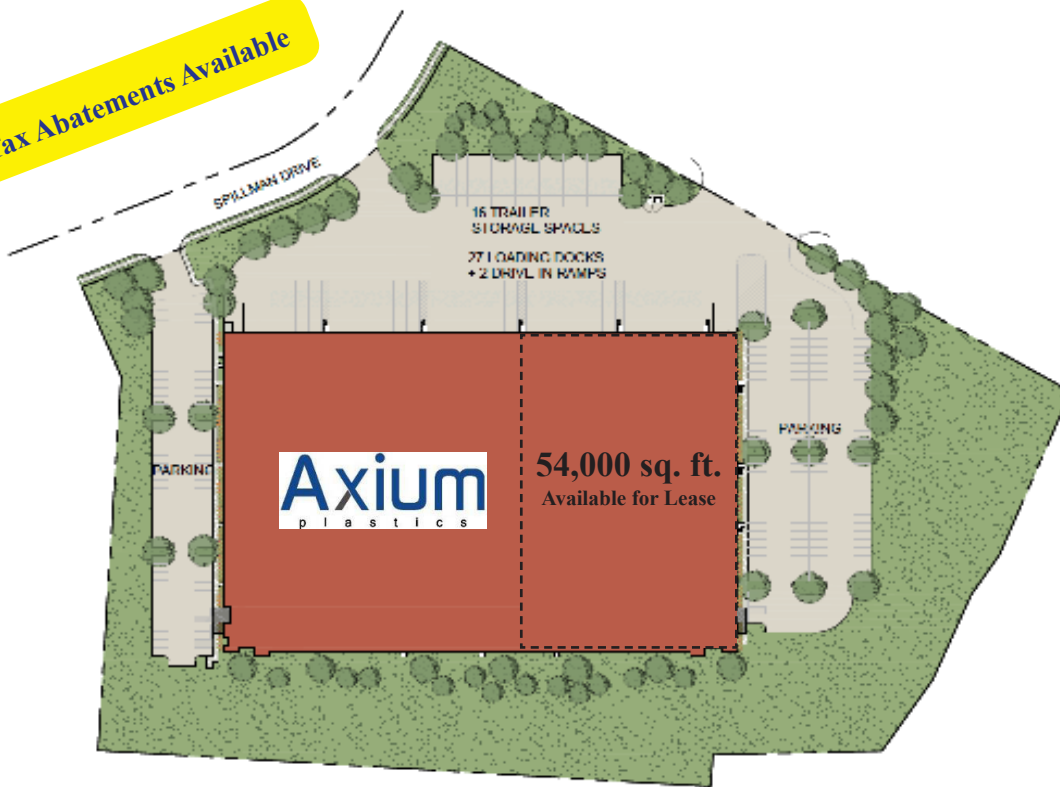


New Construction Available for Lease!

Tax Abatements Available



2010 Spillman Drive
LVIP VII
Bethlehem, PA

Building Highlights

179,080 sq. ft.

