



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE.

FIRST QUARTER MARKET REPORT

20  21

LEHIGH VALLEY, PENNSYLVANIA

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Transaction Highlights

PROPERTIES **LEASED & SOLD**



191 Industrial Park
Submarket: Mount Pocono
Square Feet: 101,000
Property/Type: Industrial/Lease
Agent: Mike Adams



6 Peninsula Drive
Submarket: Maryland
Square Feet: 90,000
Property/Type: Industrial/Sale
Agent: Mike Adams



52 Highland Avenue
Submarket: Bethlehem
Square Feet: 52,850
Property/Type: Commercial/Sale
Agent: Sarah Finney-Miller



2500 Emrick Boulevard
Submarket: Bethlehem
Square Feet: 50,000
Property/Type: Industrial/Flex/Lease
Agent: Mike Adams

New Listings Spotlight

AVAILABLE PROPERTIES **FOR SALE AND/OR LEASE**



1620 Pond Road
Submarket: Allentown
Square Feet: 1,712
Property Type: Office
Sale/Lease: Lease
Agent: Jennifer Kennedy



3100 Emrick Boulevard
Submarket: Bethlehem
Square Feet: 2,470 & 7,772 (divisible)
Property Type: Office
Sale/Lease: Lease
Agent: Jay Haines
 Sarah Finney-Miller











701 N 19th Street
Submarket: Allentown
Square Feet: 4,375
Property Type: Commercial/Retail/
 Pad-Site
Sale/Lease: Both
Agent: Sarah Finney-Miller



