



AVAILABLE FOR LEASE

100,000-250,000 SF ON 73.64 AC

15200 NBN Way
Blue Ridge Summit, PA





PROPERTY OVERVIEW

PROPERTY DETAILS

- **Building Size:** 100,000 - 250,000 SF Available
- **Office:** 32,400 SF of Finished Office
- **Lot Size:** 73.64 AC
- **Building Class:** B
- **Building Type:** Industrial
- **Ceiling Heights:** Varying Clear Heights ranging from 23' to 34'
- **Loading:** Eleven (11) Dock Doors with Levelers
(Eight (8) 10'H x 8'W) (Three (3) 8'H x 7'W)
- **Drive-Ins:** Two (2) Drive-In Doors (One (1) 14'H x 10'W),
One (1) 12'H x 10'W)
- **Sprinkler System:** Wet Fire Suppression System
- **Power:** 3-Phase, 480V, Amps provided in Property Breakdown page
- **Water & Sewer:** Public Water and Sewer
- **Mechanics:** Propane Fired Heating Units in Warehouse Propane Forced
Fired Warm Air and Electric Central Air Conditioning in Office
- **Zoning:** Zoned C – Commercial (Washington Township, Franklin County, PA)
- **Taxes:** \$88,750 (Est. Property Taxes 2023)
- **Parcel ID:** 23-0Q20K-042A-000000, 23-0Q20K-042.000000
and 23-0Q20K-047.000000



PROPERTY BREAKDOWN



BUILDING D DETAILS

Building Size:

- 98,500 SF Total
- 93,000 SF of Warehouse
- 5,500 SF of Finished Office

Ceiling Heights:

- 29'-31'

Column Spacing:

- 40' x 50'

Loading Dock:

- 8 (10'H x 8'W)

Drive-In:

- 1 (12'H x 10'W)

Power:

- 800 Amps

BUILDING E DETAILS

Building Size:

- 100,000 SF of Warehouse

Ceiling Heights:

- 29'-34'

Column Spacing:

- 25' x 45'

Drive-In:

- 1 (14'H x 10'W)

Power:

- 400 Amps

BUILDING B DETAILS

Building Size:

- 34,000 SF Total
- 24,650 SF of Warehouse
- 9,350 SF of Office

Ceiling Heights:

- 23'-27'

Column Spacing:

- 25' x 40'

Loading Dock:

- 3 (8'H x 7'W)

Power:

- 800 Amps

BUILDING C DETAILS

Building Size:

- 17,500 SF of Finished Office

Power:

