


INDUSTRIAL PROPERTY  
**FOR SALE**

**40 LANDINGS DRIVE**  
ANNVILLE, PA 17003



**Jack Shepley**  
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 1015 Mumma Road  
Lemoyne, PA 17043  
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**NAICIR**

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# 40 LANDINGS DRIVE

## PROPERTY DETAILS

# FOR SALE

## SUBJECT TO OFFER

### OFFERING SUMMARY

Sale Price	Subject To Offer
Lot Size	2.66 Acres
Building Size	9,660 SF

### PROPERTY SUMMARY

Address	40 Landings Drive Annville, PA 17003
Municipality	South Londonderry Township
County	Lebanon County
Tax Parcel #	31-2298943-349945-0000
Year Built	2003
Parking Spaces	11 spaces
Zoning	Light Industrial



### PROPERTY DESCRIPTION

9,660 SF Industrial Service Facility (ISF) on 2.66 acres fully leased (NNN) to TrailersPlus- the largest independent trailer dealership in the US with over 80 locations. The property boasts drive-through service bays and full-building circulation with approximately 1/2 acre outdoor storage area.

### LOCATION DESCRIPTION

Located in the Flight Path Business Park just outside of Palmyra, PA.

### LEASE INFORMATION

Tenant	TrailersPlus Ohio, LLC (guaranteed by parent company - Interstate Group, LLC)
Current Annual Rent (NNN)	\$76,384.80
Rent Escalations	3% annually
Lease Expiration Date	2/28/2028
Renewal Options	Two (2) 5-year options
Renewal Rent	Continuation of 3% annual increases
Landlord Responsibilities	Structural repairs, roof replacement

### BUILDING INFORMATION

Construction	Pre-engineered steel frame, insulated metal siding
Ceiling Height	24' in shop
Ceiling Type	Exposed in shop, acoustical tile in office
Drive-In Doors	Five (5) 16' x 18'
Office SF	+/- 500 SF
Floor Type	8" Fibermesh reinforced concrete in shop, carpet in office
HVAC	Office: Mini-split AC & gas heat, Warehouse: Hanging gas-fired heaters
Electric	400 AMP, 3-phase
Other	2 interior wash bays with plumbing & floor drains
Occupancy	100%
# of Floors	One (1)
Handicap Accessible	Yes
Roof Type	Metal
Water	PA Am. Water
Sewer	Public
Gas	UGI

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## LOCATION MAP

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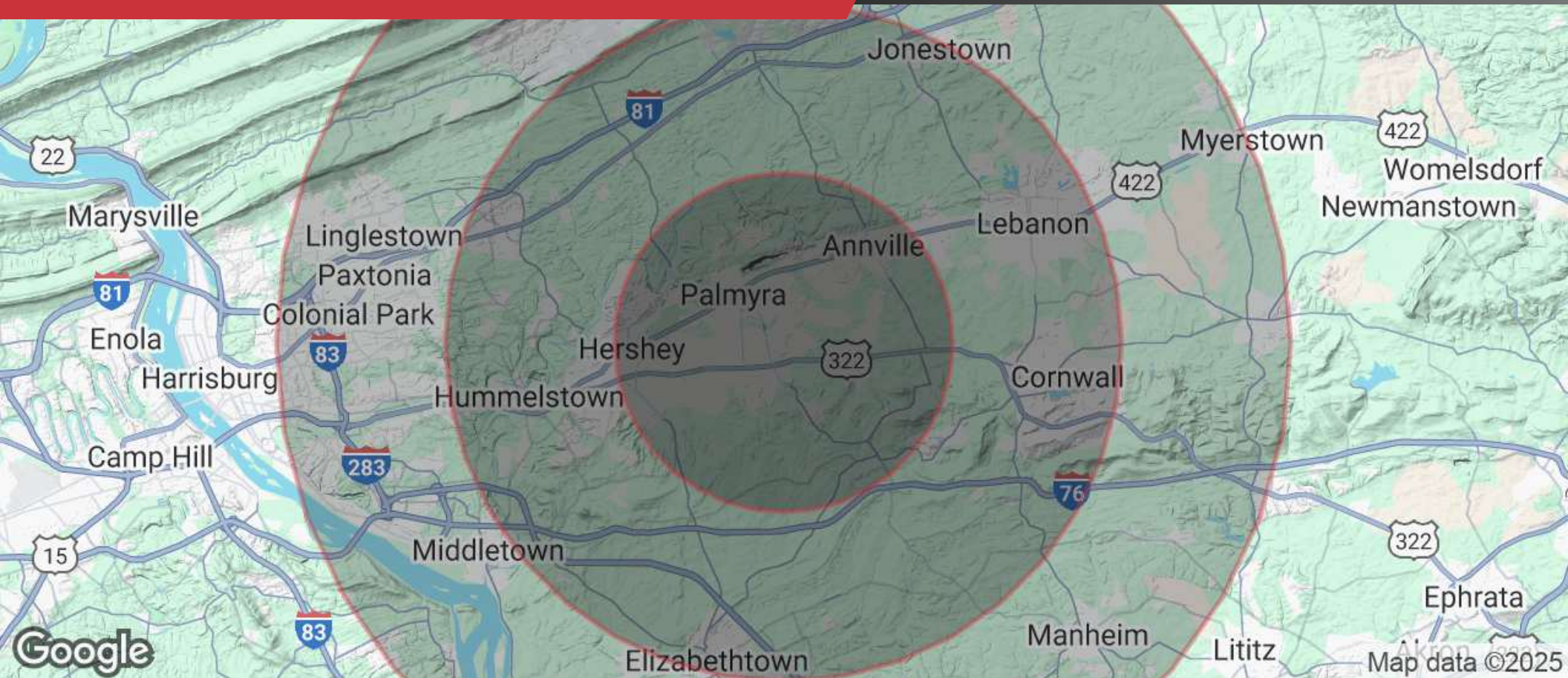
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## DEMOGRAPHICS

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### POPULATION

5 MILES	10 MILES	15 MILES
45,028	193,651	427,405



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
17,623	75,756	168,623



### INCOME

5 MILES	10 MILES	15 MILES
\$110,770	\$106,501	\$101,918

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