

# Climate-Controlled Warehouse for Lease

## 2550 HANFORD DR | LEBANON, PA 17042

**Presented By:**  
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# PROPERTY OVERVIEW

2550 Hanford Dr | Lebanon, PA 17042



## PROPERTY HIGHLIGHTS

- FDA-approved food-grade warehouse
- Climate-controlled and humidity-controlled warehouse and production area <65 degrees and <65% humidity
- Rack space for 250 pallets with staging area of 50'x100'
- 2 docks and 1 grade-level door
- Great location near rail
- Possible expansion opportunity
- 18-20' clear heights
- Sprinklers throughout
- Radiant floor heat
- Possible incentives from municipality and county
- Video security and fob systems in place

## OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (NNN)
Availability:	Immediately
Lot Size:	5.07 Acres
Building Size:	19,200 SF
Zoning:	I-1 Industrial
APN:	27-2329733-370708-0000
Municipality:	North Lebanon Twp
County:	Lebanon



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# PROPERTY DETAILS

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## BUILDING INFORMATION

Building Size	19,200 SF
Tenancy	Single
Free Standing	Yes
Number of Floors	1
Office Space	4,200 SF
Year Built	2008
Year Last Renovated	Made food-grade in 2014
Construction	Block & steel frame
Lighting	Fluorescent, motion-activated
Framing	Block & steal frame
Ceiling Height	18-20'
Floors	6" concrete with floor drains in production
Sprinklers	Yes
Restrooms	4
Loading	(2) 9'x10' docks (1) 12'x12' grade-level loading door
Racking	Existing capacity of 2500 lbs. Space for 250 pallets
Staging Area	50'x100'
Employee Amenities	Breakroom Locker room with separate restrooms On Lebanon Transit bus route
Tenant Responsibilities	Including but not limited to: snow removal, lawn care, taxes, insurance, trash, & utilities

## PROPERTY INFORMATION

Municipality	North Lebanon Twp
County	Lebanon
Zoning	I-1 Industrial
Lot Size	5.07 Acres
APN #	27-2329722-370708-0000
Real Estate Taxes	\$26,938.55 (2023-2024, Estimated)

## PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	26

## UTILITIES

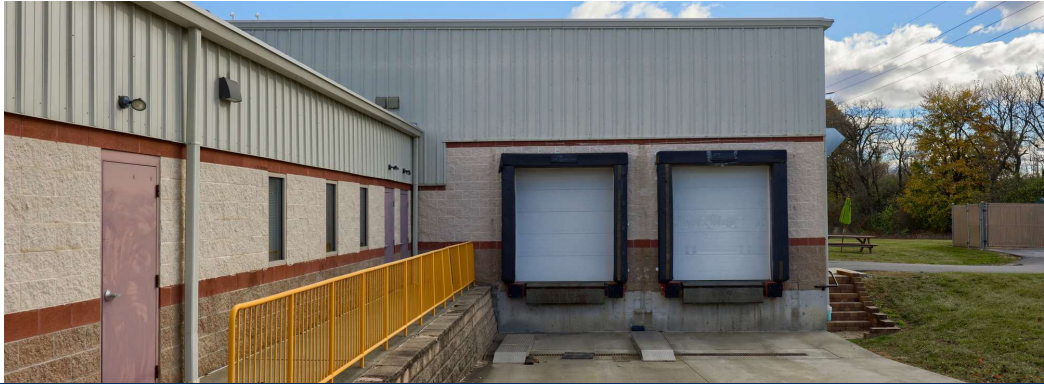
Gas	Yes
Electric	Yes; 3-Phase from Met Ed 480v, 240v, 120v
Water	2" Public
Sewer	Public
Heat	Radiant floor heat from gas boiler
HVAC	Electric AC in offices
Trash	Dumpster pad
Air Filtration	Air compressor, air cooler, air dryer, down to under 1 micron
Climate Controls	Warehouse and production <65 degrees and <65% humidity



