

Executive Summary



SALE PRICE:	Please Call For Details
LOT SIZE:	3.63 Acres
BUILDING SIZE:	12,480 SF
GRADE LEVEL DOORS	2
OUTSIDE STORAGE:	Yes & Fenced
CEILING HEIGHT:	25.0 FT In Warehouse
YEAR BUILT:	1979
ZONING:	PI - Planned Industrial
OFFICE PARK:	LVIP I

PROPERTY OVERVIEW

2176 Avenue C in the City of Bethlehem presents an opportunity to acquire an industrial/manufacturing property with close proximity to Lehigh Valley International Airport. Positioned within LVIP I and zoned PI, the approximately 12,480 SF building offers opportunity for a wide range of uses from industrial operations, manufacturing, assembly, small business and more. The 25-foot ceiling height and oversized drive in doors to the warehouse support efficient production, storage, and workflow requirements, while the straightforward office configuration provides a practical setting for businesses seeking dependable industrial and office work space.

NOTE: Seller requests a sale and lease back for twelve months.

PROPERTY FEATURES

- Functional layout for owner-occupant
- Good condition industrial asset with 25' ceiling height
- Secured 33,000 SF fenced parking and storage area
- Convenient central Lehigh Valley location

CINDY MCDONNELL FEINBERG

cfeinberg@feinbergrea.com

Cell: 610.360.9733

1 Direct: 610.709.6233

CASEY KELLER

ckeller@feinbergrea.com

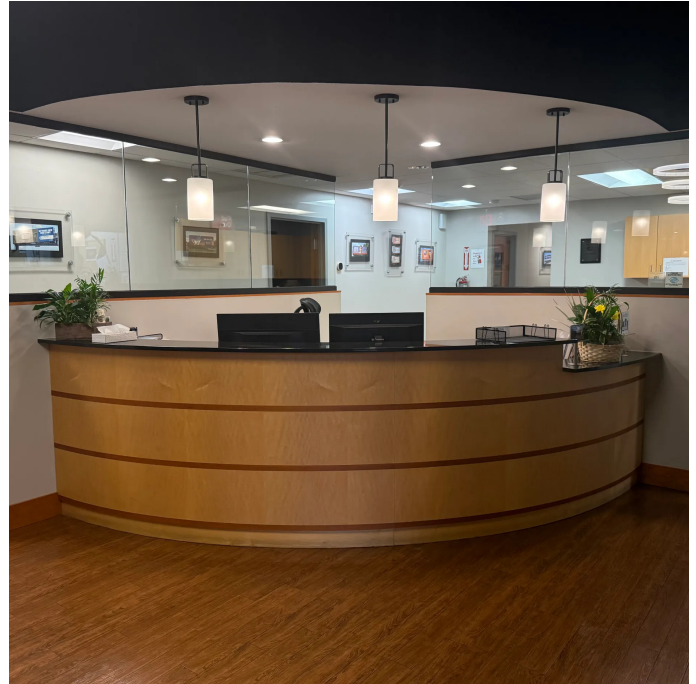
Cell: 484.226.8081

Direct: 610.709.6232



Property Details

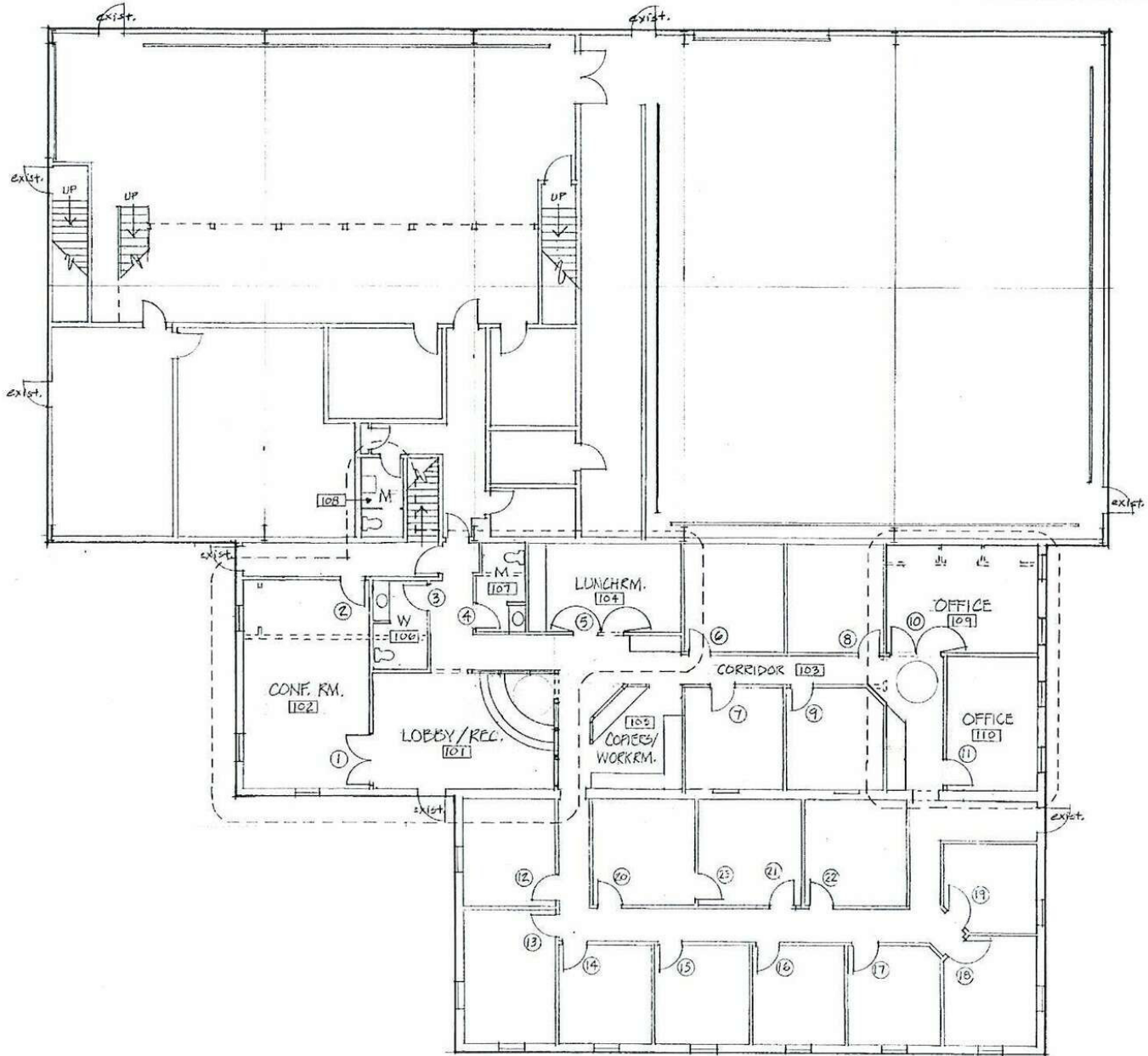
STREET ADDRESS:	2176 Avenue C
CITY, STATE, ZIP:	Bethlehem, PA 18017
COUNTY:	Lehigh
MUNICIPALITY:	City of Bethlehem
PROPERTY TYPE:	Industrial
APN:	641930402851
LOT SIZE:	3.63 AC
ZONING:	PI
RAIL ACCESS:	N/A
PARKING SPACES:	45
BUILDING FRONTAGE:	Avenue C
CROSS STREETS:	Airport Road & Schoenersville Road
YEAR BUILT:	1979
UTILITIES:	Gas, Electric, Public Water & Sewer
NUMBER OF STORIES:	1
FOUNDATION:	Concrete Slab
CEILINGS:	25' in Warehouse
MEZZANINE:	Yes
NUMBER OF UNITS:	1
TAXES:	\$29,692



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2 Direct: 610.709.6233 Direct: 610.709.6232



