

222 Packer Street

SUNBURY, PA



122,000 SF Industrial | 45 Loading Doors | 5.5 Acres IOS | 7+ Years of WALT | Credit Tenants

INVESTMENT SUMMARY

**AVISON
YOUNG**

Executive summary

Avison Young’s Investment Sales team is pleased to offer 222 Packer Street (the “Property”) in Sunbury, Pennsylvania for sale to qualified investors. 222 Packer Street is a two-building industrial property totaling 122,000 sf located just 0.2 miles from US Route 405, and 1.6 miles from US Route 11. The property is equipped with 42 docks doors and three 16’ drive-in doors. Situated on 12.77 acres, Building 1 measures 107,000 sf, with ceiling clear heights ranging from 16’ to 24’. Building 2 consists of 15,000 sf, with 24’ clear ceiling heights, four dock doors and three drive in doors.

100% occupied by three tenants, 222 Packer Street has experienced intensive lease up over the past nine months, with all three tenants executing new lease agreements during this time, supporting the leasing demand in the area. Additionally, the property offers over five acres of industrial outdoor storage. Currently, 2.5 acres of IOS space is leased to United Rentals, with another 2.7 acre lot offering revenue upside for a new owner.

PROPERTY OVERVIEW	
Address	222 Packer Street, Sunbury, PA 17801
Year Built/Renovated	Bldg 1: 1959 / 2023 Bldg 2: 1991 / 2025
Total RSF	122,000
Clear Height	16' 6" - 19' 6" (Cross Dock) 24' (Warehouse) 24' (Service Building)
Loading	42 Total Loading Docks / 3 Total Drive-In Doors 33 Loading Docks w/ Levelers (Cross Dock) 5 Loading Docks w/ Levelers (Warehouse) 4 Loading Docks w/ Levelers (Service Building) 3 Drive-In Doors - 16' (Service Building)
# of Tenants	Three
Current Occupancy	100%
Weighted Average Lease Term	7.04 Years
Zoning	IP - Industrial Park
Use	Distribution / Truck Servicing Station



Strategic industrial location with direct access to Central PA markets



Proximity to major highways

Easy access to Route 61 and Route 11, connecting to I-80 and I-81 for regional and interstate distribution



Rail and Transportation Access

Direct spur line to regional rail and major highways, facilitating efficient shipping, receiving, and supply chain operations



Sunbury Workforce Access

Sunbury offers a 10,000-strong labor pool with a \$48,500 median household income

