

# FOR LEASE

Marcus & Millichap

25-27 GRAND AVENUE

RED LION, PA 17356

62,300 SF Building

INDUSTRIAL/WAREHOUSE SPACE AVAILABLE



- Prime Location Near I-83
- Zoned I-Industrial and C-Commercial
- 8'-9" to 18'-4" Clear Height
- Brand New Roofs
- 3 Phase, 1,200 Amp, Heavy
- Ample Parking Spaces

**JACK HAMILTON**

ASSOCIATE INVESTMENTS  
PHILADELPHIA, PA  
C: 610.401.7104 | D: 215.531.7031  
jack.hamilton@marcusmillichap.com  
PA License No.: RS376105

**KYLE MALIN**

ASSOCIATE INVESTMENTS  
BALTIMORE, MD  
C: 302.750.7610 | D: 443.703.5035  
kyle.malin@marcusmillichap.com  
PA License No.: RSR005297MD: 5009118,  
DE: RS-0038306, WV: WVS240303606

**BRIAN HIGGINS**

ASSOCIATE DIRECTOR INVESTMENTS  
PHILADELPHIA, PA  
C: 610.304.8529 | D: 215.531.7093  
brian.higgins@marcusmillichap.com PA  
License No.: RS335804

Tim Stephenson - BOR Pennsylvania - Philadelphia, PA - P: 215.531.7000  
License No.: RMR006104 - Firm License No.: RB062197C

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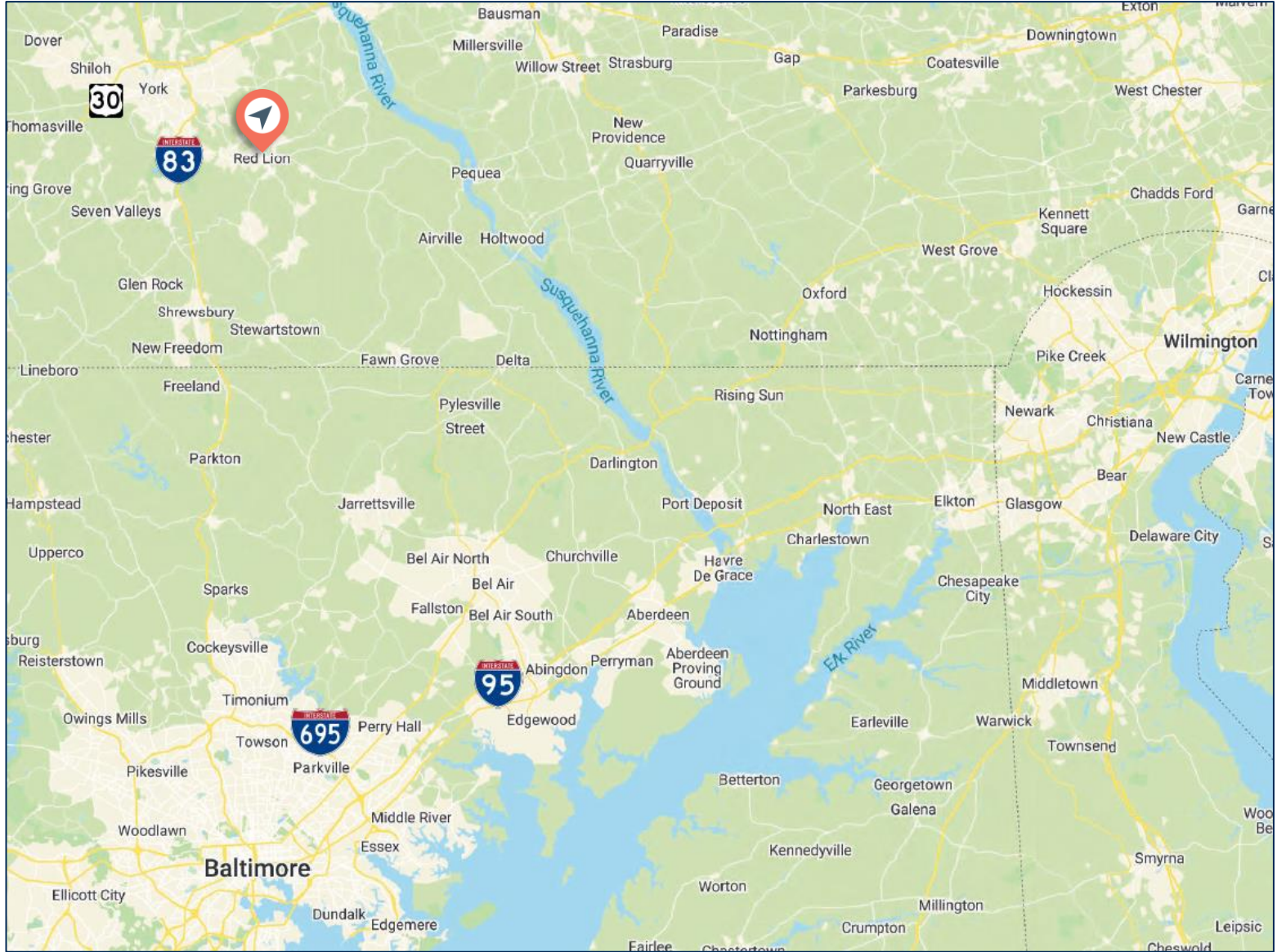
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### 25-27 GRAND AVENUE

