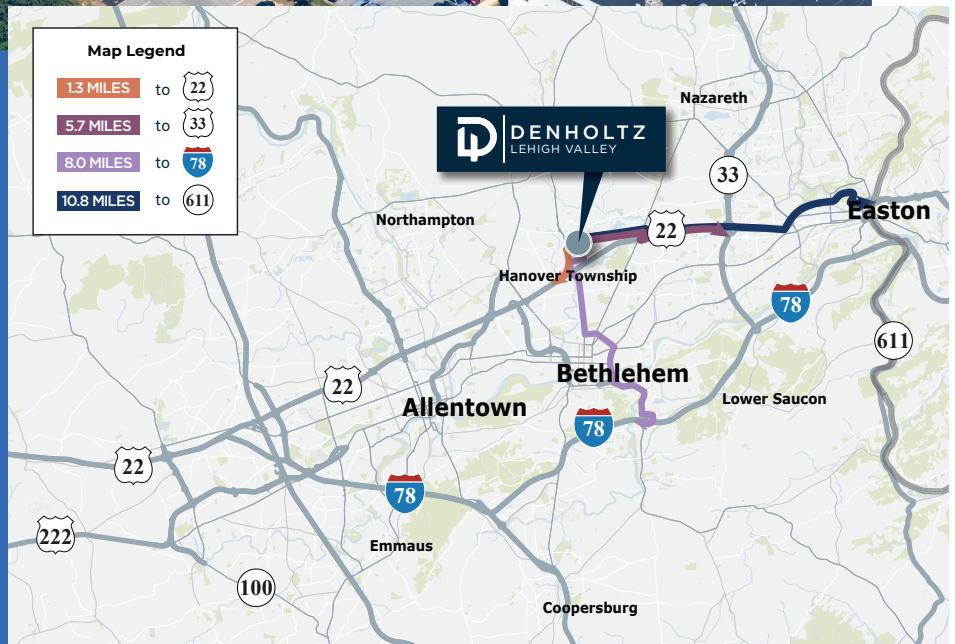


Available for Lease Or Sale



Part of the Denholtz Lehigh Valley light industrial portfolio, 85 & 87 South Commerce Way are located off Route 22 and offer easy access to Route 33, I-78 and the Pennsylvania Turnpike (I-476). Part of a four-building complex with a courtyard in the center, these one-story, multi-tenant masonry buildings offer move-in ready space with flexible floor plans. Vacancies can be combined or subdivided.





#### SUITE FEATURES

<b>TOTAL BUILDING SF</b>	21,119
<b>TOTAL OFFICE SF</b>	Suite sizes from 2500-21,119 SF available
<b>TOTAL OFFICE %</b>	100%

#### PROPERTY FEATURES

<b>ZONING</b>	PIO - Planned Industrial Office
<b>SITE AREA</b>	3.15 Acres
<b>FAR</b>	0.15
<b>CONSTRUCTION YEAR</b>	1990
<b>CLEAR HEIGHT</b>	8'6"
<b>BUILDING DIMENSIONS</b>	Depth: 75' / Width: 240'
<b>CAR PARKING</b>	108
<b>CAR PARKING RATIO</b>	5.13 per 1,000 SF

#### CONSTRUCTION OVERVIEW

<b>ROOF TYPE</b>	Low-slope, fully-partially-adhered single-ply, EPDM-membrane
<b>ROOF YEAR INSTALLED</b>	1999
<b>FIRE PROTECTION</b>	Hardwired with battery-backup, smoke, pull stations, illuminated exit lights with battery-backup, emergency battery lighting units, horn/light annunciators, and fire extinguishers
<b>HVAC</b>	(15) three to 19-ton, split-system, HVAC units, the compressors are located on the roof and the air handlers are located in the tenant space above the ceilings; and one 10-ton, rooftop-mounted, packaged, electric unit
<b>POWER</b>	6600-Amp, three-phase, four-wire, 120/208-Volt main, feeding the meter banks, located within an electrical room. Each tenant space has a separate 120/208-Volt service rated from to 200- to 400-Amps, fed off the main service



