



**FOR
SALE OR
LEASE**

\$2,300,000

**INDUSTRIAL BUILDING ON APPROX. 4 ACRES
42,000 SF**

.....

**2250 REACH ROAD
WILLIAMSPORT, PA 17701
LYCOMING COUNTY**

INDUSTRIAL

**LATITUDE: 41.228970
LONGITUDE: -77.052020**

QUALIFIED INQUIRIES ONLY

**PROPERTY LOCATED IN
AN OPPORTUNITY ZONE!**



AN EXCEPTIONAL OPPORTUNITY!

Discover a unique offering - 42,000 SF+/- warehouse, situated on an expansive 4-acre parcel. This well-maintained building, currently owner-occupied, presents an exciting investment opportunity. The owner is open to leasing back the 42,000 SF building for up to one year. Structure includes office spaces, 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!



**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

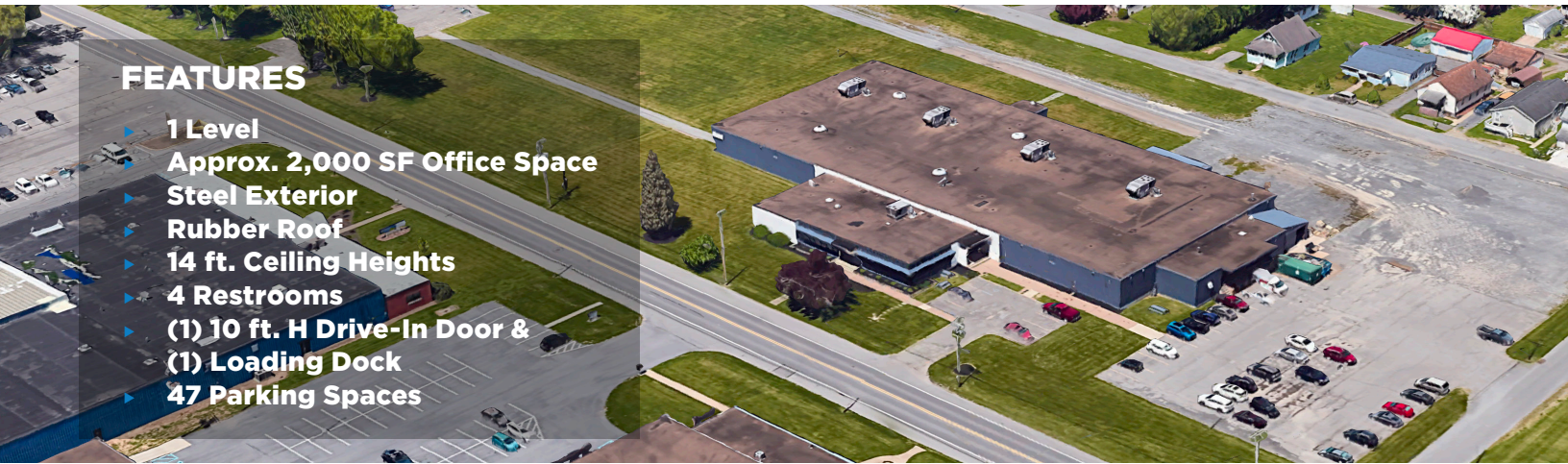
- ▶ 42,000 SF Building
- ▶ 4+/- Acres
- ▶ 1,305+/- ft. Frontage
- ▶ PIN: 71-012-770
- ▶ Built in 1994
- ▶ Zoned: ML (Industrial District)

UTILITIES AND BUILDING SYSTEMS

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

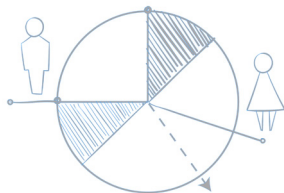
FEATURES

- ▶ 1 Level
- ▶ Approx. 2,000 SF Office Space
- ▶ Steel Exterior
- ▶ Rubber Roof
- ▶ 14 ft. Ceiling Heights
- ▶ 4 Restrooms
- ▶ (1) 10 ft. H Drive-In Door & (1) Loading Dock
- ▶ 47 Parking Spaces



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

CITY	MILES 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
Wilmington, DE*	205
Washington D.C.	209
Hartford, CT	287
Boston, MA	378

*DEEP WATER PORTS

Michael B. Bradley, *Sales Associate*
mbradley@mericle.com
Cell: 570.419.8219

Donald Cortese, *Sales Associate*
dcortese@mericle.com
Cell: 570.772.1817

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

