

AVAILABLE FOR SALE & LEASE

**50 Rausch Creek
Road, Tremont, PA**

**1,294,548 SF
on 172.9 AC**



BINSWANGER
UNIQUELY SPECIALIZED SINCE 1931



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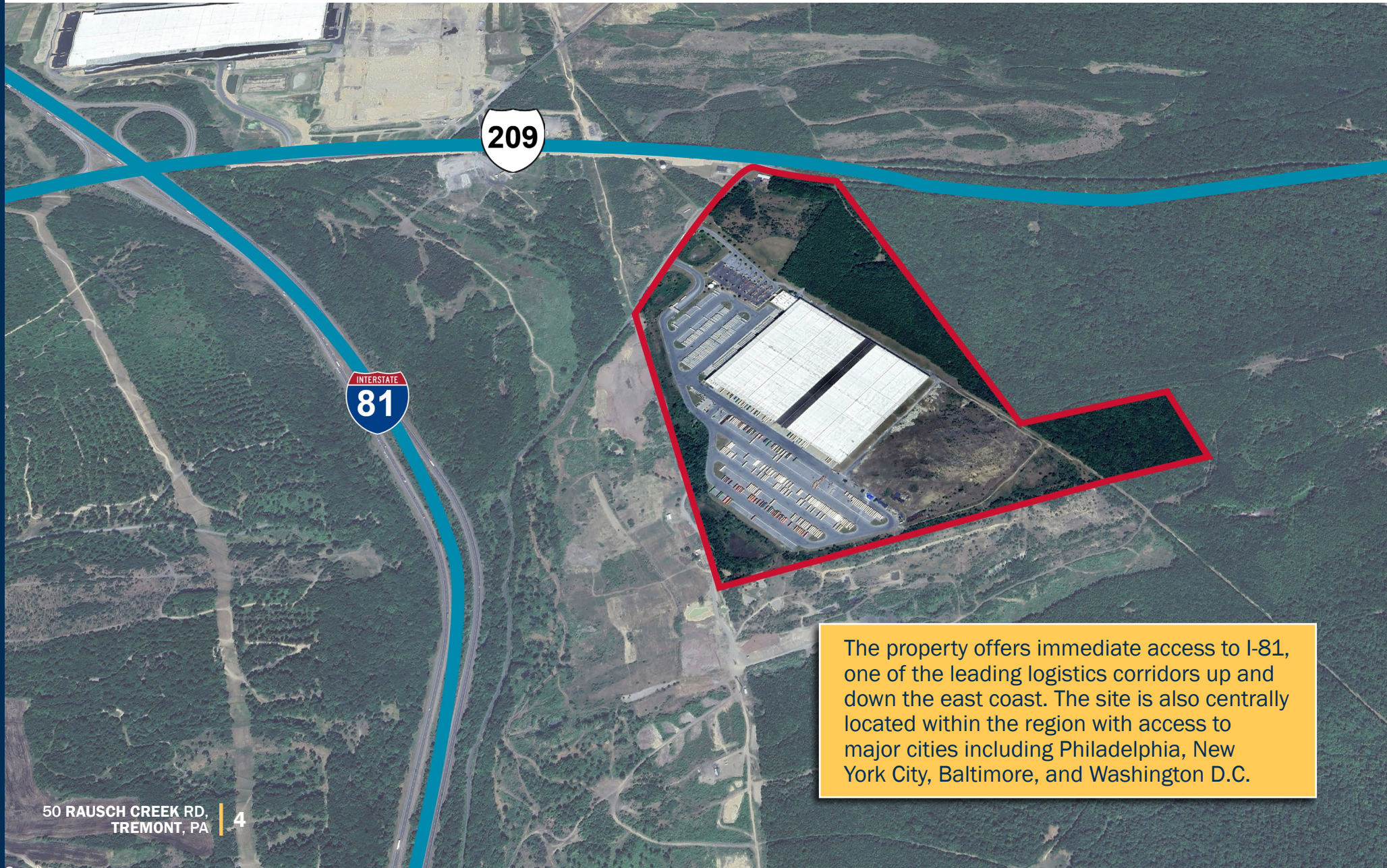
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Market Overview

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LOCATION DESCRIPTION

LOCATION DESCRIPTION



50 RAUSCH CREEK RD.
TREMONT, PA | 4

The property offers immediate access to I-81, one of the leading logistics corridors up and down the east coast. The site is also centrally located within the region with access to major cities including Philadelphia, New York City, Baltimore, and Washington D.C.