- 400 Amps



INTERIOR PHOTOS



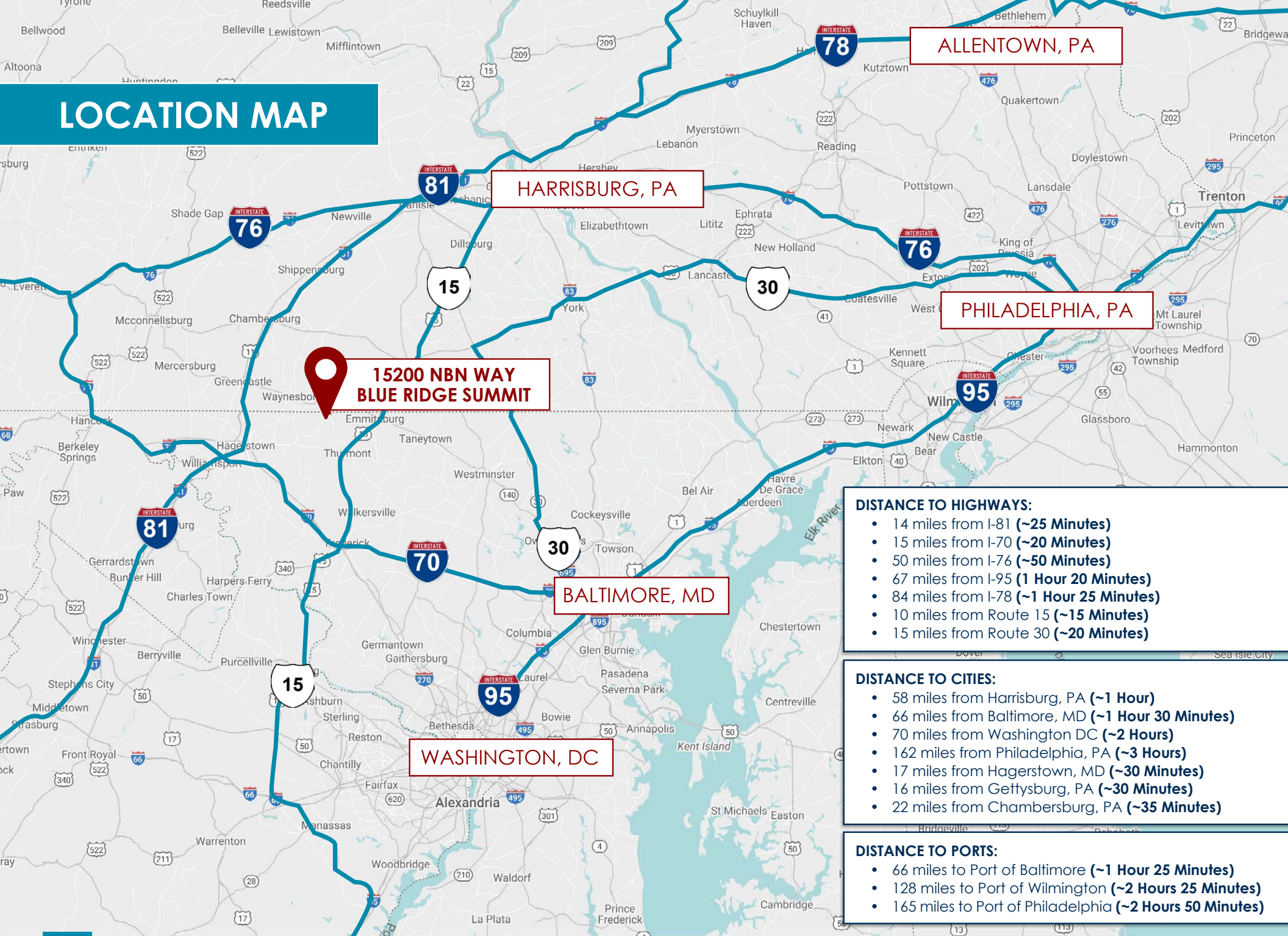
EXTERIOR PHOTOS





MARKET OVERVIEW

LOCATION MAP



15200 NBN WAY
BLUE RIDGE SUMMIT

ALLENTOWN, PA

HARRISBURG, PA

PHILADELPHIA, PA

BALTIMORE, MD

WASHINGTON, DC

DISTANCE TO HIGHWAYS:

- 14 miles from I-81 (~25 Minutes)
- 15 miles from I-70 (~20 Minutes)
- 50 miles from I-76 (~50 Minutes)
- 67 miles from I-95 (1 Hour 20 Minutes)
- 84 miles from I-78 (~1 Hour 25 Minutes)
- 10 miles from Route 15 (~15 Minutes)
- 15 miles from Route 30 (~20 Minutes)

DISTANCE TO CITIES:

- 58 miles from Harrisburg, PA (~1 Hour)
- 66 miles from Baltimore, MD (~1 Hour 30 Minutes)
- 70 miles from Washington DC (~2 Hours)
- 162 miles from Philadelphia, PA (~3 Hours)
- 17 miles from Hagerstown, MD (~30 Minutes)
- 16 miles from Gettysburg, PA (~30 Minutes)
- 22 miles from Chambersburg, PA (~35 Minutes)

