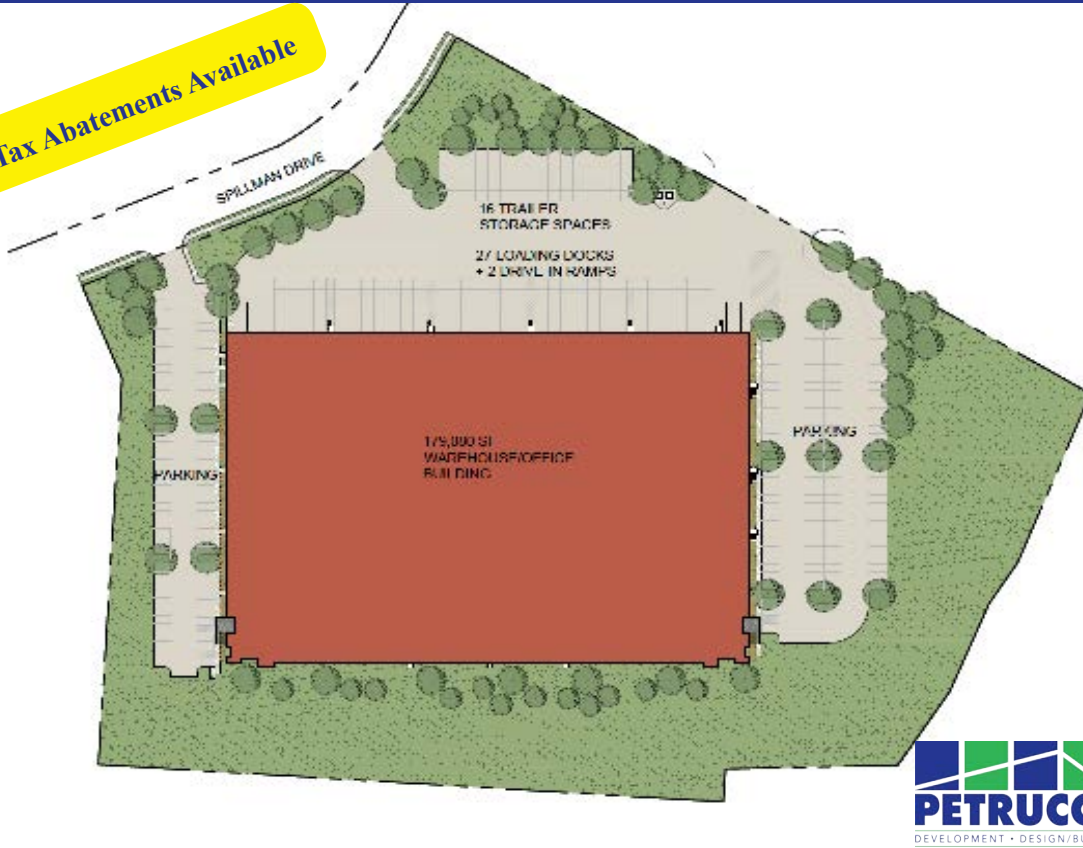


# New Construction Available Q2 2019!

Tax Abatements Available



2010 Spillman Drive  
LVIP VII  
Bethlehem, PA

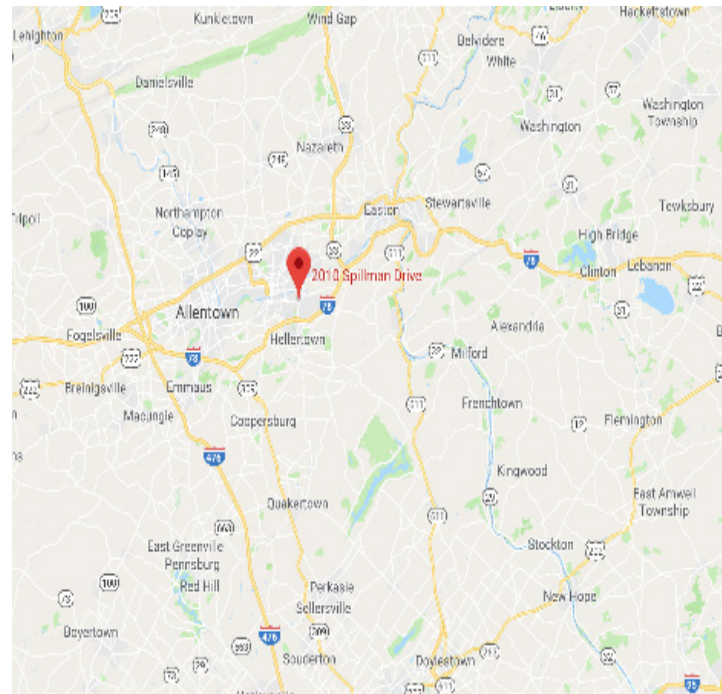
## Building Highlights

- 179,080 sq. ft.
- 36' Clear Ceilings
- 16 Trailer Spaces
- 27 Loading Docks
- +2 Drive-In Doors
- LED Fixtures
- ESFR Sprinkler