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS



BUILDING SIZE

1,294,548 SF
(Expansion Capability)



ZONING

I-C – Industrial Commercial
(Tremont Township)



LOT SIZE

172.9 AC



CEILING HEIGHTS

39'6"



LOADING DOCKS

112 Loading-Docks (9' x 9')



DRIVE-INS

2 Drive-Ins (Two 14' x 14')

PROPERTY DETAILS

CONSTRUCTION:

- Built in 2001 (Renovated 2018/2019 including new roof)

OFFICE SIZE:

- 22,500 SF single-story main office
- 10,144 SF two-story shipping and receiving office

PARKING:

- 700 Truck Parking Spaces

COLUMN SPACING:

- Varying Column Spacing (Primarily 38' x 38')

LIGHTING:

- New Motion Sensor LED Lighting installed in 2024

FIRE PROTECTION:

- Heavy Hazard Wet Fire Suppression System

POWER

- Three 3,000 AMP Transformers totaling 9,000 AMPS

WATER/SEWER:

- Public Water
- Public Sewer

GAS:

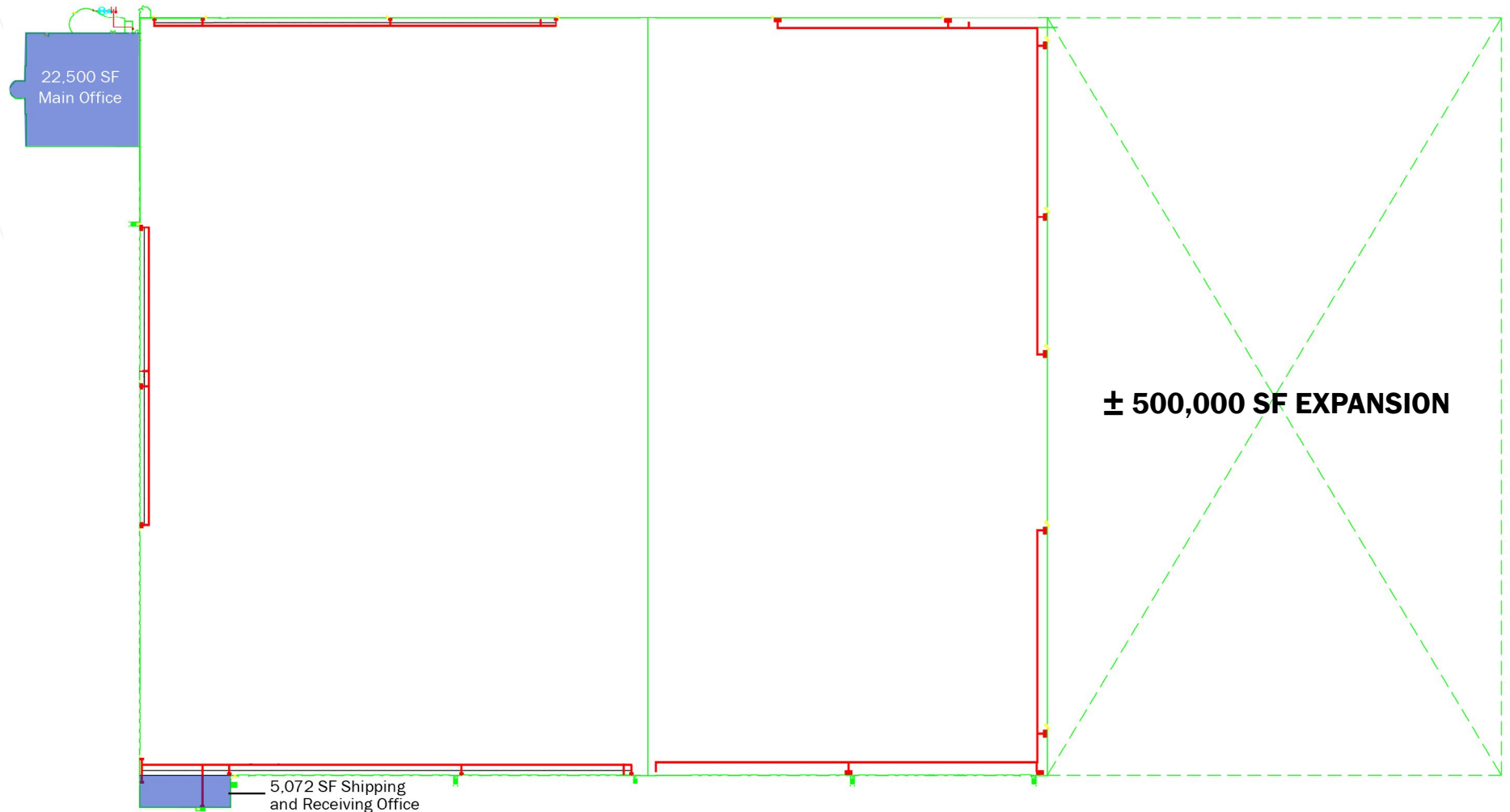
- Propane



EXTERIOR IMAGES



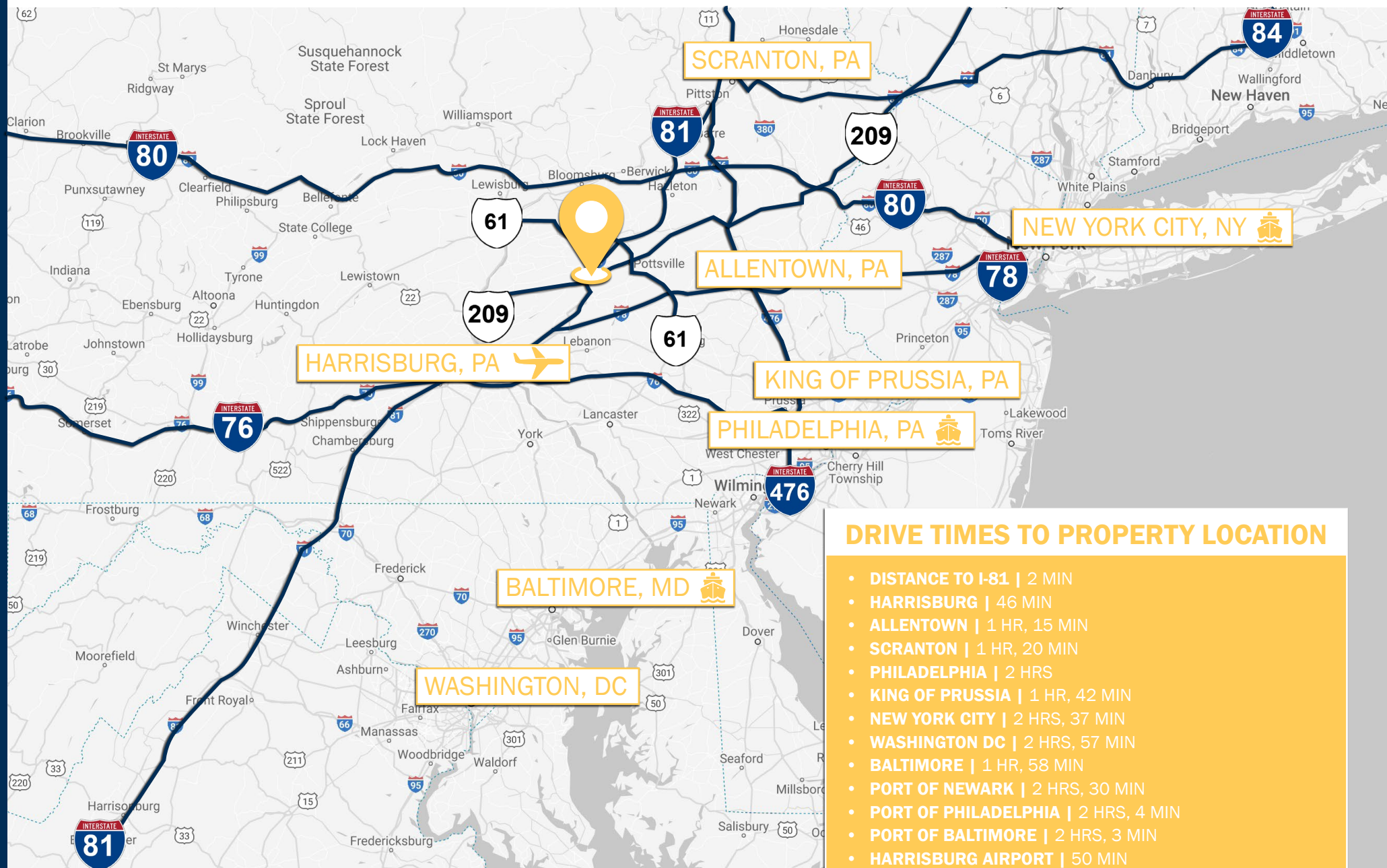
FLOOR PLAN





MARKET OVERVIEW

PROPERTY MAP

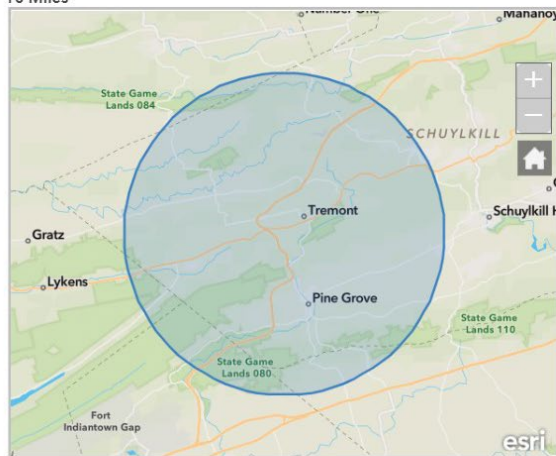


10-MILE DEMOGRAPHIC

Market Insights for Real Estate

50 Rausch Creek Rd, Tremont, Pennsylvania, 17981

10 Miles

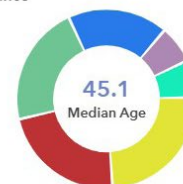
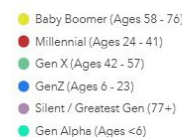


33,897
Total Population
(Current year)

-0.21%
Population Growth
(Projected 5-yr)

\$62,673
Household Income
(Median)

Generational Predominance



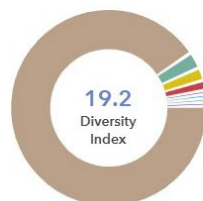
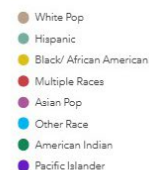
\$168,109