RED LION, PA 17356

### 62,300 SF Building

INDUSTRIAL/WAREHOUSE SPACE AVAILABLE



- 6 Drive In Doors
- 2 Dock Doors
- 3,600 SF Office
- 1.81 Acres
- Sprinklered Building
- Natural Gas Supply

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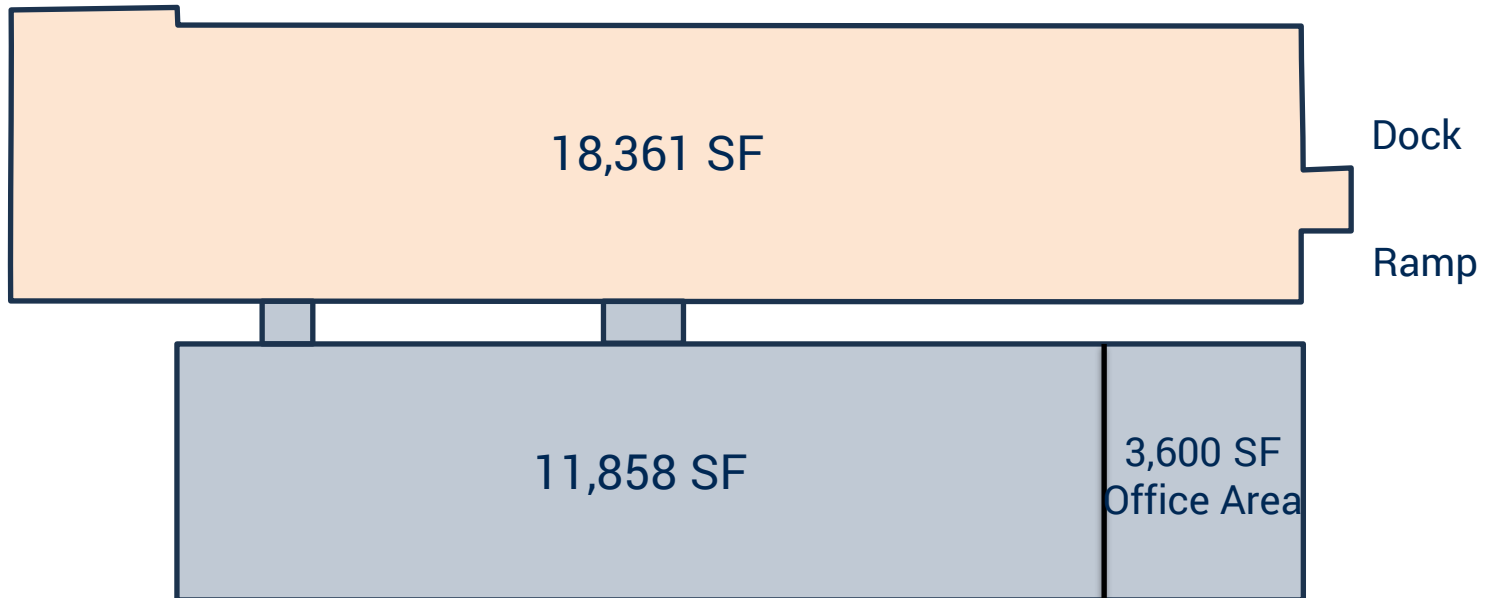
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25-27 GRAND AVENUE  
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INDUSTRIAL/WAREHOUSE SPACE AVAILABLE