## 179,080 Sq. Ft. Available

### Production and Warehouse Facility

- High visibility in established industrial park
- KIZ and FTZ Incentives
- Local Economic and Revitalization Tax Assistance (LERTA)
- Public transportation throughout park
- Minutes to I-78 and Routes 22 and 33
- Neighbors include: Lehigh Forge, US Cold Storage, Synchronoss, Receivable Management Service, Cigars International, Curtiss-Wright Corp., ALPLA Group



Owner/Developer



For Leasing Information, Please Contact:

**Jonathan J. Gelman, Gelcor Realty**

[jgelman@gelcor.com](mailto:jgelman@gelcor.com)

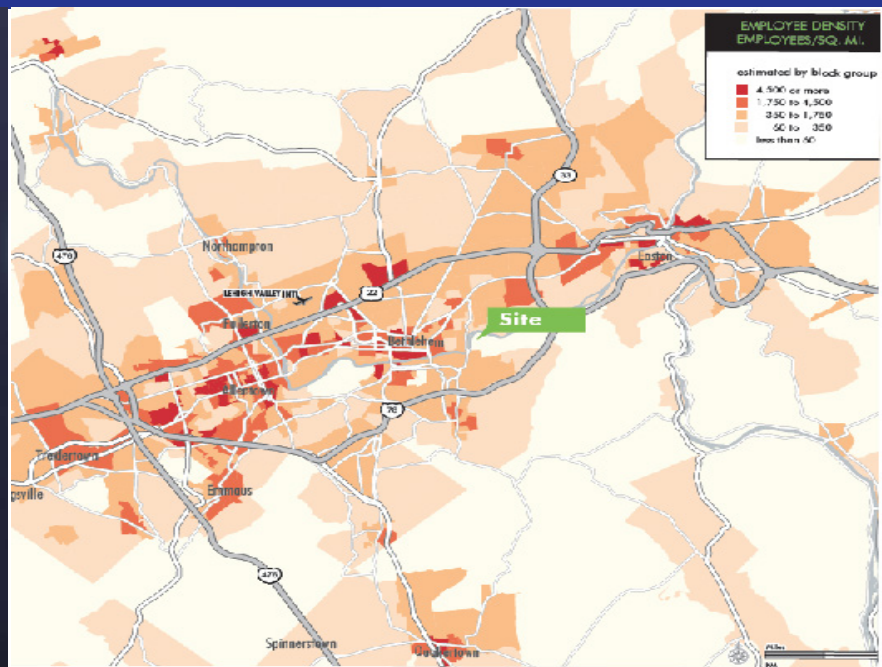
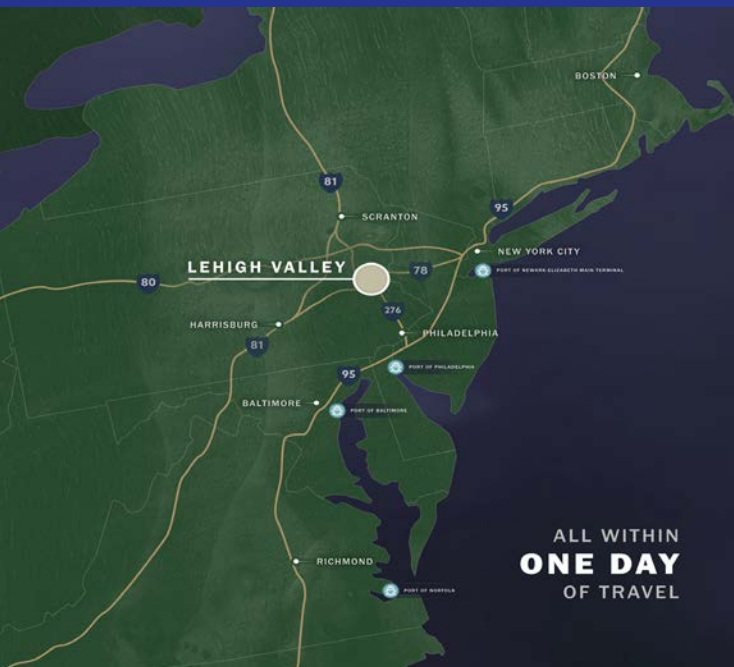
215-817-5996

Leasing



J.G. Petrucci Co., Inc. is a privately held development and design/build firm with offices in Pennsylvania and New Jersey. Founded in 1987, the firm has completed over 500 design/build projects for a diverse group of local, regional, and national corporations. The company's design/build portfolio includes commercial, industrial, healthcare, mixed-use, residential, and brownfield redevelopment projects. For more information, or to discuss your next project please visit [www.jgpetrucci.com](http://www.jgpetrucci.com) or 908.730.6909

# New Construction Available Q1 2019!



**Owner/Developer**



*For Leasing Information, Please Contact:*

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[jgelman@gelcor.com](mailto:jgelman@gelcor.com)

215-817-5996

**Leasing**



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