


INDUSTRIAL PROPERTY
FOR LEASE

2525 OLD ROUTE 15 - REAR
NEW COLUMBIA, PA 17856



Amber Corbo
acorbo@naicir.com | 717 761 5070 x185

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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2525 OLD ROUTE 15 - REAR

PROPERTY DETAILS

FOR LEASE
\$8.00 SF/YR (NNN)

OFFERING SUMMARY

| | |
|----------------------|--------------------|
| Lease Rate | \$8.00 SF/yr (NNN) |
| Available SF | 10,000 SF |
| Lot Size | 21.91 Acres |
| Building Size | 10,000 SF |

PROPERTY SUMMARY

| | |
|---------------------|--|
| Address | 2525 Old Route 15 - Rear New Columbia, PA 17856 |
| Municipality | White Deer Township |
| County | Union County |
| Tax Parcel # | 014-054-045-10000 |
| Year Built | 1990 |

PROPERTY DESCRIPTION

Located directly off US-15, a single-tenant warehouse is available for lease. The 10,000 SF building offers two (2) drive-in doors and one (1) dock door that offer an area for five (5) trailer pull up parking spots. In addition to warehouse space, the property offers private offices, a breakroom, and bathroom. Easily accessible from US-15 and I-80, the property is located immediately off the White Deer/Watsontown exit on US-15.



PROPERTY HIGHLIGHTS

- 10,000 SF warehouse available for lease
- Two (2) drive ins: 16x16 and 12x14 along with one (1) dock door
- Designated flammable storage
- Private offices for management and administrative staff
- Additional acreage available for lease to accommodate storage and parking
- +/- 17,597 VPD on Route 15
- +/- 27,689 VPD on Interstate 80

BUILDING INFORMATION

| | |
|-------------------------|-------------|
| # of Floors | Two (2) |
| Restrooms | One (1) |
| Ceilings | Metal |
| Ceiling Height | 20.0' |
| Walls | Cinderblock |
| Floor Type | Concrete |
| Business ID Sign | Yes |

UTILITIES & ZONING

| | |
|-----------------|----------------------------------|
| Zoning | Commercial Highway Manufacturing |
| Water | Well |
| Sewer | Public |
| Gas | Natural |
| Electric | 3 Phase: 400 Amp |

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ADDITIONAL PHOTOS

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LOCATION MAP

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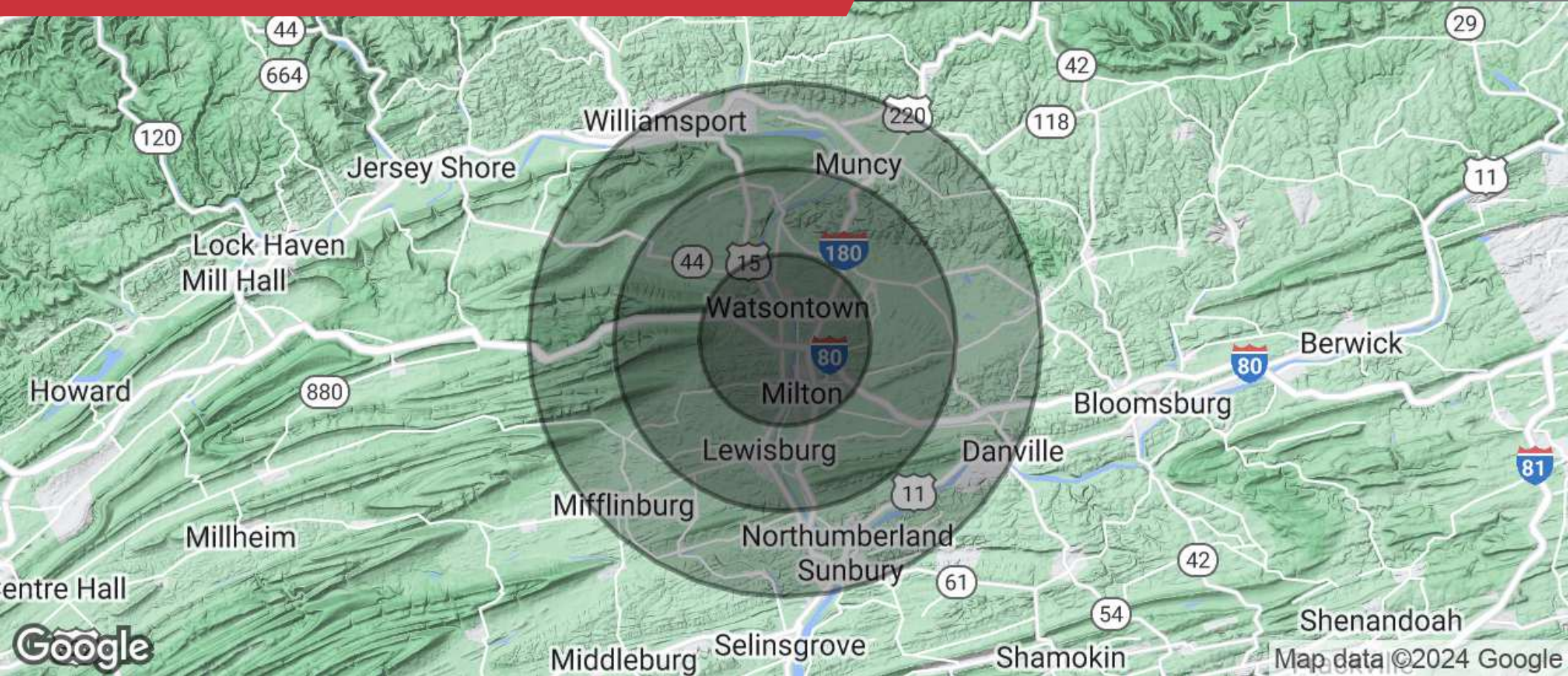
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2525 OLD ROUTE 15 - REAR

DEMOGRAPHICS

FOR LEASE
\$8.00 SF/YR (NNN)



POPULATION

| 5 MILES | 10 MILES | 15 MILES |
|---------|----------|----------|
| 21,631 | 58,133 | 157,699 |



HOUSEHOLDS

| 5 MILES | 10 MILES | 15 MILES |
|---------|----------|----------|
| 9,054 | 20,988 | 61,761 |



INCOME

| 5 MILES | 10 MILES | 15 MILES |
|----------|-----------|----------|
| \$79,547 | \$106,074 | \$91,871 |

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