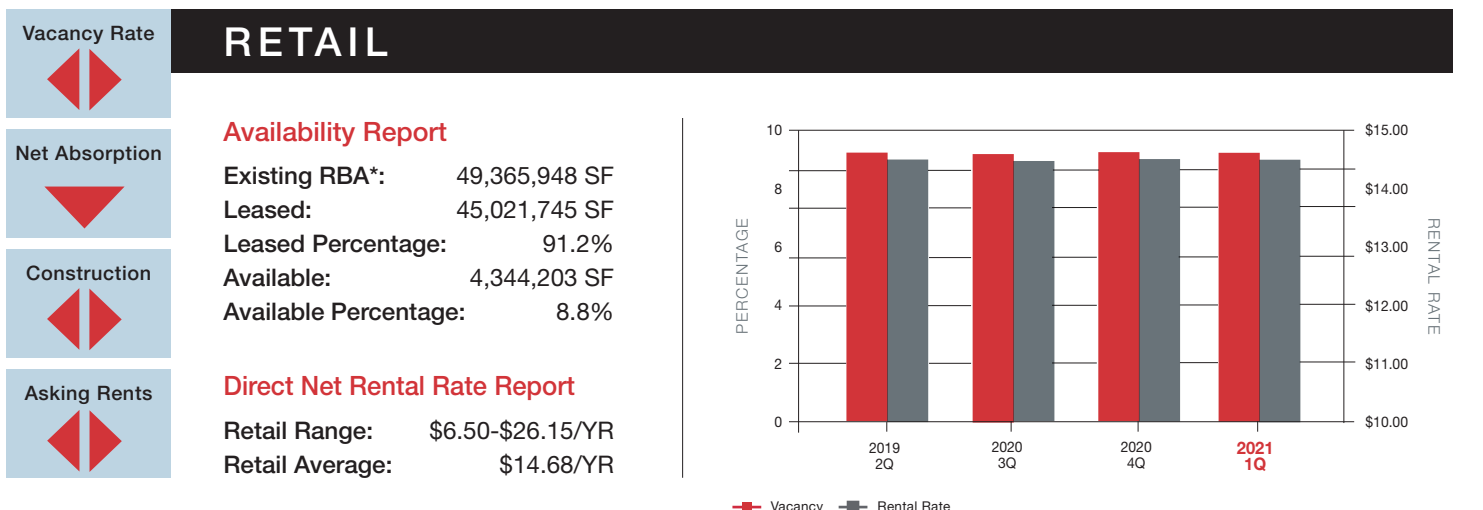
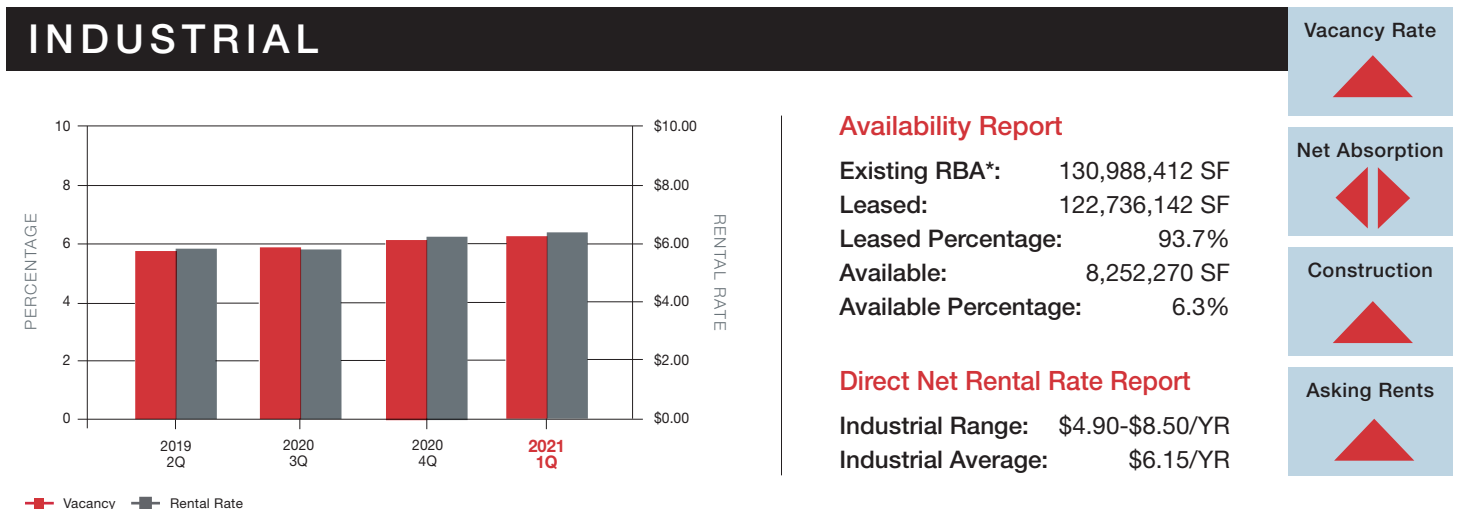
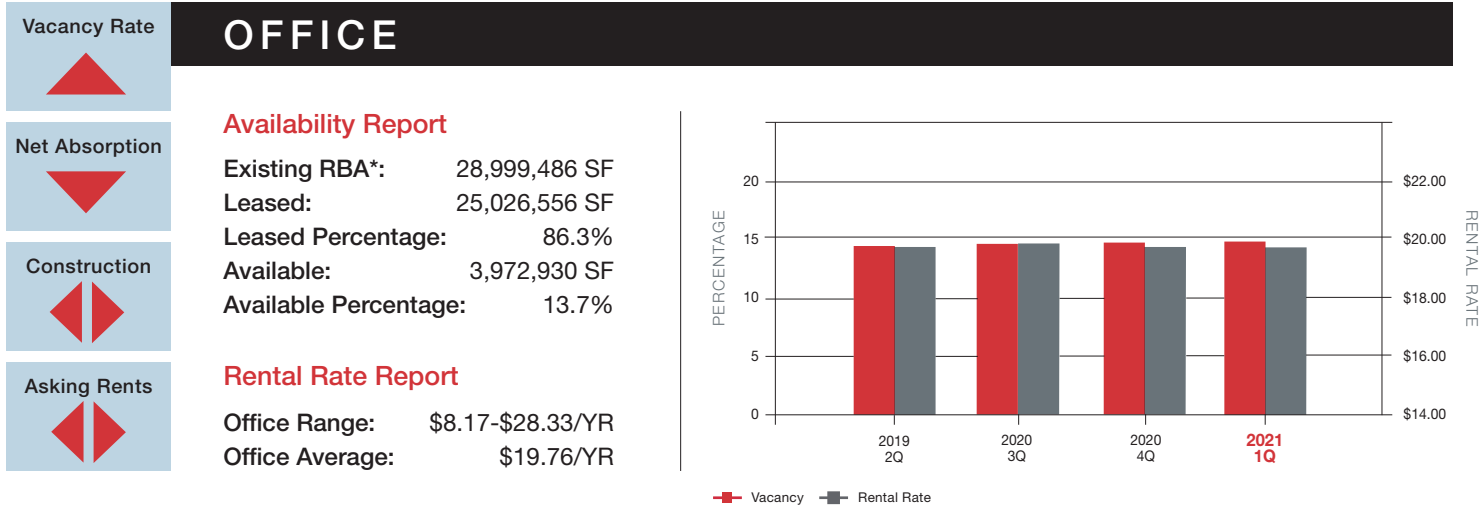
4444 Innovation Way
Submarket: Allentown
Square Feet: 50,000± Office &
 80,000+ Industrial
Property Type: Office/Industrial/Flex
Sale/Lease: Lease
Agent: Mike Adams
 Sarah Finney-Miller

