



**2147 AVENUE C
Bethlehem, Lehigh County, PA**



- Building Size:** 32,000 sq. ft.
- Available Space:** 12,000 sq. ft. immediately and 20,000 sq. ft. on or before Dec. 2010
- Lot Size:** 2.57 acres
- Description:** Fluted concrete block, insulated metal panel, steel frame built 1976, 18' ceiling height, gas suspended forced air heat units, 3,000 sq. ft. office/showroom in 20,000 sq. ft. area and 1,500 sq. ft. in the 12,000 sq. ft. area, truck dock and drive in doors, built-in sales counter in larger unit, fenced storage yard, individual tenant identity signage, security alarm, peaked roof line, sealed concrete floors, wet sprinkler system.
- Location:** Lehigh Valley Industrial Park setting, within 1/3 mile of Lehigh Valley International Airport, within 1/3 miles of Airport Road and Schoenersville Road Exits of Route 22, within 12 miles of PA Turnpike/Northeast Extension/I-476, within 15 miles of NJ State Line.
- Lease Rate:** \$3.95 per sq. ft. Net (3)

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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