

# 2925 WEST 4TH STREET

Williamsport, PA 17701



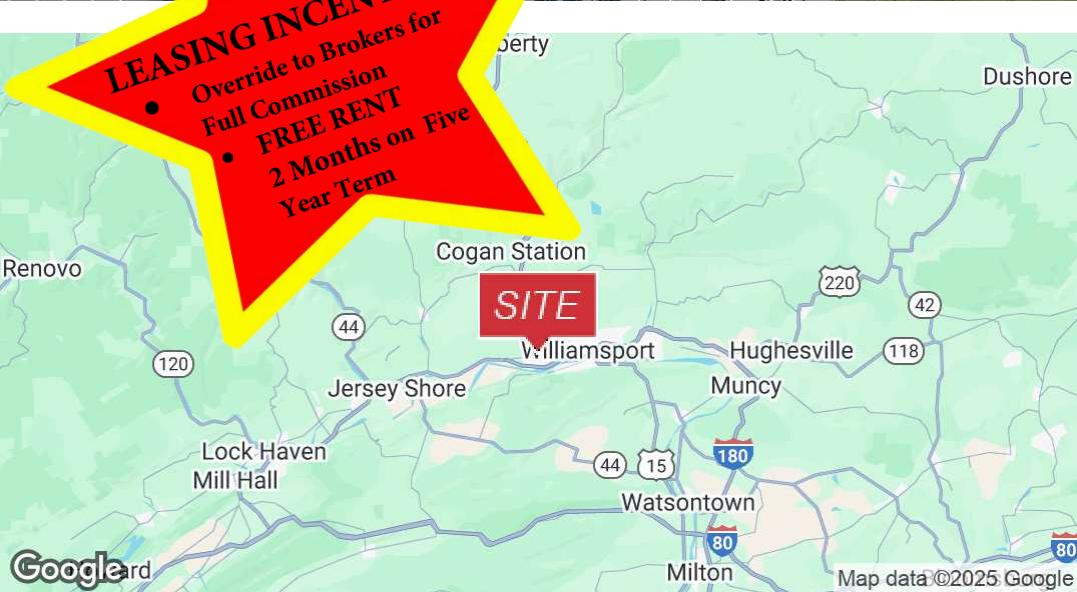
FOR LEASE



INDUSTRIAL



UP TO 77,750± SF



**LEASING INCENTIVES**

- Override to Brokers for Full Commission
- FREE RENT 2 Months on Five Year Term

## PROPERTY DESCRIPTION

This expansive Multi-Tenant property offers many advantages, modern amenities, spacious interiors, and versatile layouts to accommodate a variety of business needs. With ample parking, excellent visibility, and high traffic count, this property is ideal for attracting customers or clients.

LEASE RATE:

**PRICE UPON REQUEST**

## FOR MORE INFORMATION

**David Weaver, SIOR**

☎ 570.406.7428

✉ david.weaver@naimertz.com

**Steve Cole, SIOR**

☎ 570.820.7700

✉ steve.cole@naimertz.com

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# NAI Mertz



**NAI Mertz** | 350 Laird Street, Suite 110

Wilkes-Barre, PA 18702

570-820-7700 | [naimertz.com](http://naimertz.com)



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## PROPERTY HIGHLIGHTS

- Two Spaces Available, can be combined.
- Bld. 2 - 29,750± SF
  - 26,000 SF Warehouse
  - 3,700 SF Mezzanine
  - Ceiling Height: up to 34' clear span 29'
  - 3 Loading Docks
  - 1 Drive-in
- Bld. 1 - 60,000± SF
  - 48,000 SF Warehouse Available
  - Ceiling Height: up to 23' clear span 12'
  - 4 Loading Docks
  - Can be demised
  - 400 Amp Electric Service
  - HVAC
  - Climate Controlled
  - Parking for 100 cars
- Additional 3± Acres available, contact agent for more details.

