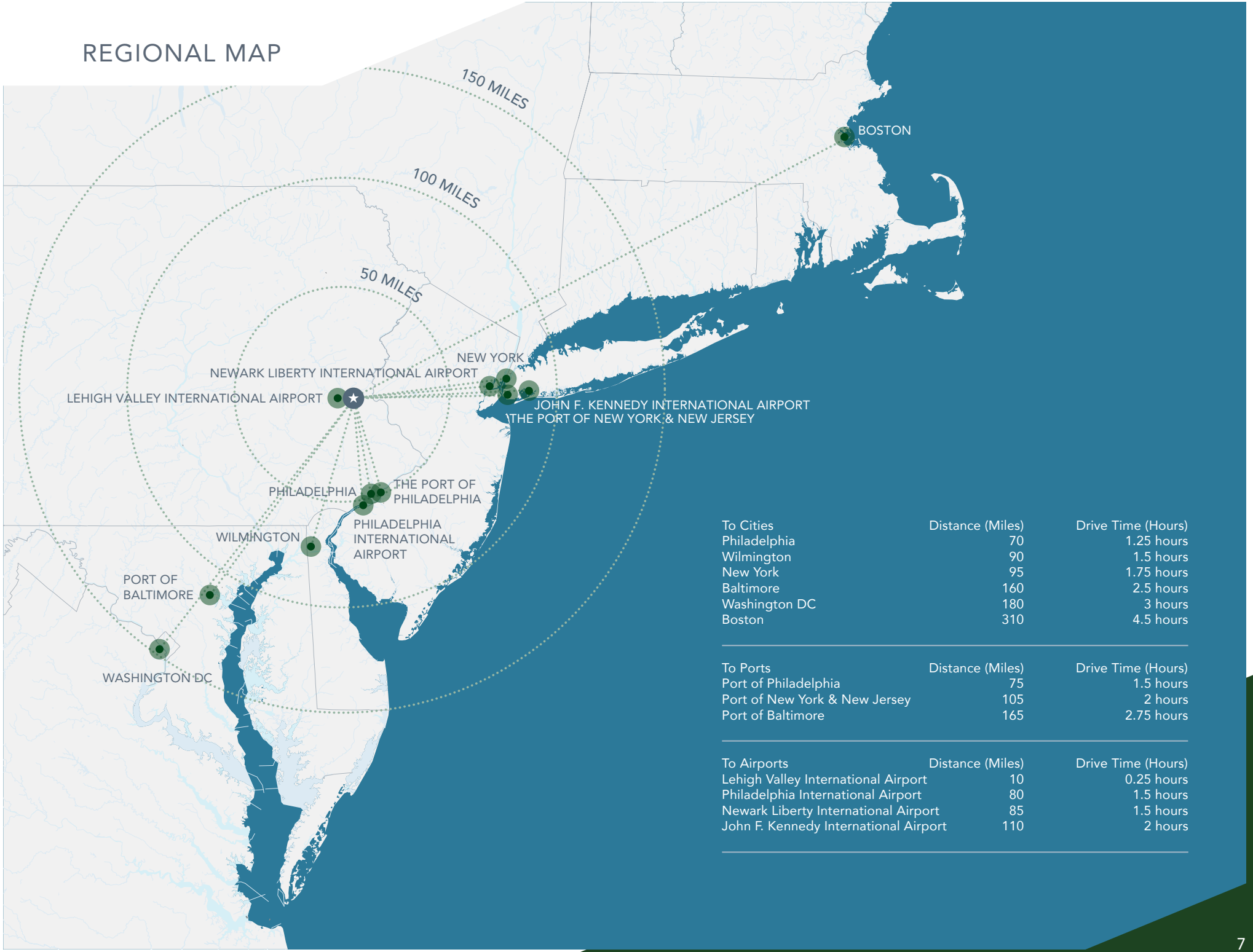


A POPULATION OF 739,573 WITHIN A 30 MINUTE DRIVE

2025 Demographics Within 30 Minutes Drive Time

- Total Population
  739,573
- Total Labor Force
  391,698
- Median Income
  $80,355
- Hourly Warehouse Salary
  $21.75 (US Med: $20.37)
- Total Blue Collar (%)
  23.6
- Total Employed
  378,100

REGIONAL MAP



To Cities	Distance (Miles)	Drive Time (Hours)
Philadelphia	70	1.25 hours
Wilmington	90	1.5 hours
New York	95	1.75 hours
Baltimore	160	2.5 hours
Washington DC	180	3 hours
Boston	310	4.5 hours

To Ports	Distance (Miles)	Drive Time (Hours)
Port of Philadelphia	75	1.5 hours
Port of New York & New Jersey	105	2 hours
Port of Baltimore	165	2.75 hours

To Airports	Distance (Miles)	Drive Time (Hours)
Lehigh Valley International Airport	10	0.25 hours
Philadelphia International Airport	80	1.5 hours
Newark Liberty International Airport	85	1.5 hours
John F. Kennedy International Airport	110	2 hours

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About BGO

BGO is a leading, global real estate investment management advisor, real estate lender, and a globally recognized provider of real estate services. BGO serves the interests of more than 750 institutional clients with expertise in the asset management of office, industrial, multi-residential, retail and hospitality property across the globe. BGO has offices in 25 cities across twelve countries with deep, local knowledge, experience, and extensive networks in the regions where we invest in and manage real estate assets on behalf of our clients in primary, secondary and co-investment markets. BGO is a part of SLC Management, the institutional alternatives and traditional asset management business of Sun Life.
For more information, please visit www.bgo.com

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 38 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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