

**FOR
SALE
or
LEASE**

15,050 SF

Zoned: C-1

**Dedicated
Parking Lot:
36 Spaces**

**Sale Price:
\$2,550,000
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:	1,250 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.

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Convenient
Location Near
Route 22

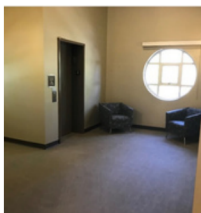


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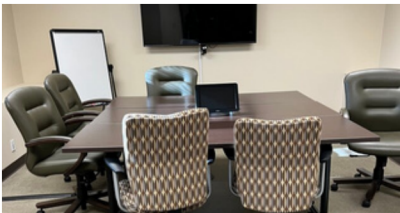


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Basement



1st Floor



2nd Floor

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