

**FOR
SALE
or
LEASE**

15,050 SF

Zoned: C-1

**Dedicated
Parking Lot:
36 Spaces**

**Sale Price:
\$2,295,000
Lease Price:
\$14.95/SF NNN**

kw
KELLERWILLIAMS.
REAL ESTATE

Each office is individually owned and operated

**2346 JACKSONVILLE RD.
BETHLEHEM, PA 18017**

**Fabulous Lehigh Valley office
location- perfect for owner-user!**



Freestanding Office Building

Current Build-Out: Professional Research Office

Fabulous Lehigh Valley office location. The building is available for sale or lease.

The property consists of:

Lower Level:	3,870 SF
First Floor:	5,700 SF
Mezzanine:	1,230 SF
Second Level:	4,250 SF

Large parking lot behind building.

Very flexible zoning includes retail and office such as doctor, dentist, lawyer, real estate, and insurance brokers office.

Daycare is also an approved use. Elevator service.

Just minutes to Rt 22.

*Could potentially be demised into smaller spaces. Call for details.

James Balliet
President

O 610-435-1800
C 610-972-6808

James@JBPropertyGroup.com
JBPropertyGroup.com



Ryan McGeehan
Associate Broker

O 610-435-1800
C 484-695-6120

Ryan@JBPropertyGroup.com
JBPropertyGroup.com



Convenient
Location Near
Route 22

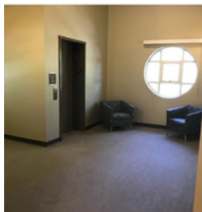
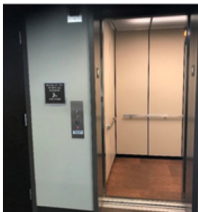


kw
KELLERWILLIAMS.
REAL ESTATE

James Balliet
President
O 610-435-1800
C 610-972-6808
James@JBPropertyGroup.com
JBPropertyGroup.com

James Balliet
PROPERTY GROUP

Ryan McGeehan
Associate Broker
O 610-435-1800
C 484-695-6120
Ryan@JBPropertyGroup.com
JBPropertyGroup.com



kw
KELLERWILLIAMS.
REAL ESTATE

James Balliet
President
O 610-435-1800
C 610-972-6808
James@JBPropertyGroup.com
JBPropertyGroup.com

 **James Balliet**
PROPERTY GROUP

Ryan McGeehan
Associate Broker
O 610-435-1800
C 484-695-6120
Ryan@JBPropertyGroup.com
JBPropertyGroup.com



Basement



1st Floor



2nd Floor

kw
KELLERWILLIAMS,
REAL ESTATE

Each office is individually owned and operated

James Balliet
President
O 610-435-1800
C 610-972-6808

James@JBPropertyGroup.com
JBPropertyGroup.com



Ryan McGeehan
Associate Broker
O 610-435-1800
C 484-695-6120

Ryan@JBPropertyGroup.com
JBPropertyGroup.com