DISTANCE TO PORTS:

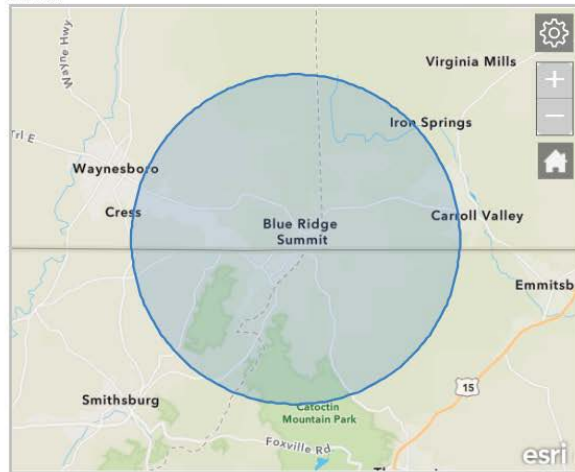
- 66 miles to Port of Baltimore (~1 Hour 25 Minutes)
- 128 miles to Port of Wilmington (~2 Hours 25 Minutes)
- 165 miles to Port of Philadelphia (~2 Hours 50 Minutes)

DEMOGRAPHICS

Market Insights for Real Estate

15200 Nbn Way, Blue Ridge Summit, Pennsylvania, 17214

5 Miles



16,203
Total Population
(Current year)



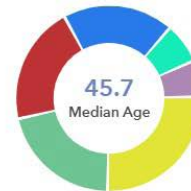
0.14%
Population Growth
(Projected 5-yr)



\$77,477
Household Income
(Median)

Generational Predominance

- Baby Boomer (Ages 58 - 76)
- Gen X (Ages 42 - 57)
- Millennial (Ages 24 - 41)
- GenZ (Ages 6 - 23)
- Gen Alpha (Ages <6)
- Silent / Greatest Gen (77+)



\$284,459
Home Value
(Median)



\$62,164
Disposable Income
(Median)

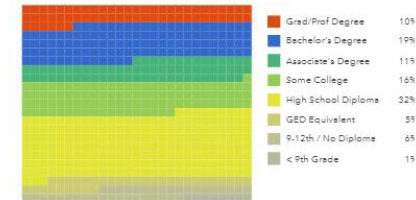


6,607
Households
(Total)



2.4
Household Size
(Average)

Educational Attainment



3,350
Residents
Who Commute
30+ Minutes

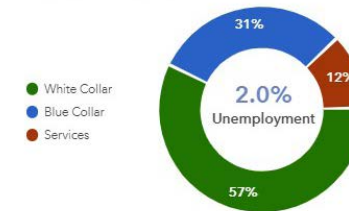


10
Schools



383
Businesses

Employment Type (Residents)

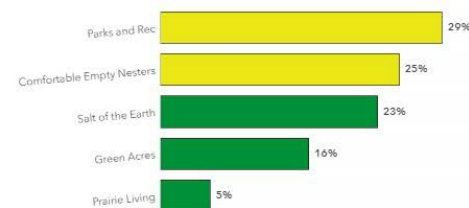


Race and Ethnicity

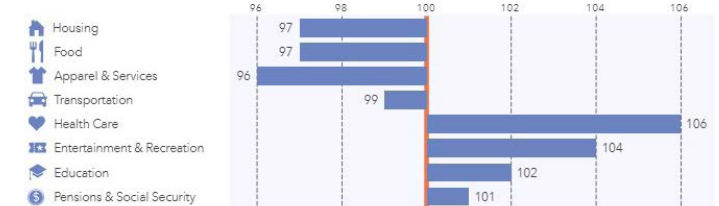
- White Pop
- Multiple Races
- Hispanic
- Black/ African American
- Asian Pop
- Other Race
- American Indian
- Pacific Islander



Top Lifestyle Segments



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.

PRIMARY CONTACT



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