



**749 GUILFORD STREET, LEBANON, PA 17046**

**COMMERCIAL FLEX  
ASSET WITH 2 BUILDINGS**

**FOR SALE  
OR  
LEASE**

749 GUILFORD STREET  
LEBANON, PA 17046

FOR SALE OR LEASE  
**INDUSTRIAL FACILITY  
WITH OFFICE**



## PROPERTY SUMMARY

Large and versatile industrial warehouse facility with office available in the heart of the city of Lebanon. Available space consists of 96,838 SF of warehouse space with 15' - 16'6" clear heights and 12,265 SF of office. Loading capacity of 24 docks of varying sizes plus 6 drive-in doors. Facility is solar-powered with a backup generator, fully sprinklered, and outfitted with hung gas heaters in warehouse space. Office space is fully air conditioned and contains various office sizes, conference rooms, break rooms, and storage facilities. Location is within 500 miles of 35% of the US population and is within a 2-hour drive of Philadelphia and Baltimore markets and 4 hours of New York City, Pittsburgh, and Washington DC. Unique tenant-friendly terms include gross leases with flexible term lengths and access to common office spaces and restrooms. Outstanding opportunity for any industrial business to lease or acquire a fully-functional headquarters facility.

## PROPERTY HIGHLIGHTS

- Large & versatile industrial facility with offices, abundant parking, and plentiful capacity creating a perfect industrial headquarters location
- LIC zoning permits distribution, building supply & fabrication, trade schools, and many more industrial uses

## LOCATION HIGHLIGHTS

- Location within 500 miles of 35% of US population and 2-4 hour drives of major Northeastern Markets
- Centrally located to Harrisburg, York and Reading markets

## OFFERING SUMMARY

Building Size	277,237 SF
Available SF for Lease	±109,103 SF
Lease Rate	\$7.00-\$9.00 per SF/yr
Lease Type	Modified Gross
CAM	Subject to Occupancy
Sale Price	Subject to offer
Price per SF	TBD
Property Taxes (2026)	\$67,484
APN	05-2337838-372819-0000

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

NICK SALLACK  
SENIOR ASSOCIATE  
✉ NSALLACK@LandmarkCR.com  
☎ 717.829.4011

JASON GRACE, CCIM, SIOR  
CEO & MANAGING PRINCIPAL  
✉ JGRACE@LandmarkCR.com  
☎ 717.421.1943

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WORLDWIDE  
REAL ESTATE SERVICES

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## PROPERTY DETAILS

Number of Buildings	1
Building Size	277,237 SF
Lot Size	4.53 Ac
Building Class	B
Tenancy	Multi
Number of Floors	3 + basement
Restrooms	Multiple
Parking	80 spaces
Last Year Renovated	2017

## MARKET DETAILS

Cross Streets	8 <sup>th</sup> St & Guilford
Traffic Count at Intersection	8,900 VPD
Municipality	City of Lebanon
County	Lebanon County
Zoning	Light Industrial/Commercial

## BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Flat
Clear Ceiling Height	15'-16'6"
Dock Doors	24
Drive-in Door	6
Power	3-Phase   Variable AMP   Solar w/backup generator
HVAC	Gas Heat   Central AC
Sprinklers	Yes
Security	Yes
Signage	Monument   On Building

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## INDUSTRIAL FACILITY WITH OFFICE

1<sup>ST</sup> FLOOR AVAILABILITY



SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
119,618 SF	Full Service	\$7.00-\$9.00 per SF/yr	Warehouse building that provides clear-span space suitable for distribution, fabrication, storage, or other industrial applications, also equipped with drive-in access.

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## INDUSTRIAL FACILITY WITH OFFICE

AERIAL



HARRISBURG

422

UNION CANAL  
TUNNEL PARK  
SOUTH

NORTHWEST  
ELEMENTARY  
SCHOOL

PANADERIA  
Y REPOSTERIA  
CEBALLOS  
BAKERY

LIBERTY  
SQUARE

MONUMENT  
PARK

LEBANON  
INTERMEDIATE  
SCHOOL

LEBANON  
STATION  
(READING  
RAILROAD)

LEBANON  
VALLEY  
FAMILY  
YMCA

**749**  
GUILFORD ST  
LEBANON, PA  
119,615  
SF

LEBANON  
VALLEY  
CRAFT  
BREWERY

CJ  
EPHRATA  
PIZZA 2

HERB  
SHEET  
METAL



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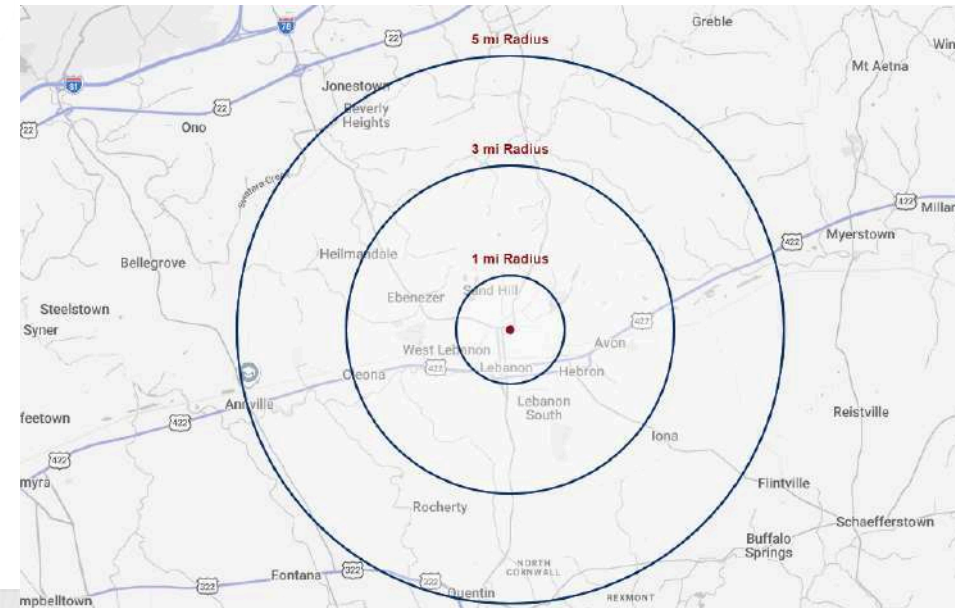
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**DEMOGRAPHICS & LOCATION OVERVIEW**

Located in the heart of Central Pennsylvania, **LEBANON** offers a strategic and cost-effective location for industrial users, positioned nearly equidistant from Harrisburg, Lancaster, and Reading. The city benefits from excellent regional connectivity, with convenient access to major transportation corridors including Interstate 78, Interstate 81, and the Pennsylvania Turnpike, providing efficient distribution routes to key markets throughout the Mid-Atlantic and Northeast. Home to approximately 26,000 residents, Lebanon features a dense and diverse labor pool with a median age in the high-30s and a strong presence of working-age households, supporting a wide range of industrial and logistics operations.

The area's demographic profile reflects a multicultural workforce and a broad income distribution, offering both labor availability and long-term growth potential. With its central location, accessible infrastructure, and business-friendly environment, Lebanon City continues to attract manufacturers, distributors, and industrial users seeking proximity to major population centers without the costs associated with larger metropolitan areas.



**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
Population	20,400	55,967	73,677
Households	7,898	22,044	28,645
Average Household Income	\$61,818	\$87,277	\$92,067
Businesses	635	1,726	2,121
Employees	4,945	18,393	22,165

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



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