



LEASING • MANAGEMENT • DEVELOPMENT

**89 SOUTH COMMERCE WAY**  
*9,600 Square Feet*  
**LEHIGH VALLEY INDUSTRIAL PARK IV**



*89 South  
Commerce Way,  
Bethlehem, PA,  
Lehigh Valley  
Industrial Park IV*

## OVERVIEW

### **BUILDING:**

This one-story, multi-tenant, masonry building offers a total of 43,200 square feet in a high-profile setting.

### **ZONING:**

Planned Office/Industrial Park

### **CENTER:**

The Lehigh Valley Industrial Park IV is a planned business park situated just off Route 512 north of Route 22. Multiple tenants occupy this 430-acre park from warehouse to office users. Easy access to I-78, Routes 33, and 378, and the Pennsylvania Turnpike via route 22. Lehigh Valley International Airport located only 2.5 miles away.

**UTILITIES:** Space is separately metered for gas and electric consumption.



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**LOCATION:**

Lehigh Valley Industrial Park IV is located in the “heart” of the Lehigh Valley, with easy access to Route 22, Route 512, and Route 191

City: Bethlehem

Township: Hanover

County: Northampton

**FEATUIRES:**

- 9,600 Square Feet Available
- Private Restrooms
- Open Office Area
- Reception Area
- Private offices

**CENTER TENANTS:**

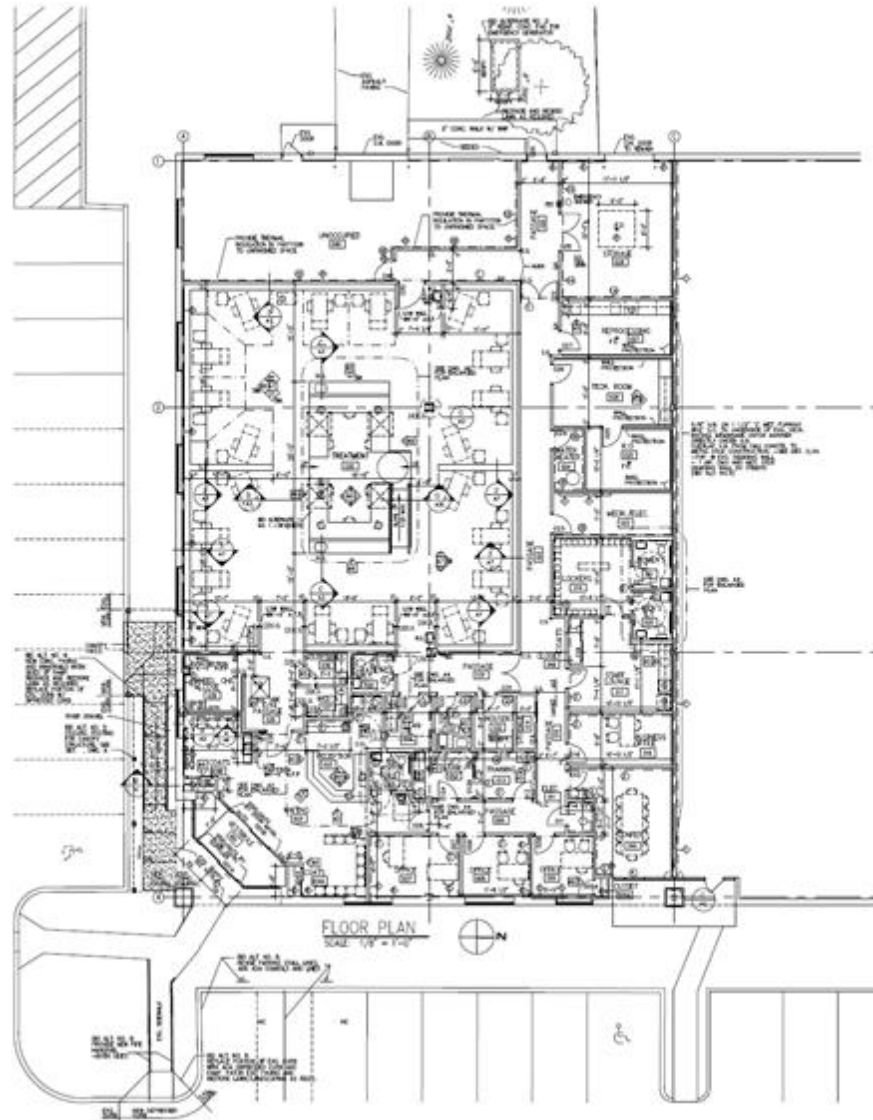
- St. Lukes of Bethlehem
- The Perry Law Firm, LLC
- Cambridge Integrated Service Group
- The Guardian Life Insurance Company
- HDW Electronics, Inc.



**OPERATING EXPENSES:** Tenant pays proportionate share of:

- Real Estate Taxes
- Sewer and Water
- Building and roof maintenance
- Exterior Lighting
- HVAC Maintenance
- Insurance (building)
- Property Management Fee
- Snow Removal
- Fire protection and monitoring
- Landscaping
- Tenant Services

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