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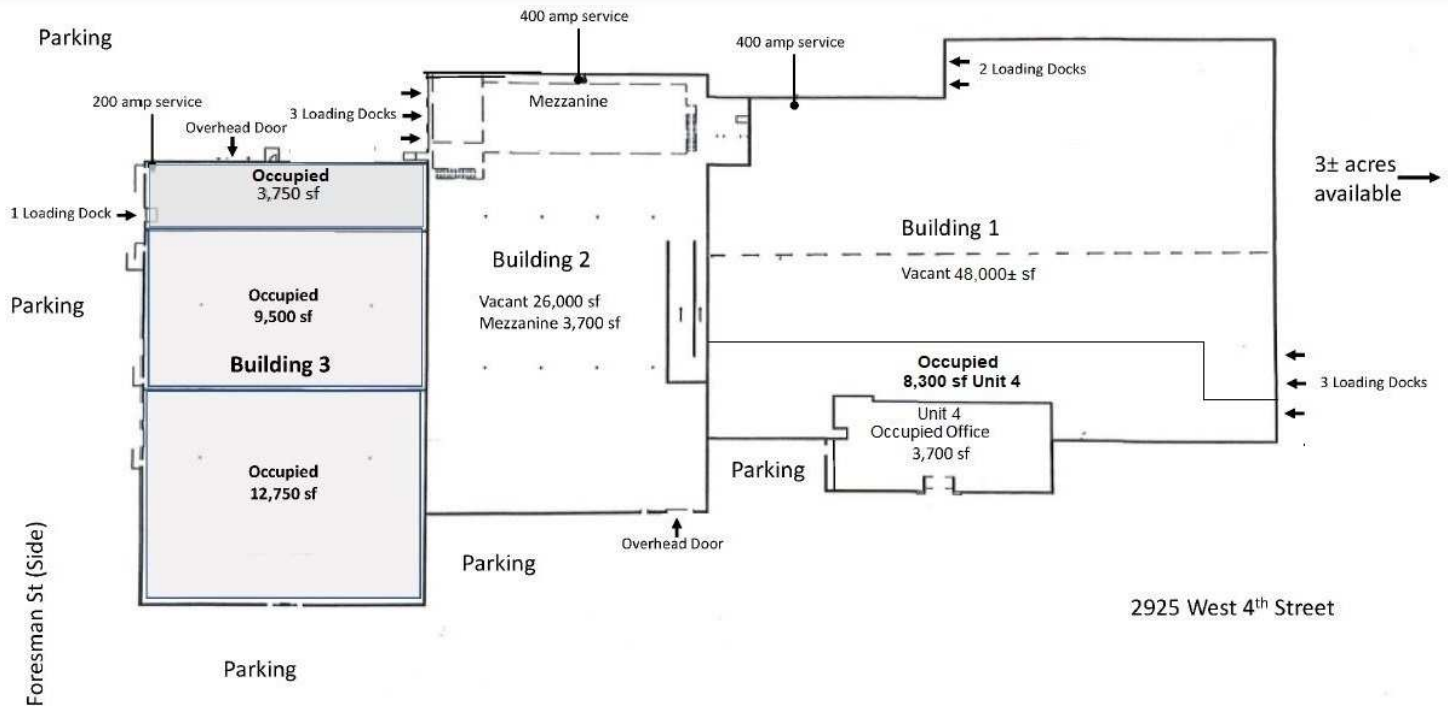
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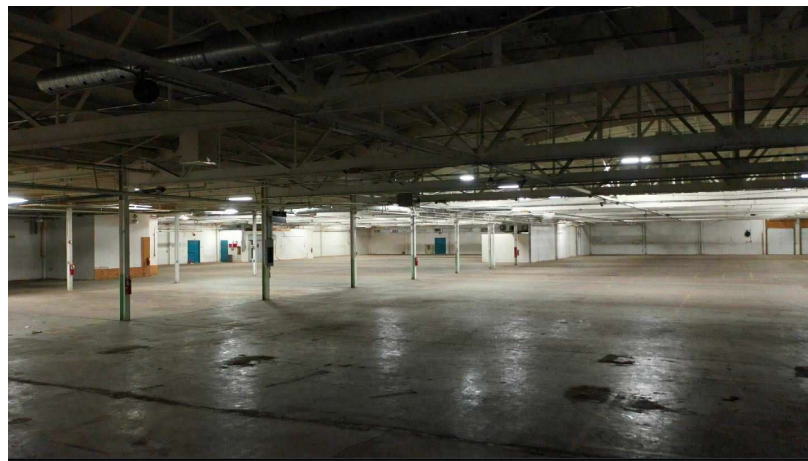
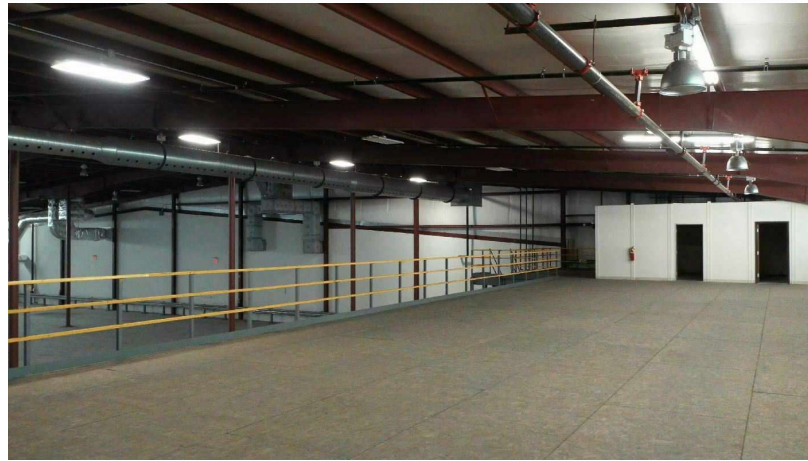
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## LOCATION OVERVIEW

Strategically located along the beginning of W. 4th street (Route 2014), this property leads you into the more populated area of Williamsport with access to many restaurants and shops. This location easily connects you to Interstate 180, Route 15 and Route 220.

