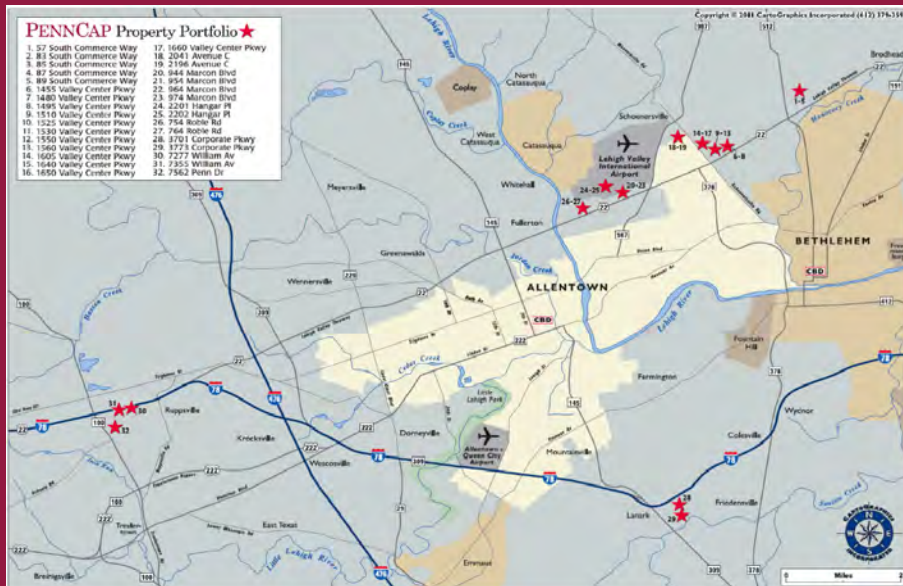




## COMPANY OVERVIEW

PennCap Properties serves the commercial real estate needs of businesses as the leading owner and operator of Class 'A' office and flex properties in the Lehigh Valley. With unparalleled market knowledge, an incomparable portfolio, and concierge-like tenant services, PennCap Properties is the clear partner for all of your Lehigh Valley commercial real estate needs. As a full service real estate company, PennCap Properties' services include commercial leasing, property management, and commercial property development.



**PENNCAP PROPERTIES**  
559 Main Street  
Suite 300  
Bethlehem, PA 18018



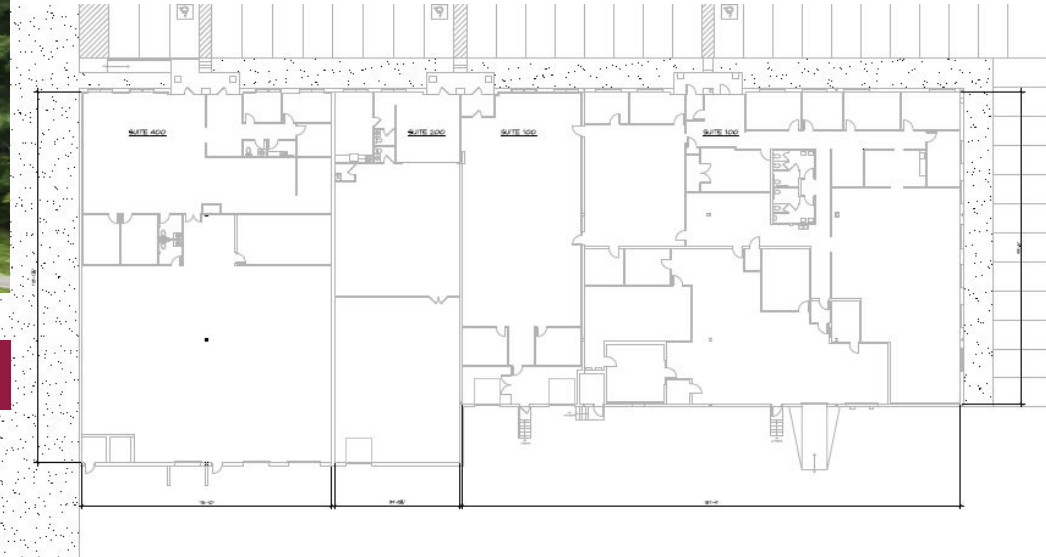
# 2041 AVENUE C

## Suite 400

9,600 Square Feet Available

### 610-332-1100

[www.PennCapProperties.com](http://www.PennCapProperties.com)



## CENTER TENANTS:

- B Braun Medical, INC
- TruGreen Limited Partnership
- National Museum of Industrial History
- Adams Outdoor Advertising
- Belfor USA Group
- Gerhart Scale Corporation
- Marcus Michael Designs

## ZONING:

Planned Office-Industrial Park

## BUILDING

This one-story, multi-tenant masonry building offers a total of 30,400 square feet in a high-profile setting immediately adjacent to Lehigh Valley International Airport.

## FEATURES:

- Private Offices
- Open Warehouse Space
- Mezzanine Storage
- Dock Doors
- Drive- In Dock Doors

## OPERATING EXPENSES:

(Tenant Pays Proportional Share)

- Real Estate Taxes
- Sewer and Water
- Building and Roof Maintenance
- Exterior Lighting
- HVAC Maintenance
- Fire Protection and Monitoring
- Insurance (Building)
- Grounds Care
- Snow Removal
- Tenant Services
- Property Management Fee

## UTILITIES:

Space is separately metered for gas and electric consumption.

Lehigh Valley Industrial Park I  
2041 Avenue C  
Bethlehem, PA 18017

## LEHIGH VALLEY INDUSTRIAL PARK I

The Lehigh Valley Industrial Park I is a planned business park situated just off Airport Road North of Route 22. Multiple tenants occupy this park from warehouse to office users. Easy access to I-78, Routes 33 & 378 and Pennsylvania Turnpike via Route 22. Lehigh Valley International Airport is located across from the park.