

# New Construction Available for Lease!



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

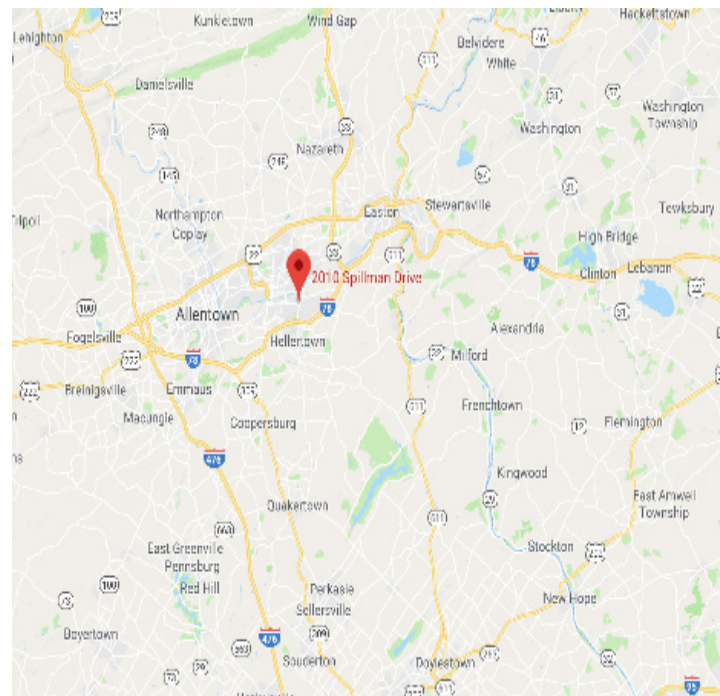
LED Fixtures

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

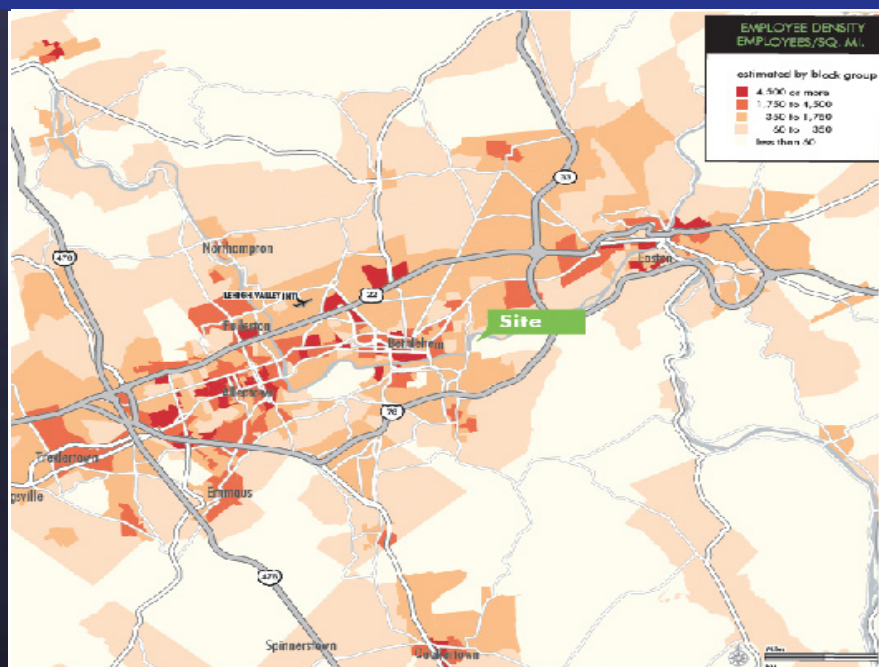
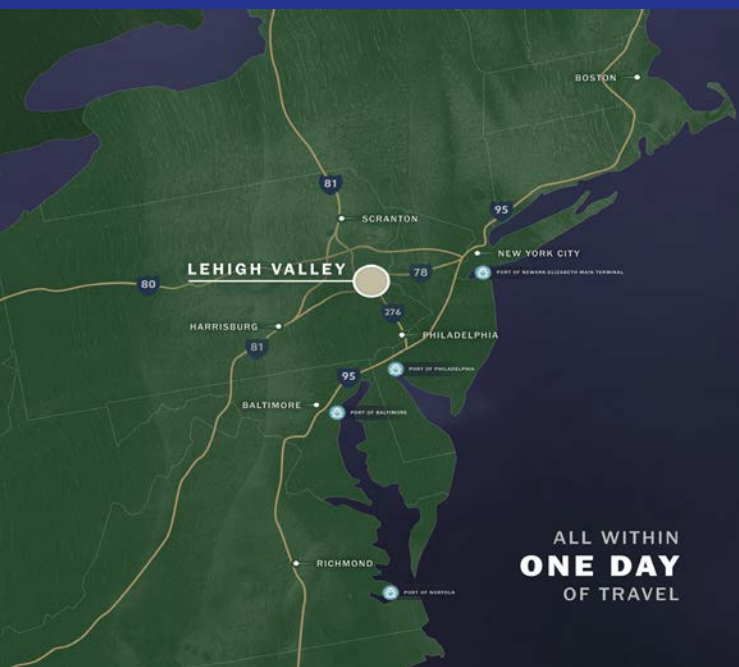
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### New Jersey

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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