Home Value
(Median)

\$52,778
Disposable Income
(Median)

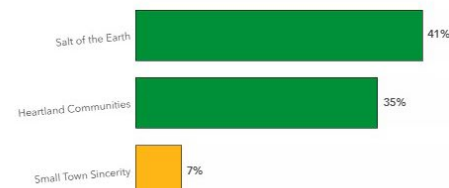
13,569
Households
(Total)

2.4
Household Size
(Average)

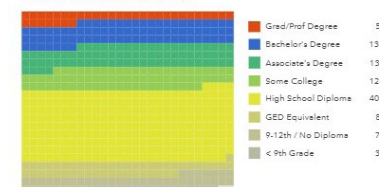
Race and Ethnicity



Top Lifestyle Segments



Educational Attainment

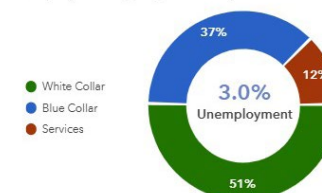


5,909
Residents
Who Commute
30+ Minutes

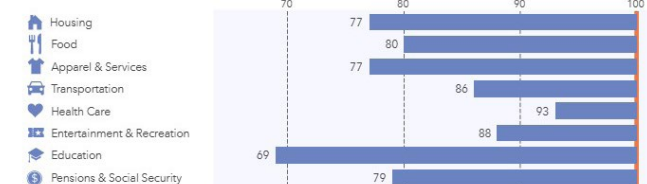
3
Schools

928
Businesses

Employment Type (Residents)



Household Expenditures



This index compares the average household expenditures for this market compared to the US. The US average is 100. An index of 120 is 20 percent higher than the US average and an index of 80 is 20 percent lower.



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