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# EXTERIOR IMAGES

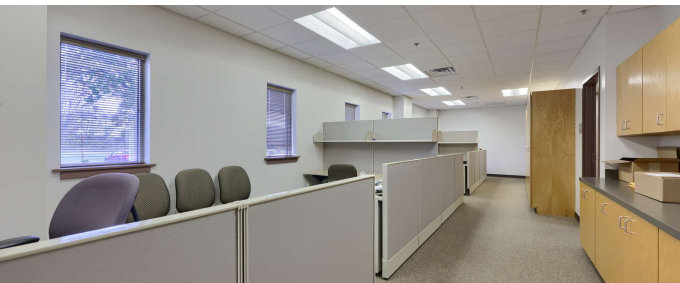
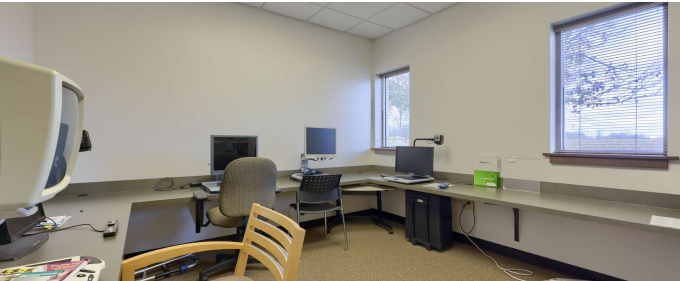
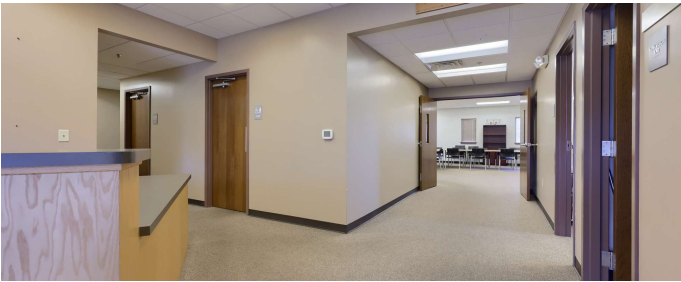
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# INTERIOR IMAGES

