



Available

# Prime 2.5 Acre Land Development

4046 Christian Spring Road, Bethlehem, Pennsylvania

- 2.5+/- acres
- Approved for a 23,488 +/- SF building with improved curbing, parking and driveway
- Incredible visibility from Route 22 eastbound and westbound
- Available utilities - water, sewer, and gas to site
- Traffic counts
  - Route 22: 73,000 PennDOT
- If desired, owner/developer has the ability to construct the building and lease to a tenant/user or sell as a packaged deal

FOR MORE INFORMATION,  
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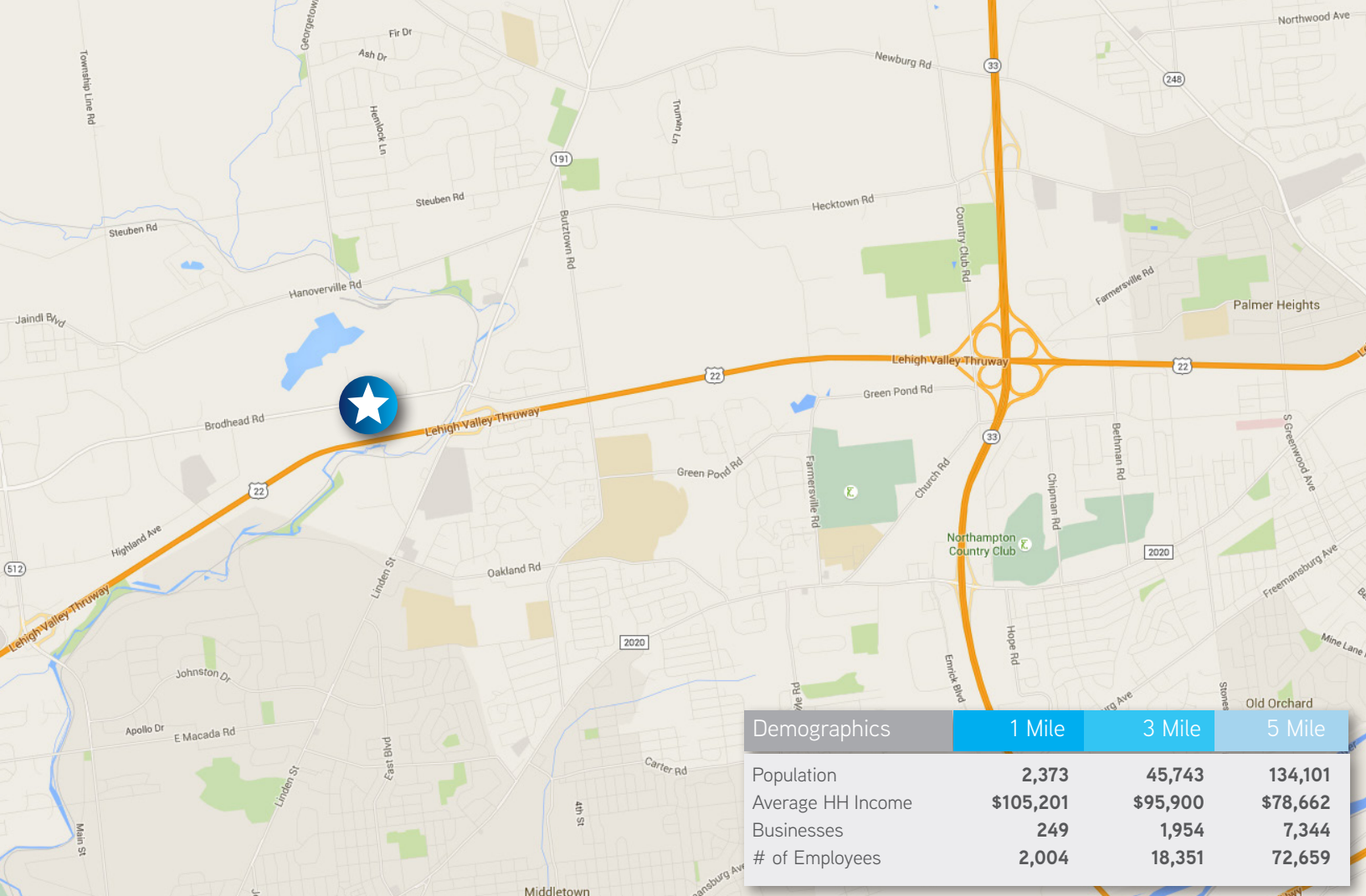
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## > Conceptual Rendering



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