

Bethlehem planners advance proposal for light manufacturing building in LVIP VII

- November 13, 2025 | Kat Schneider



A schematic design of the proposed 49,920-square-foot warehouse and flex-industrial building at 1550 Spillman Drive, part of Lehigh Valley Industrial Park VII, as presented to the Bethlehem Planning Commission on Nov. 13, 2025.

BETHLEHEM, Pa. – After 25 years of development, progress at Lehigh Valley Industrial Park VII has reduced its more than 1,000 acres to fewer than 30 remaining parcels.

On Thursday, LVIP President and CEO Kerry Wrobel sought to develop yet another portion of the site, saying the project aims to meet the region's growing economic needs.

Wrobel's plans include a 49,920-square-foot warehouse and flex-industrial building at 1550 Spillman Drive.

"It came to our attention that there was a dramatic need for quality industrial space buildings that are sold instead of being leased," Wrobel said.

The proposed site covers approximately 220,457 square feet, or about 5 acres, and lies between Spillman Drive to the north, Lynn Avenue to the east, East Fourth Street to the south and property owned by Lehigh Forge Corp. to the west.

The building will address a gap in the Lehigh Valley's economic development landscape, Wrobel said. He told planners the intent is to sell the building to a light manufacturer whose operations produce no emissions or odors, and require no outside storage. He said his group was patient enough to find the right buyer.

The plan includes 57 parking spaces, two loading docks and associated lighting, landscaping, stormwater management, utilities and other site improvements. The property is zoned Industrial Redevelopment.

The plan was approved in two motions, one of which granted a deferral of the sidewalk requirement on East Fourth Street and Spillman Drive until the neighboring property is developed.

The Bethlehem Planning Commission also reviewed several other development proposals during its meeting on Thursday at Town Hall. (See full article at WFMZ.com)