

INDUSTRIAL PROPERTY
FOR SALE & LEASE

1910 NORTH OLD TRAIL
SELINGSGROVE, PA 17870



Amber Corbo
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📍 1015 Mumma Road
Lemoyne, PA 17043
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NAICIR

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1910 NORTH OLD TRAIL

PROPERTY DETAILS

FOR SALE & LEASE

\$2,000,000 | \$6.00 SF/YR (NNN)

OFFERING SUMMARY

Sale Price	\$2,000,000
Lease Rate	\$6.00 SF/yr (NNN)
Lot Size	4.16 AC
Building Size	45,610 SF

PROPERTY SUMMARY

Address	1910 North Old Trail Selinsgrove, PA 17870
Municipality	Monroe Township
County	Snyder County
Tax Parcel #	12-09-001

PROPERTY HIGHLIGHTS

- 45,610 SF warehouse available for lease or sale
- Various leasing options ranging from 2,400 SF - 45,610 SF
- 3,000 SF office space at \$2,000 per month
- Ceiling height ranges from 15' - 22'
- Up to 12 drive-ins depending on square footage leased
- Situated on 4.15 AC for additional leasing options

PROPERTY DESCRIPTION

45,610 SF warehouse available for sale or lease. The facility was formerly used as a custom mobile home builder, the layout offers different sections of the warehouse with various ceiling heights. 12 drive-in doors offer access around the property with an additional 3,000 SF of office space. The mezzanine also offers in warehouse office space with built in storage/work areas.

LOCATION DESCRIPTION

Located off North Old Trail, this property is quickly accessible from Route 11/15. This property can be rail served.



BUILDING INFORMATION


# of Floors	Two (2)
# of Drive-Ins	12
# of Restrooms	Two (2)
# of Stories	Two (2) in office space One (1) in warehouse
Handicap Accessible	No
Roof Type	Metal
Walls	Concrete
Floor Type	Concrete
Ceiling Height	15-22 ft

UTILITIES & ZONING

Zoning	Industrial
Water & Sewer	Public
Gas	Natural
HVAC	Heat
Electrical Capacity	3-phase
Flood Zone	Contact Agent

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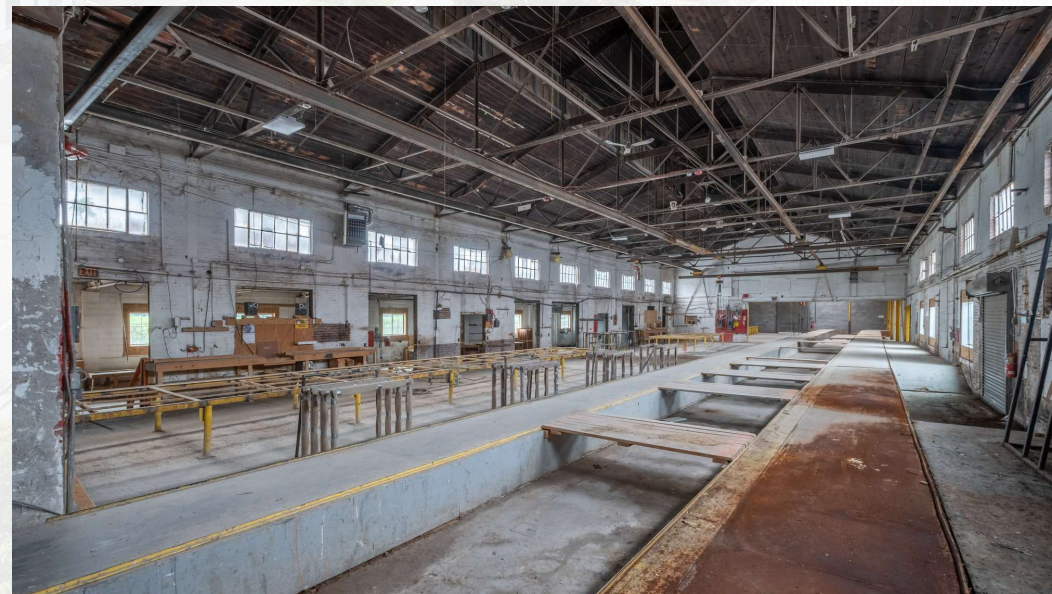
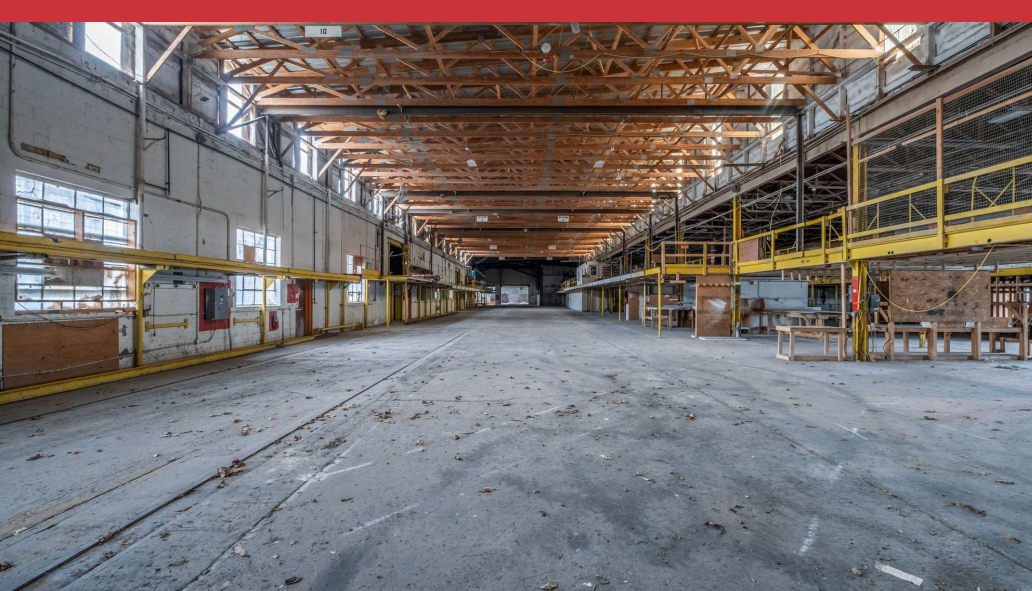
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ADDITIONAL PHOTOS