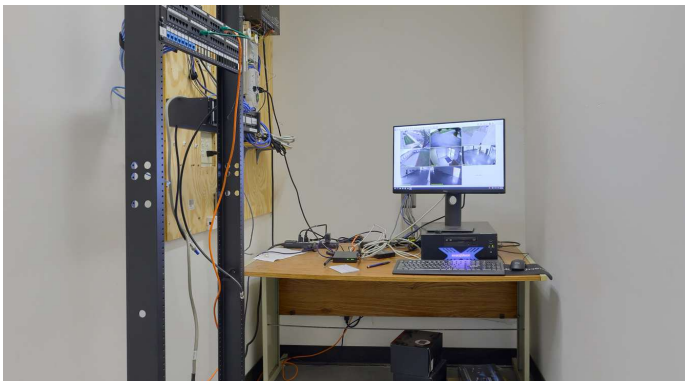
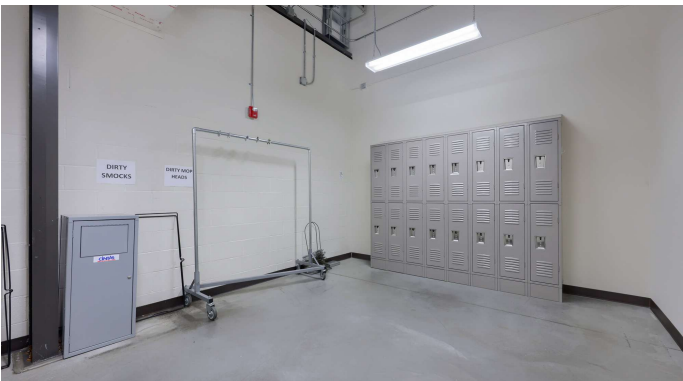
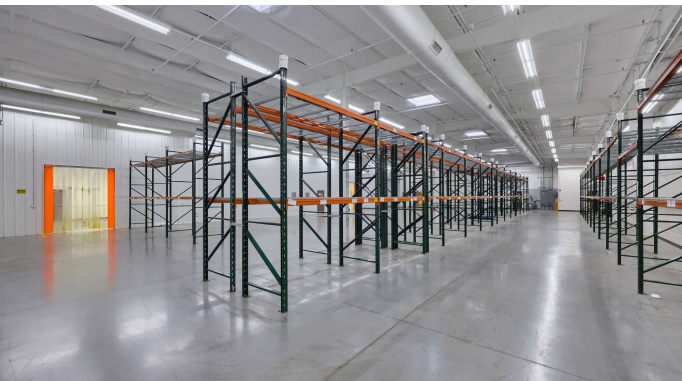
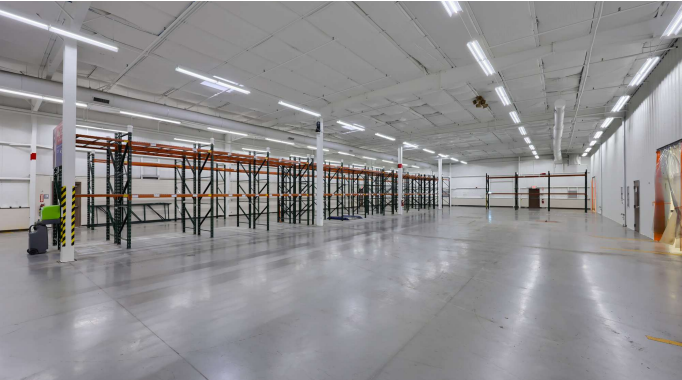
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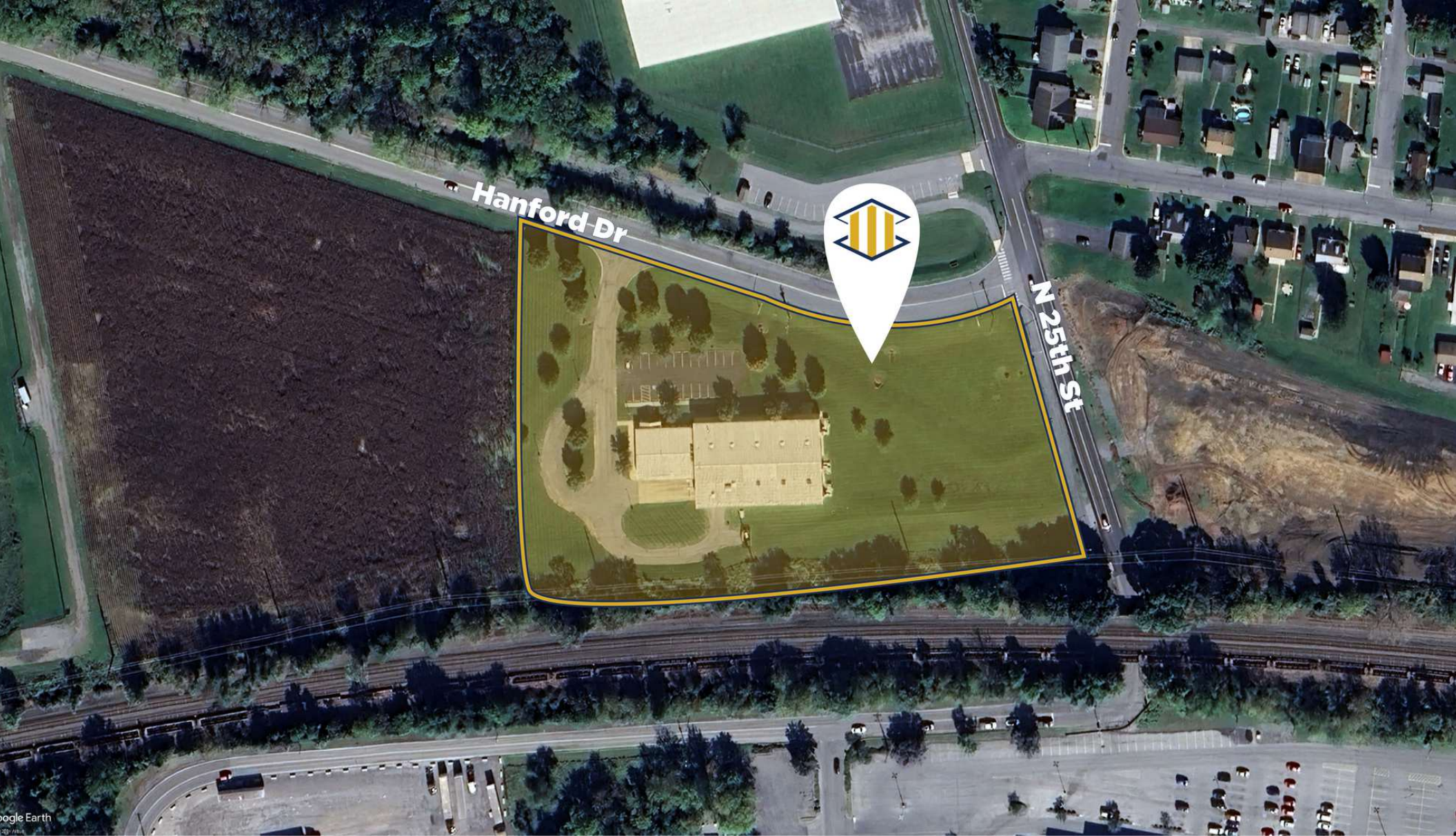
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# PARCEL