Upper Level

West Side



East Side

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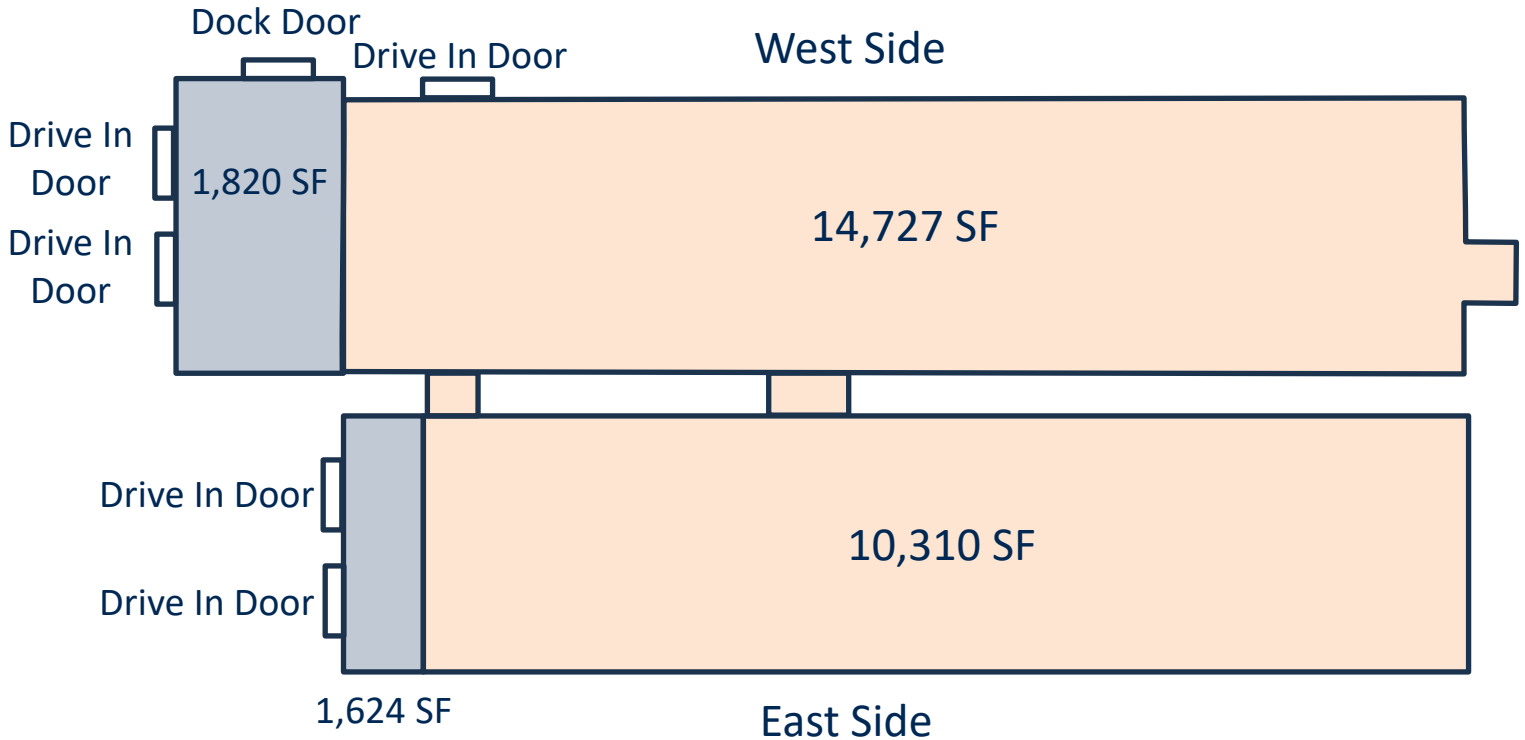
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## Lower Level



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INDUSTRIAL/WAREHOUSE SPACE AVAILABLE



Clear Height 18'-4" at Center and 13'-0" at Edge | Demising Wall is Temporary and can be Removed

- 11,858 SF +/- Upper Level Space

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INDUSTRIAL/WAREHOUSE SPACE AVAILABLE