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LOCATION MAP

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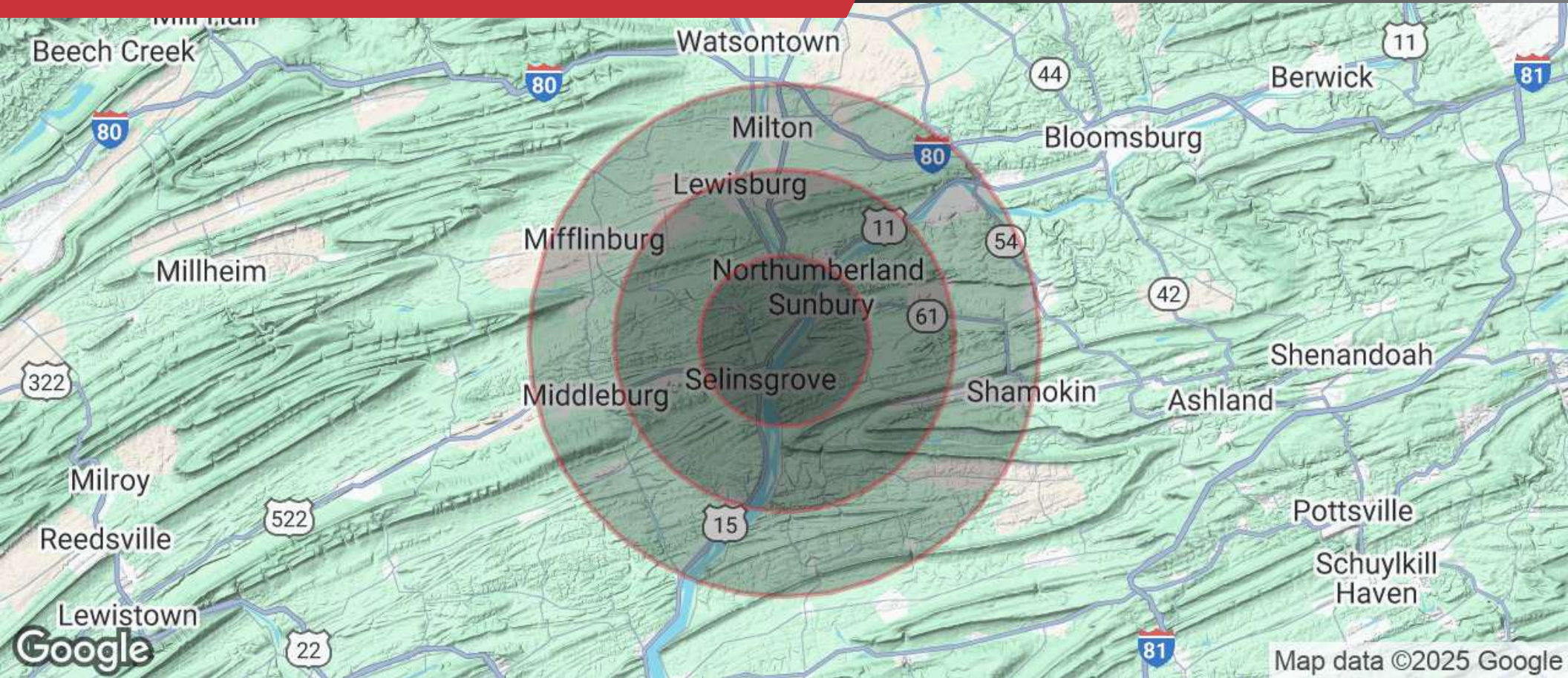
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DEMOGRAPHICS

FOR SALE & LEASE
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POPULATION

5 MILES	10 MILES	15 MILES
32,794	59,988	123,541



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
13,124	23,469	48,242



INCOME

5 MILES	10 MILES	15 MILES
\$88,526	\$96,311	\$94,468

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