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# HIGHWAY PROXIMITY

2550 Hanford Dr | Lebanon, PA 17042



Google Earth



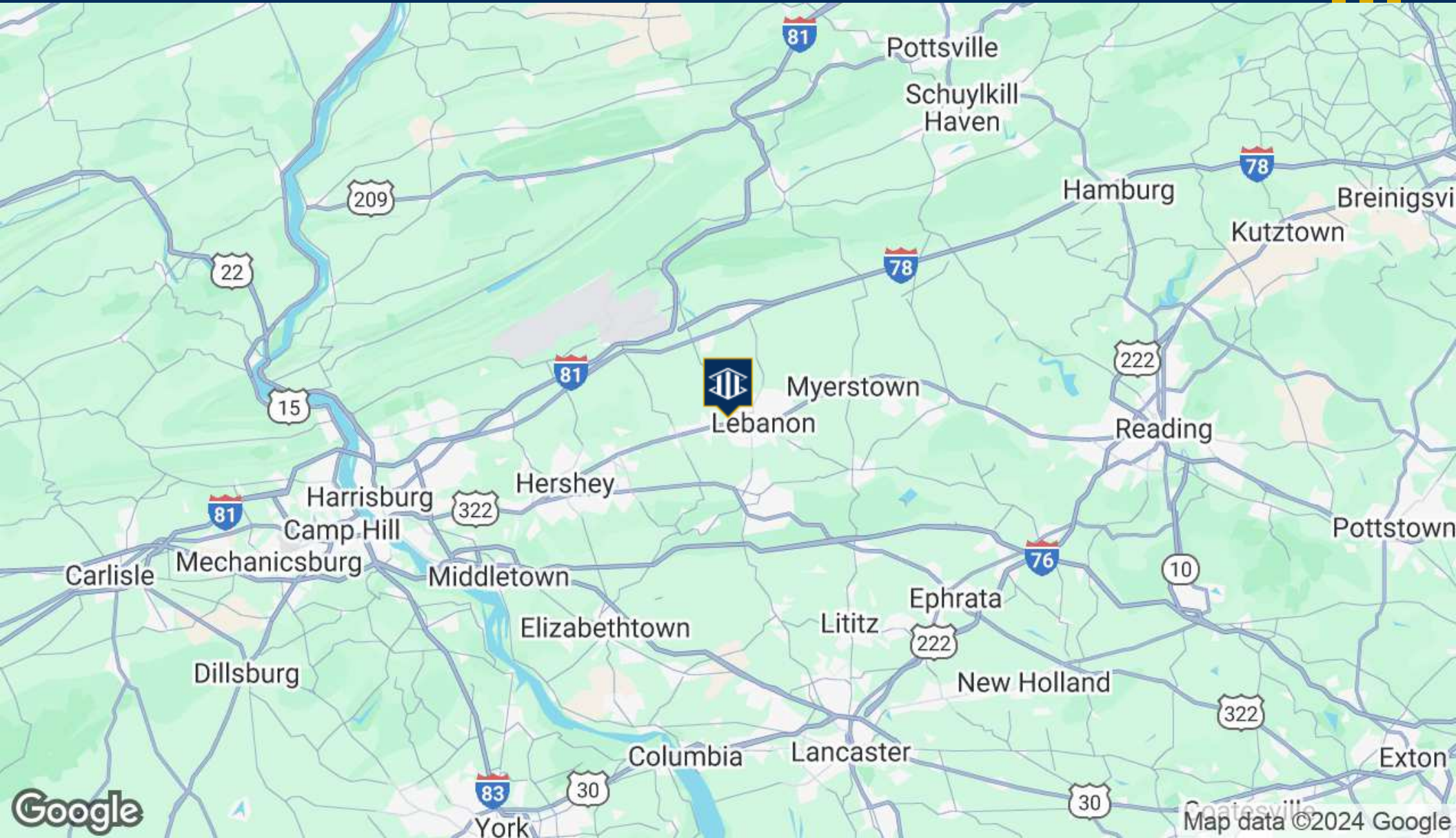
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# SURROUNDING AREA

2550 Hanford Dr | Lebanon, PA 17042



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# ADVISOR BIO

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Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

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# LEGAL

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