



HAWK ACRES ENTERPRISE PLACE

13 RITTER WAY, LEBANON, PA 17042

NEW CONSTRUCTION CLASS A INDUSTRIAL PROPERTY



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OFFERING SUMMARY

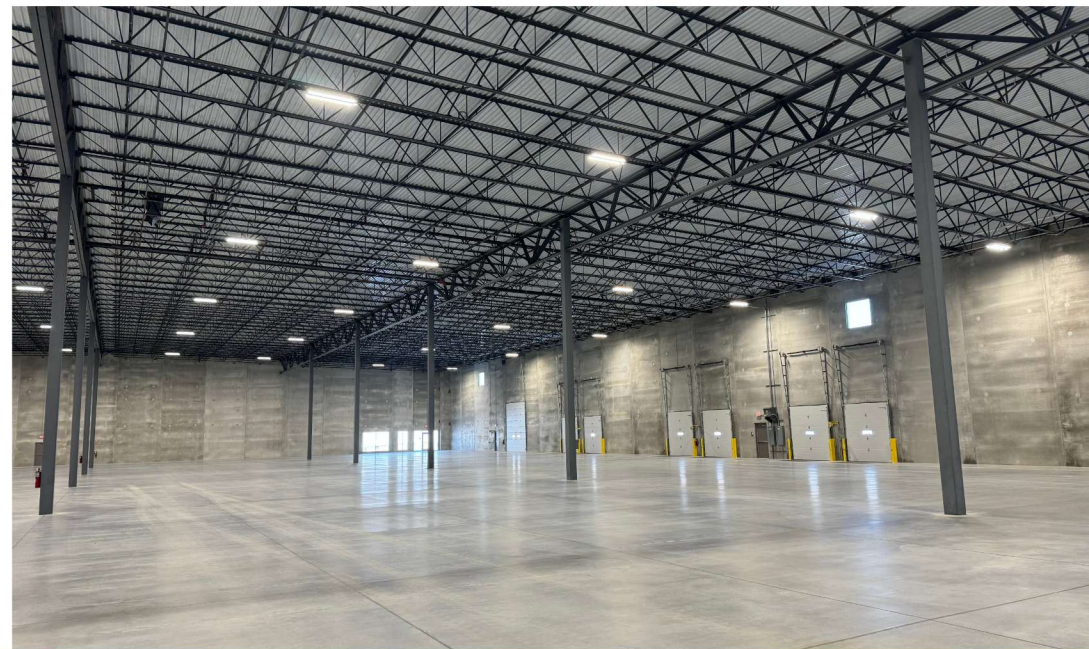
Available SF	69,000 SF
Lease Rate	Negotiable
Building Size	161,000 SF
Lot Size	+/- 12.9 Acres
Year Built	2026
County	Lebanon
Municipality	South Lebanon Twp
Zoning	Industrial
Business Park	Hawk Acres Enterprise Place

