

**2147 Avenue C  
Bethlehem, Pennsylvania  
32,000 SF | IMMEDIATE OCCUPANCY AVAILABLE**



**CONTACT:**  
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**NEW JERSEY**

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171 STATE ROUTE 173  
ASBURY, NJ

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**PENNSYLVANIA**

610.332.0550  
22 S. COMMERCE WAY  
BETHLEHEM, PA

215.902.9259  
93 N YORK ROAD WILLOW  
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# 2147 Avenue C

## Bethlehem, Pennsylvania

### 32,000 SF | IMMEDIATE OCCUPANCY AVAILABLE



#### Highlights:

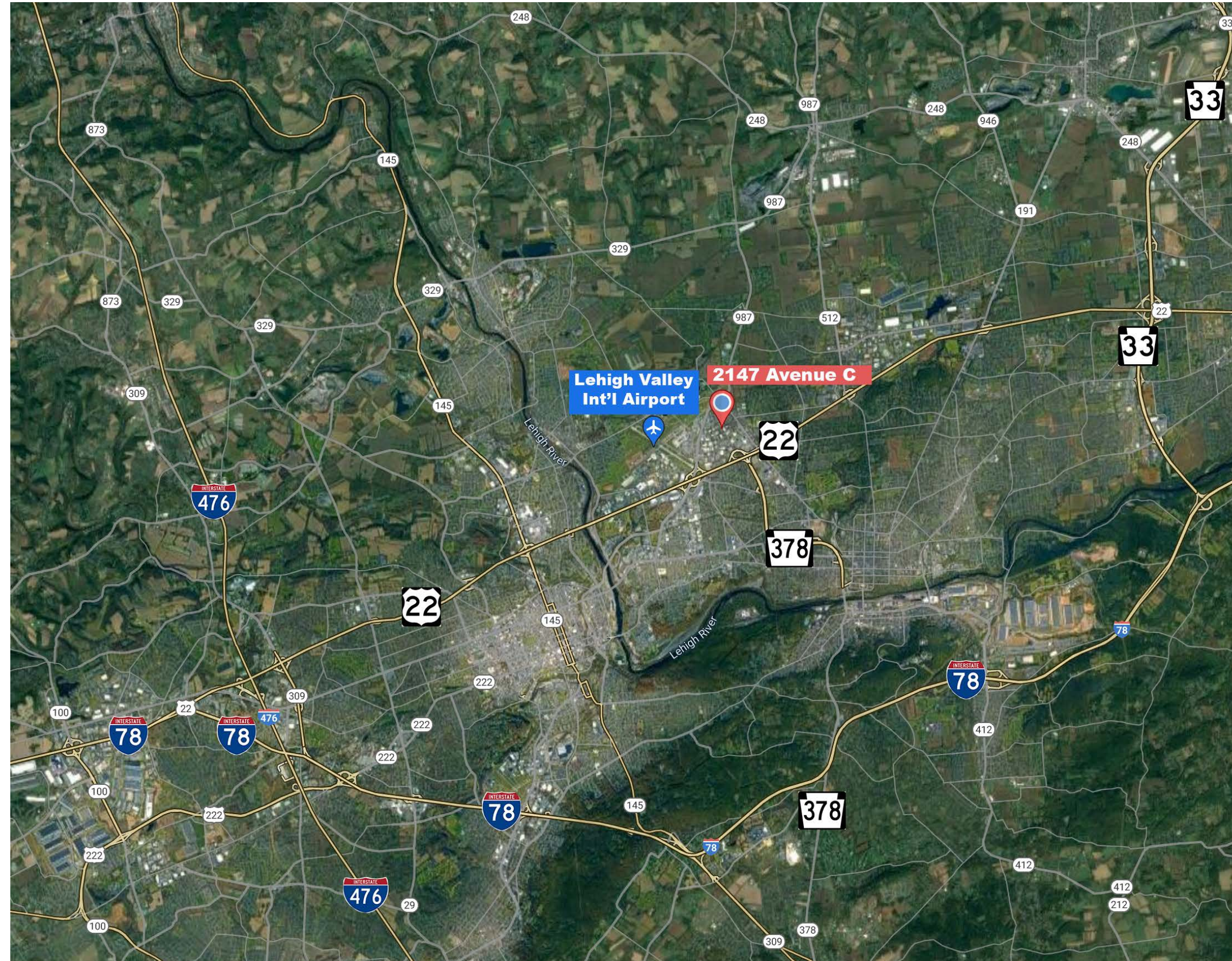
- 32,000 SF Warehouse
- 3 Loading Docks
- 3 Drive-in Doors
- Situated on 2.57 Acres
- Secure, Gated Storage Yard
- Ample Vehicle and Truck Parking
- 208 Volt/3-Phase Power
- Strong Local Workforce

#### Neighbors:

- Gardner Cryogenics Department of Air
- Cera-Met
- Grainger Industrial Supply
- MillPress Imports
- Apria Healthcare
- SPIN
- RCN

#### Connectivity

- **Less than 2 miles from Lehigh Valley International Airport**
- 75 miles west of New York City
- 50 miles north of Philadelphia
- Close proximity to major distribution hubs
- Less than 70 miles from Port of New York/ New Jersey
- 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 22, 33, 378 and Interstates 78, 476 (Northeast Extension), 80, and 81



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