



**FOR
SALE OR
LEASE**

\$2,500,000

**INDUSTRIAL BUILDING ON APPROX. 5 ACRES
38,000 SF**

.....

**2300 REACH ROAD
WILLIAMSPORT, PA 17701
LYCOMING COUNTY**

INDUSTRIAL

**LATITUDE: 41.228276
LONGITUDE: -77.054403**

QUALIFIED INQUIRIES ONLY

**PROPERTY LOCATED IN
AN OPPORTUNITY ZONE!**



**STRATEGICALLY SITUATED IN CLOSE PROXIMITY
TO BOTH ROUTE 15 AND US ROUTE 220**

mericle.com  **570.823.1100**



SPECS

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

PROPERTY DETAILS

- ▶ 38,000 SF Building
- ▶ 5+/- Acres
- ▶ PIN: 71-012-770
- ▶ Built in 1994
- ▶ Zoned: ML (Industrial District)

UTILITIES AND BUILDING SYSTEMS

- ▶ Public Gas, Water & Sewer
- ▶ 3-Phase Electric
- ▶ Electric Heat
- ▶ Central A/C
- ▶ Wet Sprinkler System

PROPERTY FEATURES

- ▶ Approx. 3,000 SF Office Space
- ▶ Steel Exterior
- ▶ Rubber Roof
- ▶ 20 ft. Ceiling Heights
- ▶ 4 Restrooms
- ▶ (1) 10 ft. H Drive-In Door & (2) Loading Docks
- ▶ 97 Parking Spaces

TAX ASSESSMENT INFORMATION

- ▶ 2025 Annual Real Estate Taxes: TBD



AN EXCEPTIONAL OPPORTUNITY!

Discover a unique offering – a 38,000 SF+/- manufacturing/warehouse facility situated on an expansive 5-acre parcel. This well-maintained building presents an exciting investment opportunity. The structure includes office space, generous parking, access to public utilities and convenient loading docks.

The property enjoys a strategic location in close proximity to both US Route 15 and US Route 220. Serious and qualified inquiries only please. Don't miss out on this rare find!

AVAILABLE

2300 REACH ROAD, WILLIAMSPORT, PA 17701

TCN
WORLDWIDE
REAL ESTATE SERVICES

PHOTOS

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WILLIAMSPORT

DEMOGRAPHICS

	10 MI	20 MI	30 MI
Population	78,994	158,992	271,467
Households	32,244	63,731	108,703
Median Age	41.8	43.0	42.9
Median Household Income	\$63,210	\$65,410	\$66,074
Average Household Income	\$88,803	\$91,480	\$93,583
Per Capita Income	\$37,217	\$37,511	\$38,235



STRATEGICALLY LOCATED IN CLOSE PROXIMITY TO MAJOR CITIES AND DEEPWATER PORTS



DEEP WATER PORTS

PORT	MI AWAY
Baltimore, MD	169
Philadelphia, PA	183
New York/New Jersey	192
Wilmington, DE	205



TRAVEL DISTANCES

CITY	MI AWAY
Wilkes-Barre, PA	73
Hazleton, PA	77
Harrisburg, PA	90
Delaware Water Gap, PA	121
Allentown, PA	133
Baltimore, MD	170
Morristown, NJ	172
Syracuse, NY	177
Philadelphia, PA	182
Pittsburgh, PA	192
New York, NY	193
Washington D.C.	209
Hartford, CT	278
Boston, MA	378



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To learn more, please call
 Michael B. Bradley or Donald
 Cortese to request a proposal
 and/or arrange a tour.