PROPERTY HIGHLIGHTS

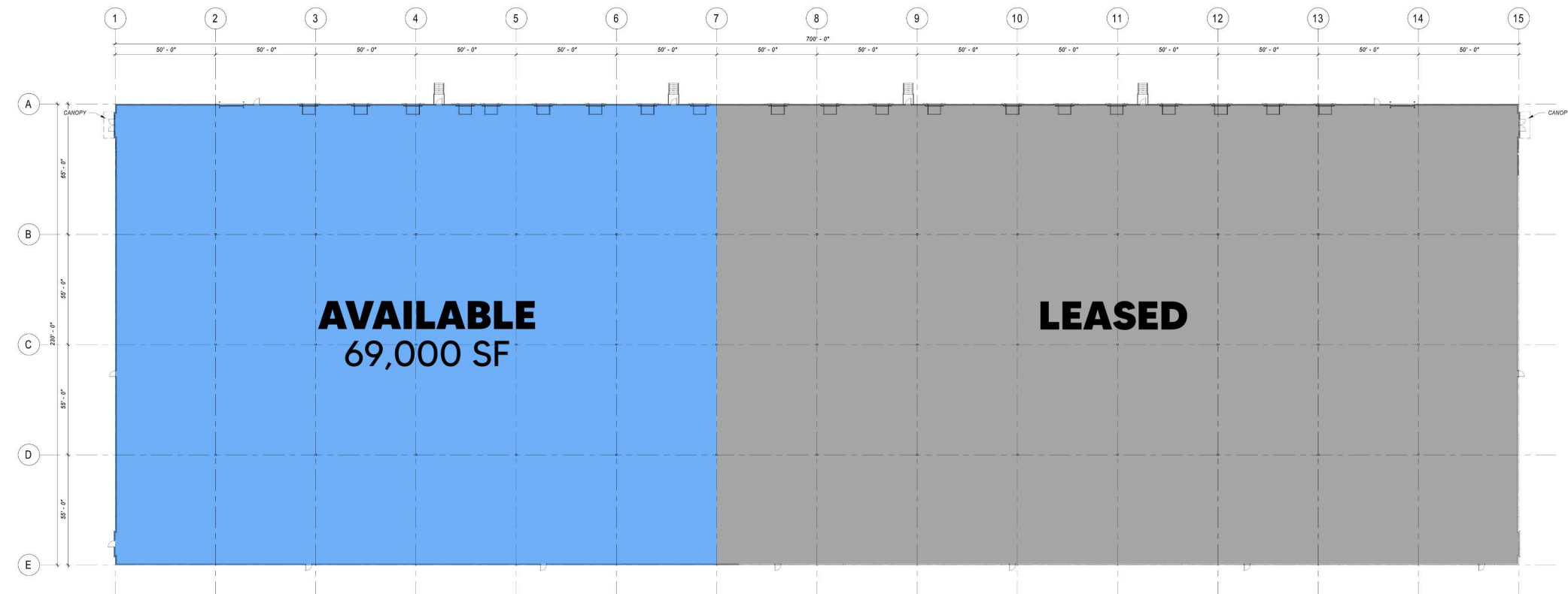
- Excellent opportunity to lease 69,000 SF in newly constructed industrial warehouse in Hawk Acres Enterprise Place
- The class A tilt up construction features 9 dock doors (expandable) & 1 drive-in door, 31' - 33' clear ceiling height, ample car parking, and large truck court
- Lebanon Valley Business Park offers access to dense blue collar workforce, high capacity utility services including electric, natural gas, fiber optic, public water/sewer, and easy access to: 
- Corporate neighbors include: new Coca-Cola distribution center (opening 2026), Amcor, Johnson & Johnson, DHL, Schott Pharma USA, Mitek Benson Industries, Nortera Foods, Weaver Lumber, PSPM Plastics, Millet Plastics, Mr Brands, Regupol America, Zeiglers Distributors, Trublu Logistics/Fresenius, Menasha, & Everlast Roofing
- Check out the property here: <https://vimeo.com/1134636955>

PROPERTY DETAILS

Property Address	13 Ritter Way Lebanon, PA 17042
Property Type	Industrial
Available SF	69,000 SF
Building Size	161,000 SF
Office Size	Built to Spec
Lot Size	+/- 12.9 Acres
Ceiling Height	31' - 33'
Dock Doors	20 (expandable)
Drive-in Doors	2 (expandable)
Parking	137 Spaces
Foundation	Concrete Masonry
Framing	Steel
Roof	Rubber
Electric	3-Phase
Water/Sewer	Public
Fiber Optic	Yes
Gas	Yes
County	Lebanon
Municipality	South Lebanon Township
Business Park	Lebanon Valley Business Park
Zoning	Industrial



AVAILABILITY



LEASE INFORMATION

AVAILABLE SF	BUILDING SIZE	LEASE RATE	LEASE TYPE	OCCUPANCY
69,000 SF	161,000 SF	Negotiable	NNN	Move In Ready!



13 RITTER WAY

NEW INDUSTRIAL PROPERTY
AVAILABLE



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AERIAL



The site plan illustrates the proposed building and its surrounding infrastructure. Key features include:

- Proposed Building:** A large rectangular structure measuring 161,000 S.F., with a main entrance and loading docks.
- Parking:** Numerous parking spaces are shown, with dimensions ranging from 10' to 24' in width and 10' to 30' in length.
- Setbacks:** The plan shows setbacks from the property lines, including a 20' side building setback line and a 30' rear building setback line.
- Landscaping:** Various landscape strips and concrete curbs are indicated, with dimensions for their width and length.
- Access:** The plan shows access to the building from the street, including a main entrance and a loading dock area.
- Other Features:** The plan also shows existing features such as a 24' car lift, a 10' front building setback line, and a 10' side building setback line.