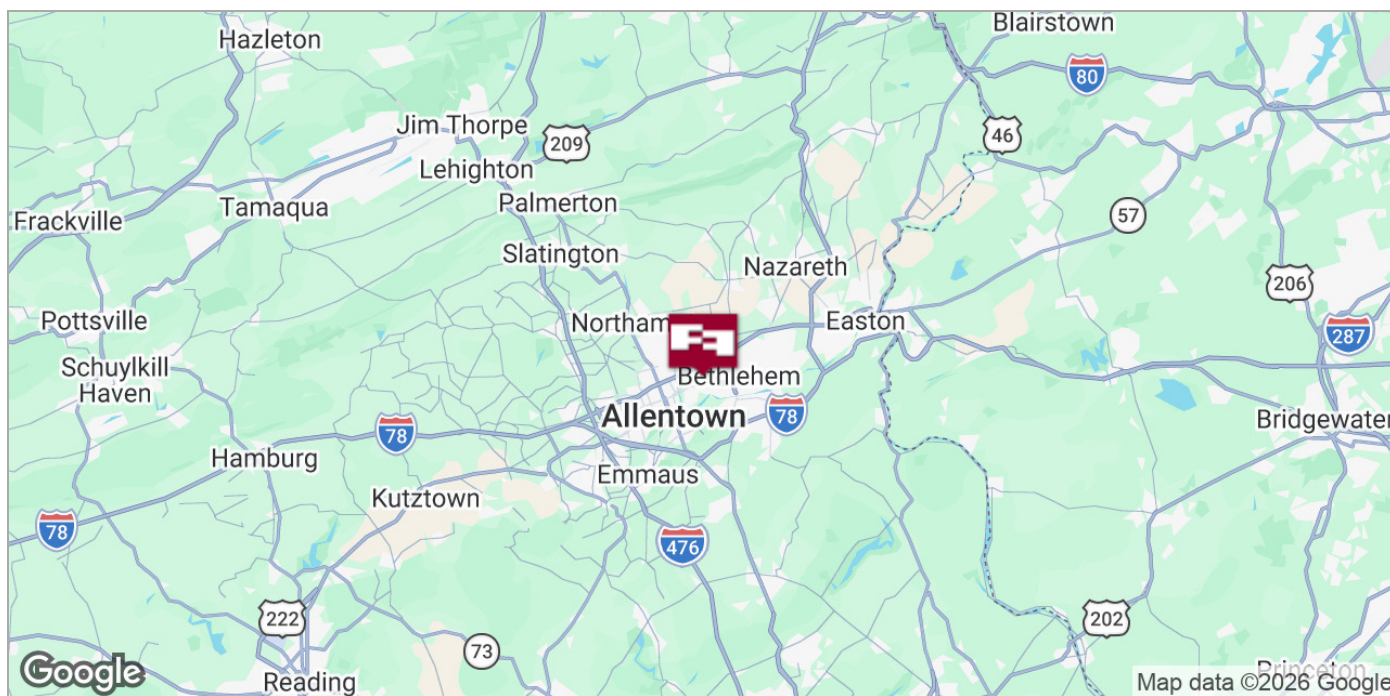
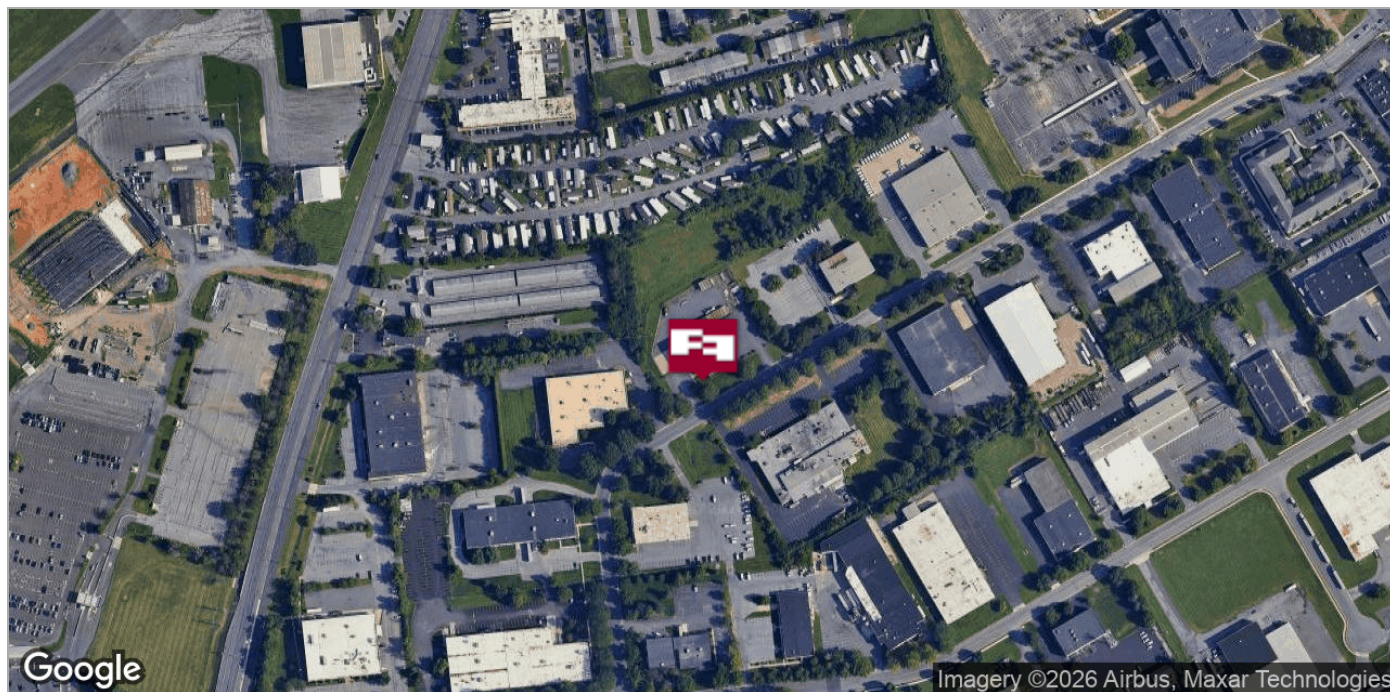
First Floor Plans