Overall TRENDS

2020 VS 2021 COMPARISONS

	Vacancy Rate	Net Absorption	Construction	Asking Rents
2020 Q1				
2021 Q1				

2021 Lehigh Valley Report



*RBA: Rentable Building Area

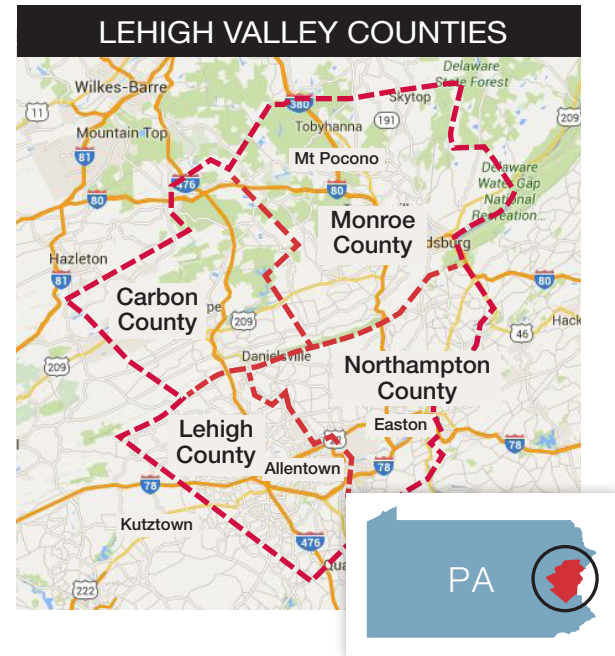
Lehigh Valley Overview

The Lehigh Valley is located in eastern Pennsylvania and is comprised of Lehigh, Northampton, Monroe and Carbon Counties. The third largest in the state, this region is well situated, just 95 miles to New York City and 53 miles north of Philadelphia and offers all of the amenities and more as its large urban neighbors.

Several factors make the Lehigh Valley an excellent location for business and industry. This region's growth is fueled by 11 institutions of higher learning and its nationally recognized health care facilities.

Due to its excellent highway infrastructure, rail service and the presence of an International airport, the Lehigh Valley market remains an attractive one to importers, exporters, manufacturers and high-tech companies. Developers are enticed to this area because of its abundant vacant land and favorable taxes.

An enterprising and diversified economy has led to higher income jobs, a growing and thriving population, along with tremendous commercial and industrial growth in this region. Some of the world's top companies call this area their home – Air Products and Chemicals, Inc; B. Braun Medical, Inc; Crayola and Olympus America – just to name a few.



**TENANT
REPRESENTATION**



**SALES/
LEASING**



**PROPERTY
MANAGEMENT**



**BUILDING
SERVICES**



**INVESTMENT
SERVICES**

About Us

Operating as the Greater Lehigh Valley's largest locally owned commercial real estate company, NAI Summit has been combining the industry's best real estate practices with our relationship-oriented philosophy to meet client business goals. Our mission is to provide the highest quality by adding value to our client's assets and real estate needs through expert analysis, in-depth market knowledge and personalized service.

**Serving the
Lehigh Valley and
surrounding areas
since 1982. Local
market experts...
global reach.**

NAI Summit By The Numbers

40+ Professionals
37+ Years Experience
\$29+ million in transactions this past year
5 million+ SF of managed properties
1 team focused on your real estate needs