

**2147 Avenue C**  
**32,000 sq. ft. Available for Lease**  
**Bethlehem, Pennsylvania**



## Property Features

- 30,500 sq. ft. Heated Warehouse
- 1,500 sq. ft. Finished Office Space
- Three (3) Loading Docks
- Three (3) Drive-in Doors
- Situated on 2.57 acres with secure, gated storage yard
- Ample vehicle and truck parking
- 208 Volt/3-phase power
- Less than 2 miles from Lehigh Valley International Airport
- Minutes to Route 22 and excellent access to all major roadways
- Strong local workforce

**Owner**

**For leasing information, please contact:**

**Leasing**

**Mike Capobianco, SIOR**

610-295-6607

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 **MARKWARD  
GROUP**  
Commercial, Industrial & Retail Real Estate

 **PETRUCCI**  
DEVELOPMENT • DESIGN/BUILD

# 2147 Avenue C

## 32,000 sq. ft. Available for Lease

### Bethlehem, Pennsylvania

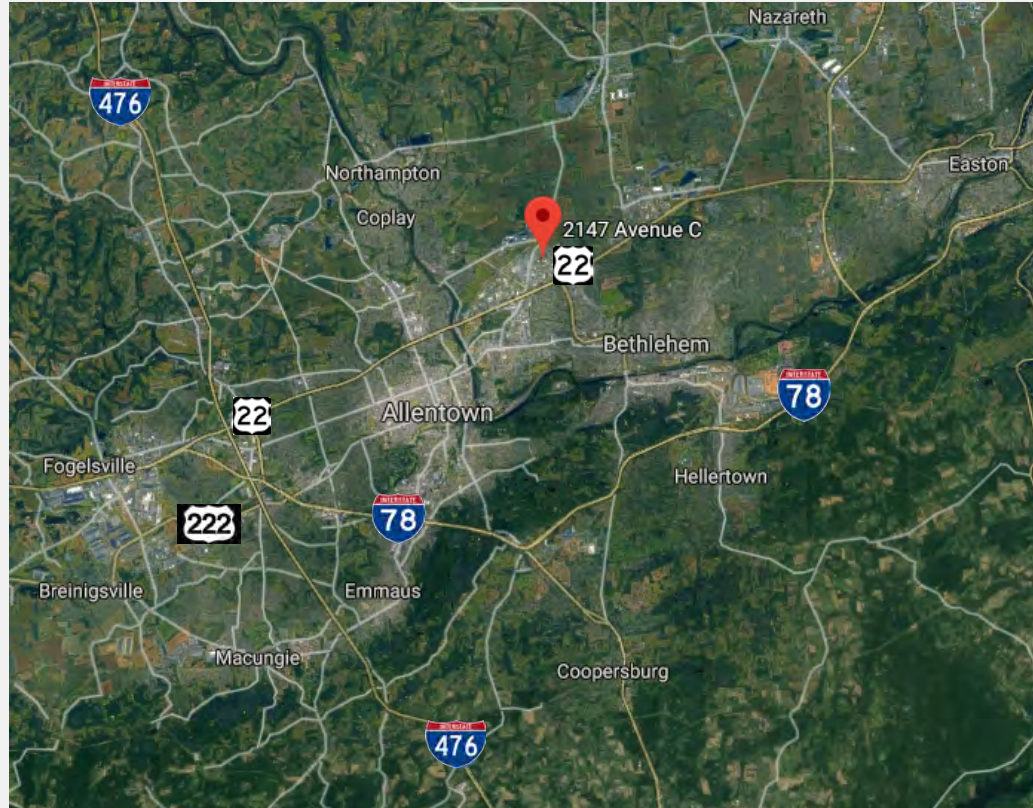
#### Location

A SITE THAT PUTS MORE THAN

# 40%

OF THE NATION'S POPULATION  
WITHIN A SINGLE DAY'S DRIVE!

- Excellent proximity to all major roadways including Routes 33, 22, 378, I-78, I-476 (Northeast Extension), I-276, I-81, I-80, and I-95
- 80 miles west of New York City
- 50 miles north of Philadelphia
- Strong labor pool
- 77 miles from Ports of New York/ New Jersey
- 75 miles from Port of Philadelphia
- Close proximity to major distribution hubs
- Less than 2 miles from Lehigh Valley Airport & New FedEx Distribution Center



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