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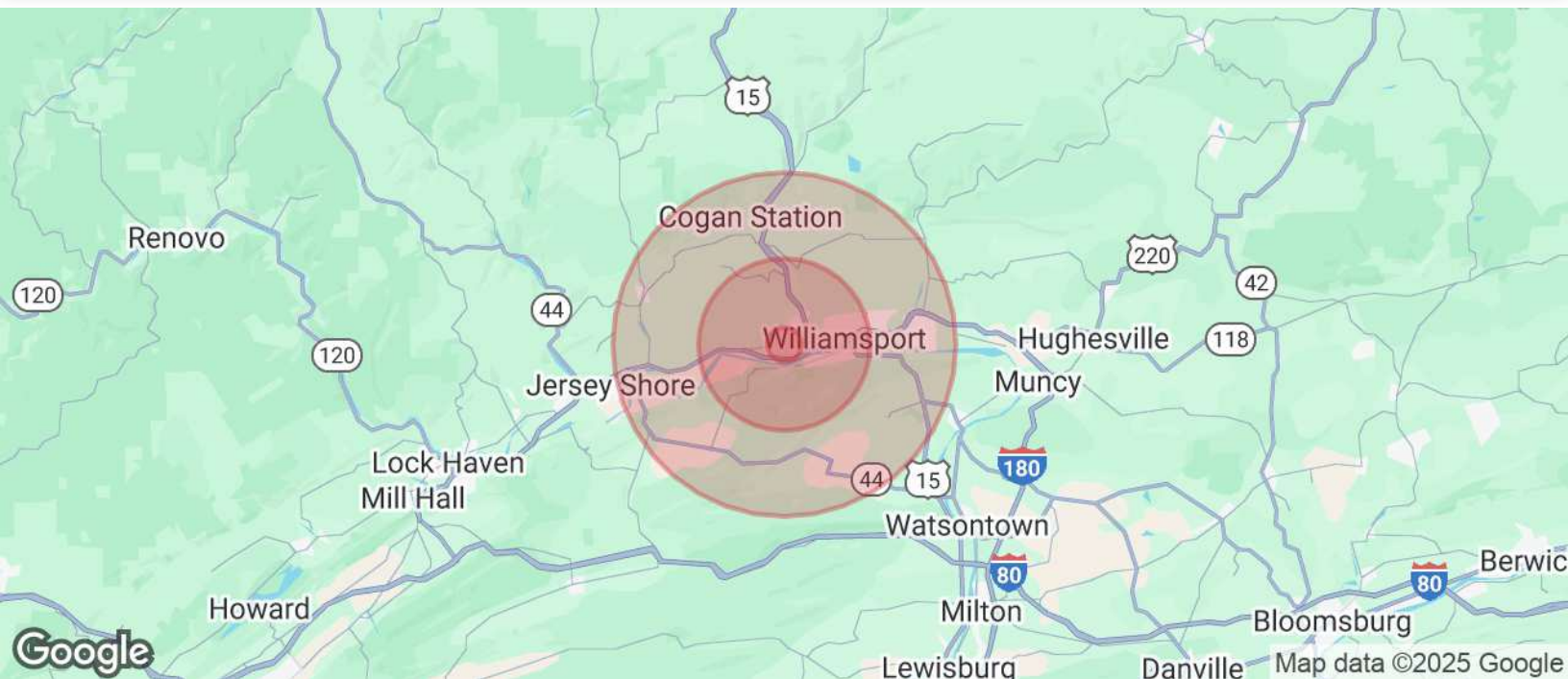
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,537	48,253	76,902
Average Age	34.7	39.4	42.2
Average Age (Male)	34.5	38.3	40.6
Average Age (Female)	36.7	40.8	43.4

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,769	22,463	35,026
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$55,685	\$54,479	\$60,445
Average House Value	\$121,626	\$118,946	\$144,852

## TRAFFIC COUNTS

West 4th St. (Rt.2014)	5,336/day
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2020 American Community Survey (ACS)

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