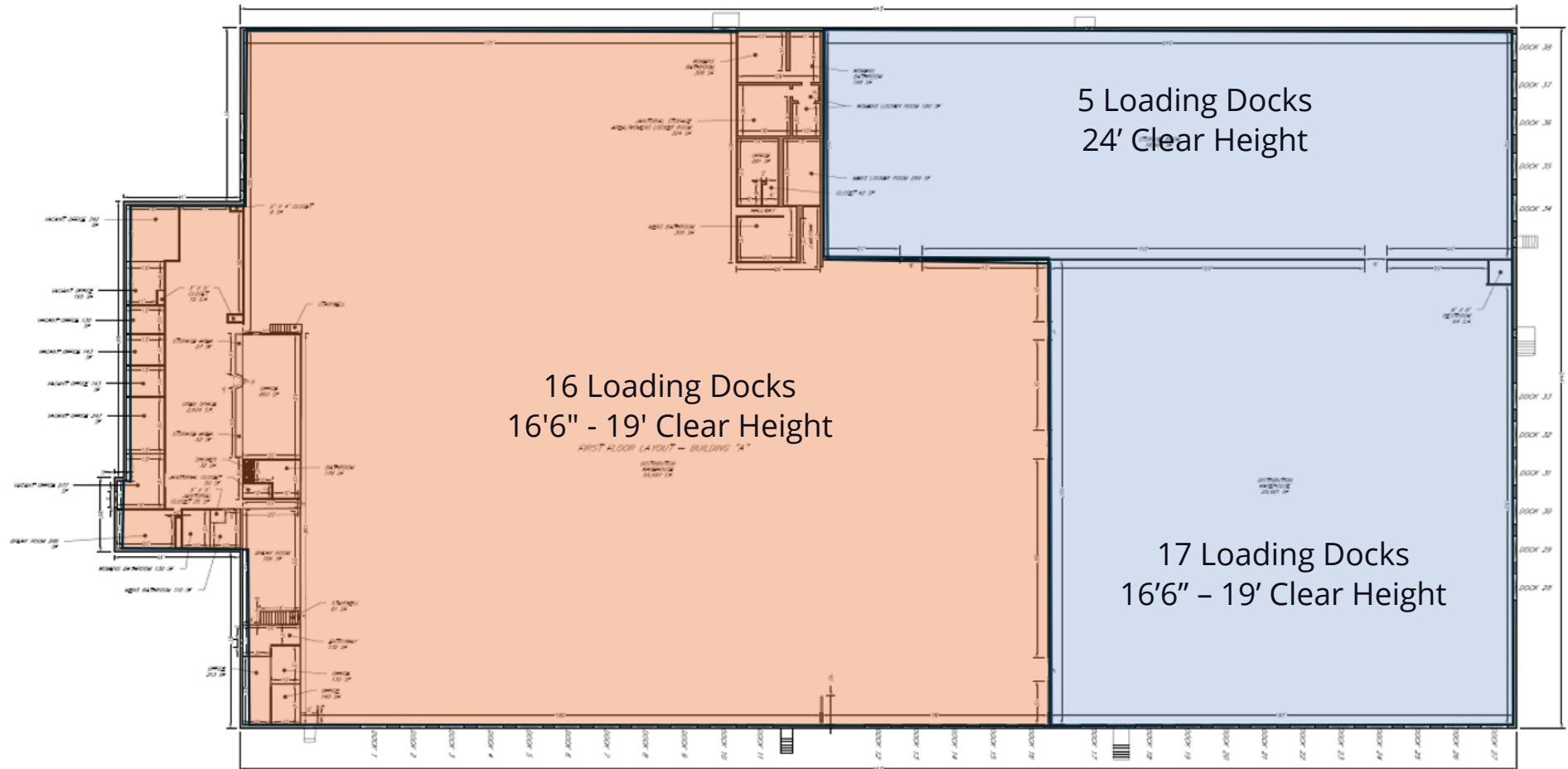


Exceptionally Loyal Traffic

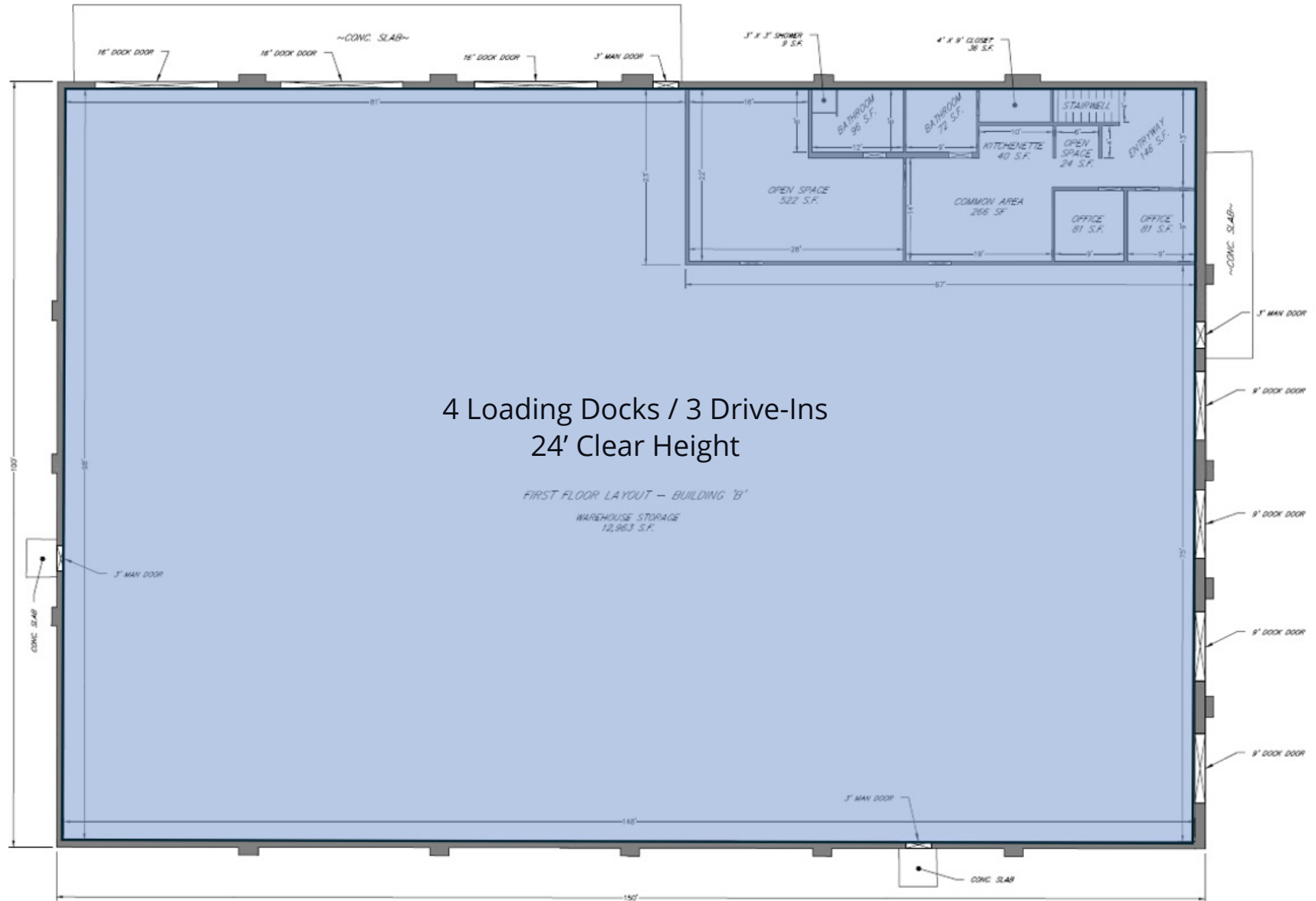
Nearby arterial roads carry 5,800–9,400 vehicles daily, ensuring strong access for workforce and distribution



Floor plans | Building 1 - 107,000 SF



Floor plans | Building 2 - 15,000 SF



Investment highlights

Robust Industrial Demand

Sunbury is centrally located in Pennsylvania and supports a diverse industrial base, including manufacturing, food processing, and logistics. Major employers include Tyson Foods, Bimbo USA, Conagra, Weis Markets, Suncom Industries, and Furman Foods Inc. The area offers excellent highway connectivity and a strong industrial market, with a 2.8% vacancy rate within 20 miles of the property and no near-term competitive supply. In the past three years, no industrial developments larger than 20,000 SF have been delivered, nor are any currently under construction. All 122,000 SF at 222 Packer Street has been leased within the past nine months.

Strong, Long-Term Tenancy

The property is fully leased to three tenants with a weighted average lease term of more than seven years.

Excellent Accessibility

Located just 0.2 miles from US Route 405 and 1.6 miles from US Route 11, 222 Packer Street provides direct access to Harrisburg, Philadelphia, and New York City. The property is also positioned to benefit from PennDOT's \$1 billion Central Susquehanna Valley Thruway (CSV) project, scheduled for completion in 2027. The project will link US Routes 15/11 to Interstate 80 via a new four-lane highway and a 4,500-foot Susquehanna River bridge, significantly enhancing regional connectivity.

Compelling Pricing vs. Replacement Cost

Offered at \$90 per square foot, 222 Packer Street is priced at roughly a 50% discount to replacement cost. 222 Packer Street's build (42 loading docks, 3 drive in doors, 16'6" – 24' ceiling heights, 5+ acres of IOS) combined with its central location, strong tenant demand, and improving regional accessibility, positions the property to capture continued rent growth and sustained industrial demand over the next decade.

122,000

TOTAL RSF

45

LOADING DOORS

7.04

WALT

100%

LEASED

12.77

ACRES

Building one photography



Building two photography



If you would like more information on this offering please get in touch.

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