87 S. Commerce Way

#### SUITE FEATURES

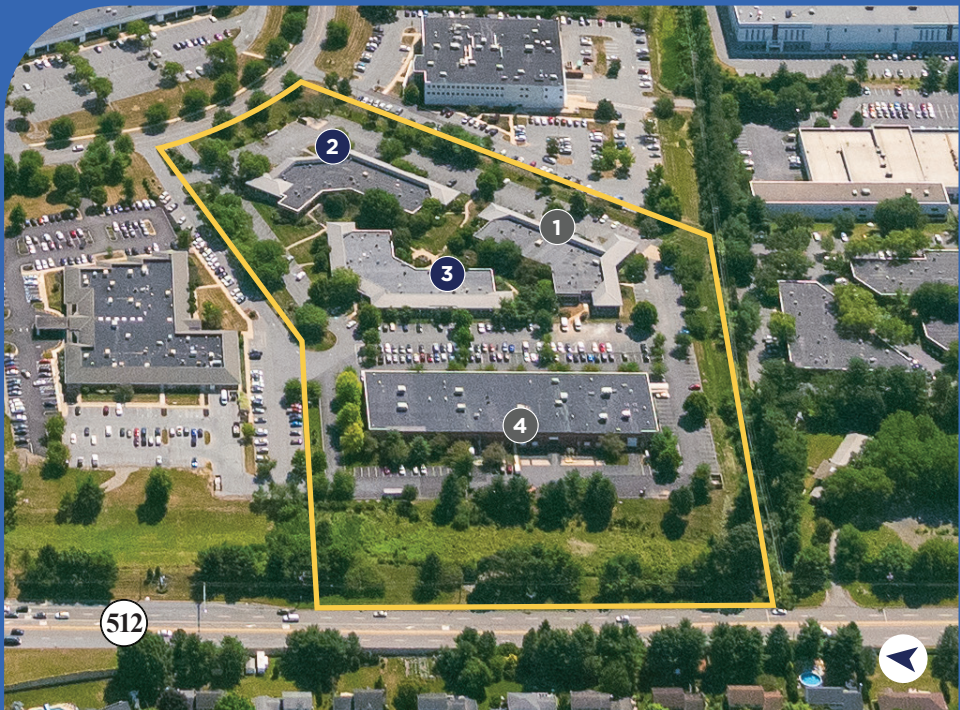
<b>TOTAL BUILDING SF</b>	22,653
<b>TOTAL OFFICE SF</b>	Suite sizes from 778-22,653 SF available
<b>TOTAL OFFICE %</b>	100%

#### PROPERTY FEATURES

<b>ZONING</b>	PIO - Planned Industrial Office
<b>SITE AREA</b>	3.15 Acres
<b>FAR</b>	0.17
<b>CONSTRUCTION YEAR</b>	1990
<b>CLEAR HEIGHT</b>	8'6"
<b>BUILDING DIMENSIONS</b>	Depth: 75' / Width: 240'
<b>CAR PARKING</b>	108
<b>CAR PARKING RATIO</b>	4.78 per 1,000 SF

#### CONSTRUCTION OVERVIEW

<b>ROOF TYPE</b>	Low-slope, fully-partially-adhered single-ply, EPDM-membrane
<b>ROOF YEAR INSTALLED</b>	1999
<b>FIRE PROTECTION</b>	Hardwired with battery-backup, smoke, pull stations, illuminated exit lights with battery-backup, emergency battery lighting units, horn/light annunciators, and fire extinguishers
<b>HVAC</b>	(16) 3 to 10-ton, split-system, HVAC units, and compressors located on the roof and the air handlers are located in the tenant space above the ceilings
<b>POWER</b>	800-Amp, three-phase, four-wire, 120/240-Volt main, feeding the meter banks, located within an electrical room. Each tenant space has a separate 120/240-Volt service rated from to 200 to 400-Amps, fed off the main service



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### SUBJECT PROPERTIES

1	83 South Commerce Way	Fully Leased	Bethlehem
2	85 South Commerce Way	Available	Bethlehem
3	87 South Commerce Way	Available	Bethlehem
4	89 South Commerce Way	Fully Leased	Bethlehem



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