TRADE AREA MAP

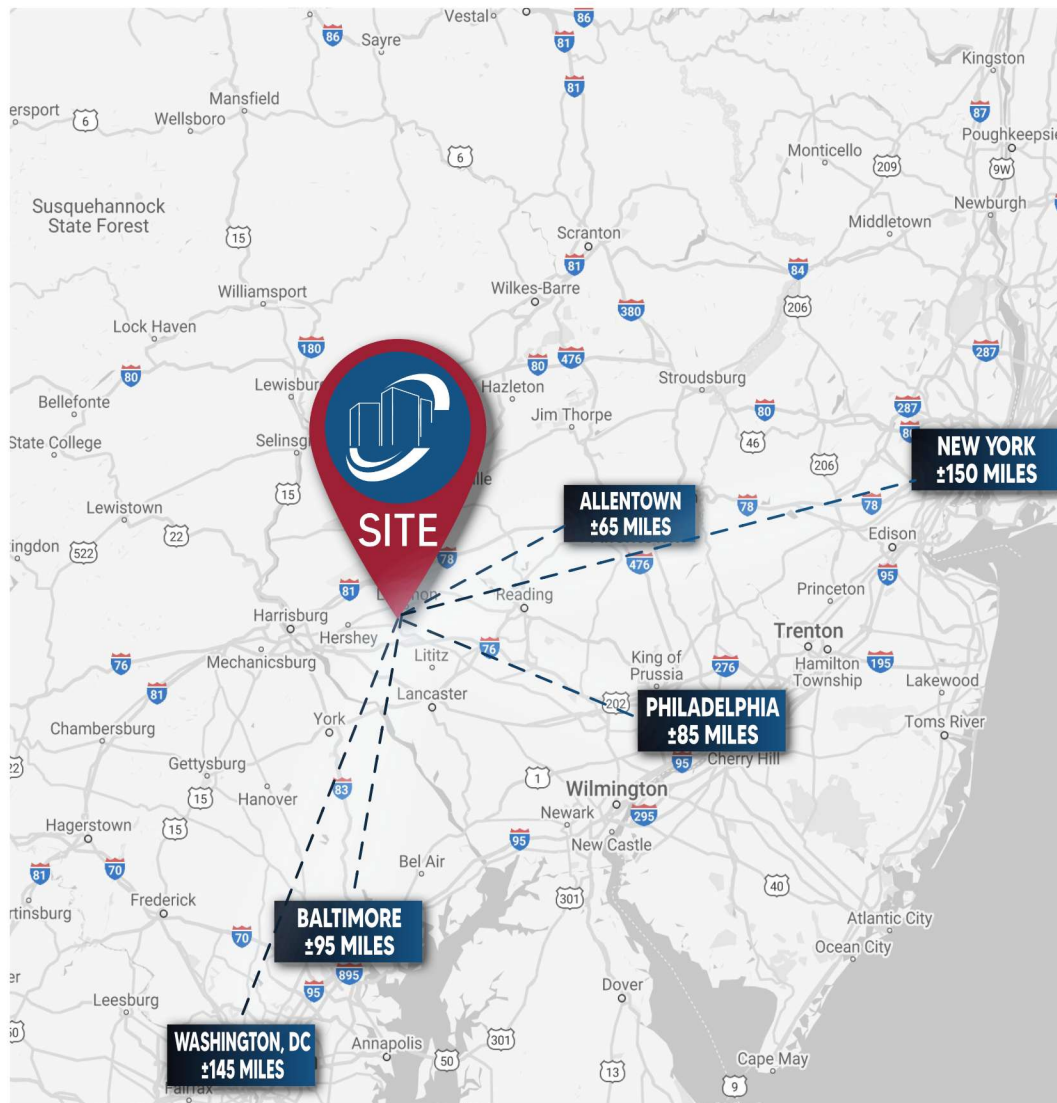


AREA OVERVIEW

LEBANON COUNTY : Superior transportation networks link businesses and consumers to regional and overseas markets. Interstate Routes 81, 78 and 76 (the Pennsylvania Turnpike) run through the County and connect to other major roadways serving the Northeast and Mid-Atlantic states. More than 30 motor freight lines in the Northeast cross the Lebanon Valley, handling double stack cars. These lines also provide local switching facilities, numerous sidings, piggy-back pick-up and drop shipment distribution and deliveries. Scheduled passenger and air freight service is available through Harrisburg International Airport, less than 30 miles west along the Pennsylvania Turnpike.

Direct overseas travel can be easily accessed through Philadelphia International, Newark International and Baltimore-Washington International Airports, located less than two hours from Lebanon County. Corporate aircraft are also served at nearby private airstrips. Businesses transporting goods via ship have discovered that this area's proximity to the ports of Philadelphia, Baltimore, New York and Wilmington provide another cost advantage. Cargo-handling facilities, container capability and intermodal connections (with rail and truck) are readily available.

Many business opportunities are available in Lebanon County. The top five industries by employment are manufacturing, health care/social services, retail trade, educational services, and accommodation/food services. Lebanon County is diversifying, seeing new growth in technology-based business research and development, printing, pharmaceutical operations, warehousing, distribution and services. Understanding this workforce advantage and market location, many smaller entrepreneurs have also chosen Lebanon County because it provides a solid base for their future expansions.




POPULATION
144,011


AVG FAMILY INCOME
\$66,614


TRAVEL TO WORK
22.6 MIN


EMPLOYEES
74,100

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.