54,000 sq. ft. Available

36' Clear Ceilings

16 Trailer Spaces

27 Loading Docks

+2 Drive-In Doors

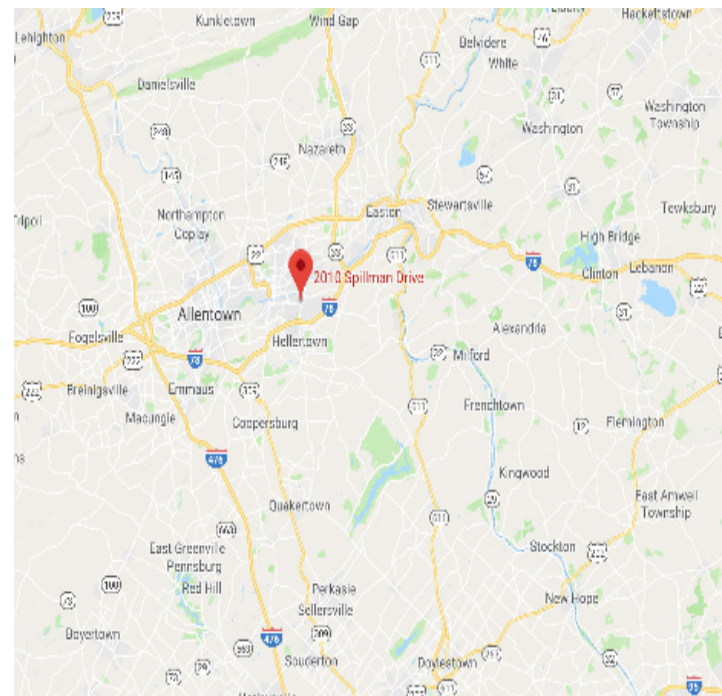
LED Fixtures

ESFR Sprinkler

54,000 Sq. Ft. Available for Lease

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



Pennsylvania

22 South Commerce Way
Suite 7
Bethlehem, PA
610-332-0550

For more information please contact

Jonathan Gelman

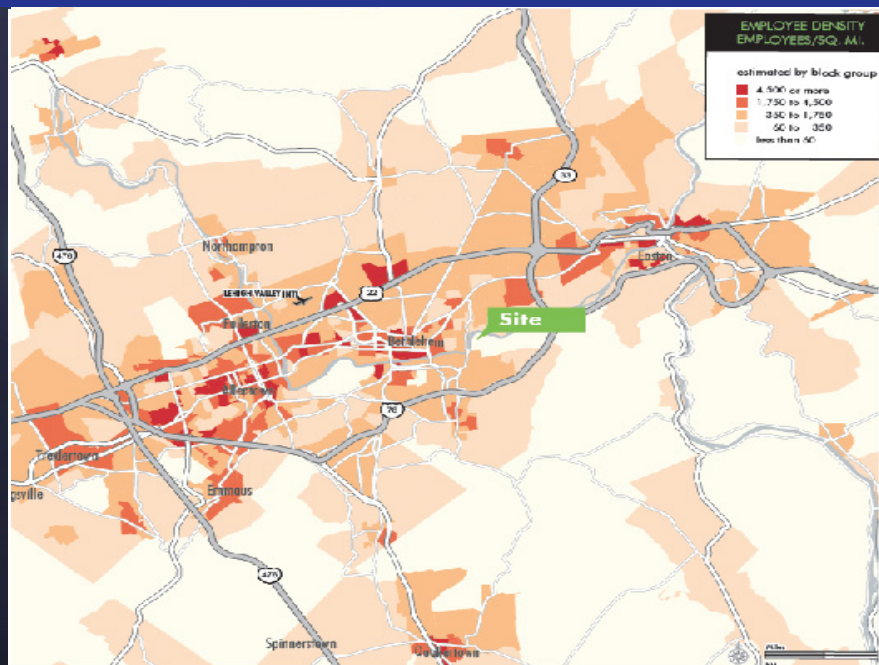
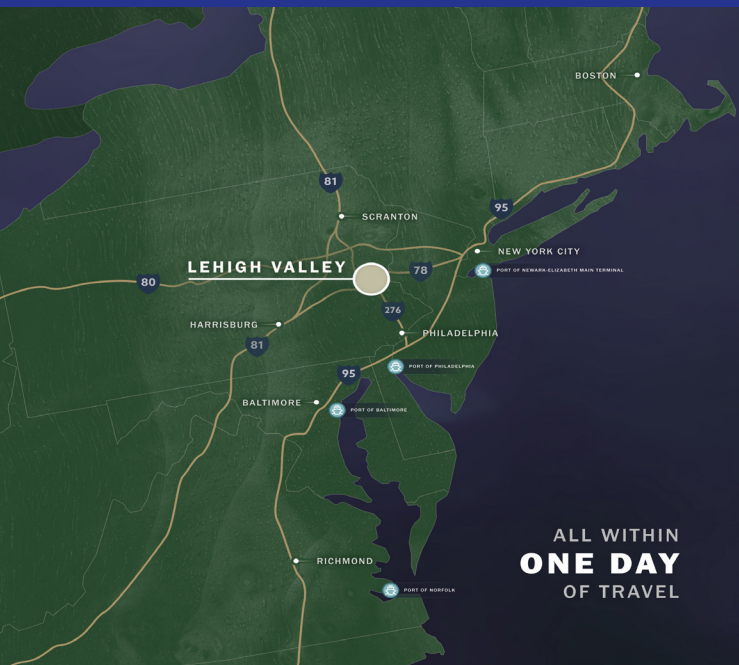
jgelman@gelcor.com
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New Jersey

171 State Route 173
Suite 201
Asbury, NJ
908-730-6909

Our Leadership Pledge: Provide quality facilities that reflect the character of our clients and stand the test of time | Relentlessly pursue total client satisfaction | Respond to the needs of the community | Create value and opportunity for clients, service providers, tradesmen, and employees | Set a standard of conduct that reinforces traditional notions of service, accountability, and integrity

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