Lower Level 9'-9" Clear Height with 10'Wx10'H Drive In Door Access

- 14,727 SF+- Lower Level Space

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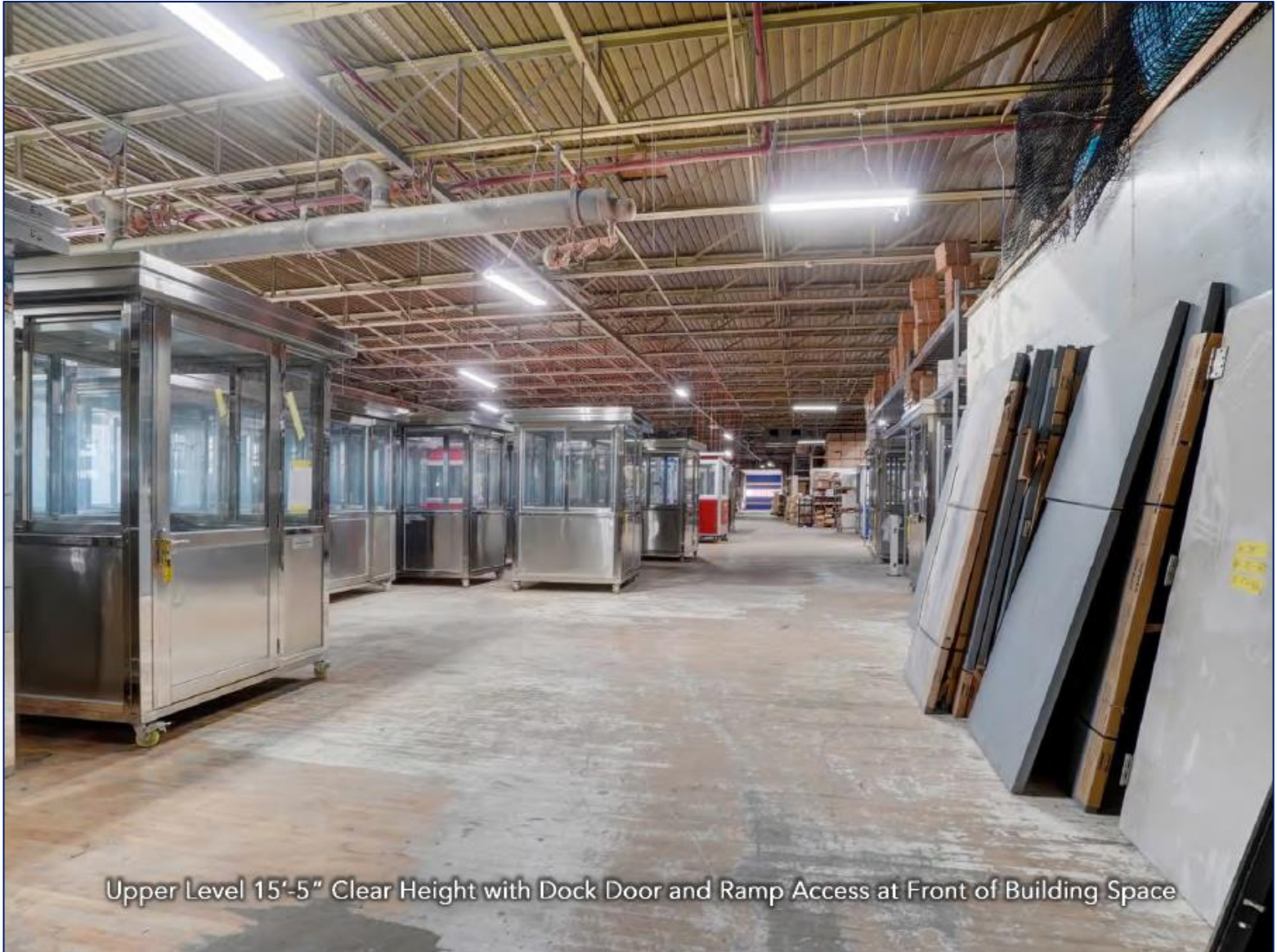
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Upper Level 15'-5" Clear Height with Dock Door and Ramp Access at Front of Building Space

## ■ 18,361 SF+- Upper Level Space

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INDUSTRIAL/WAREHOUSE SPACE AVAILABLE



- 1,820 SF+- Lower Level Space
- 1 Dock Door
- 2 Drive In Doors

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- 1,624 SF+- Lower Level Space
- 2 Drive In Doors
- Demising Wall can be Removed

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