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 3 Direct: 610.709.6233 Direct: 610.709.6232



Location Maps

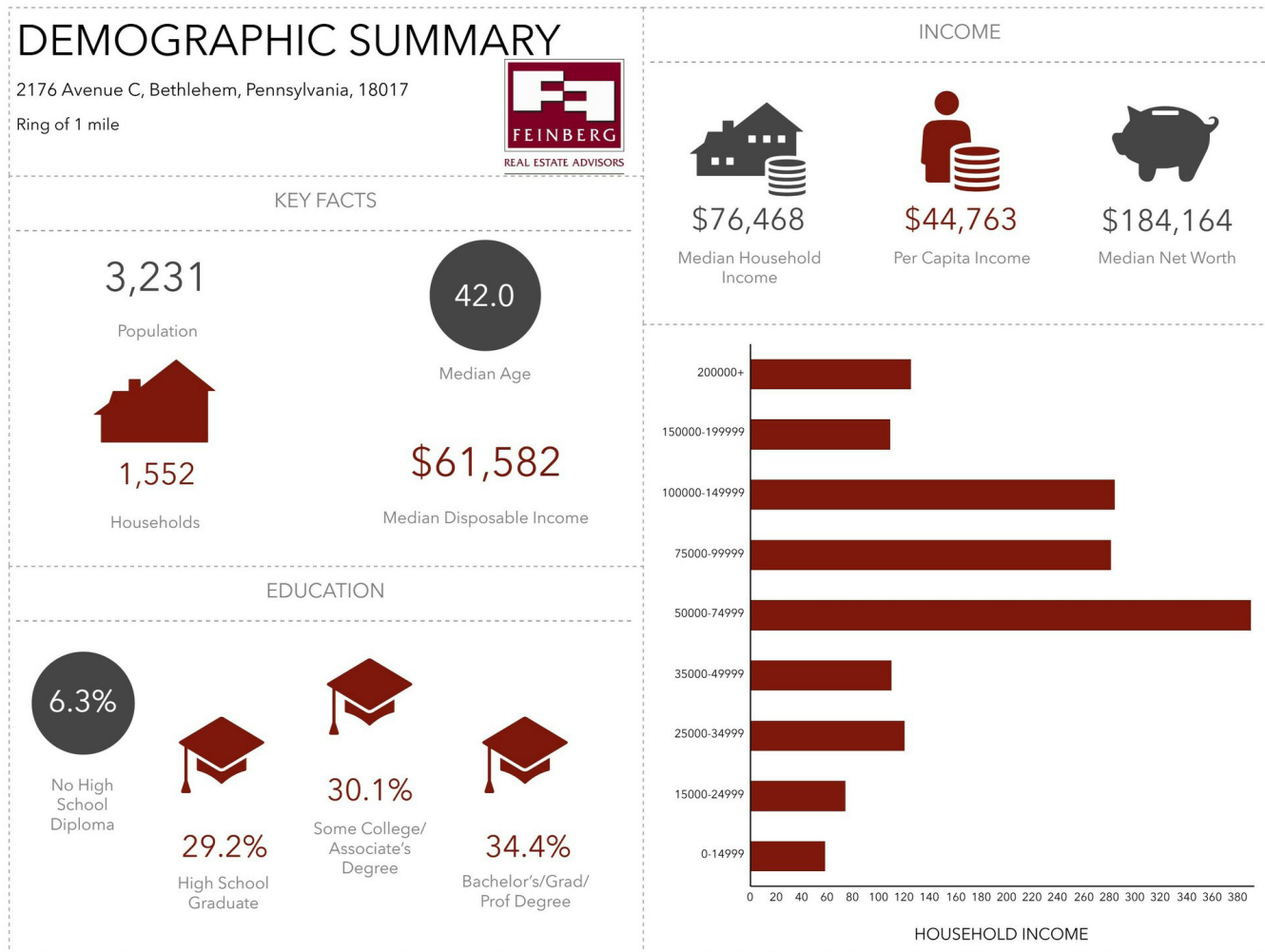


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cfeinberg@feinbergrea.com
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5 Direct: 610.709.6233

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Demographics



Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

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 6 Direct: 610.709.6233 Direct: 610.709.6232



Retailer & Local Business Map



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Direct: 610.709.6232



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