



Multi-Functional Rail-Served Industrial Property Available For Lease

- **Upgraded Cross Dock Facility:** 107,000 square feet with 40 loading docks and rail access.
- **15,000 SF Separate Warehouse / Service Building:** (4) loading docks and (3) drive-ins on 2.99 acres.
- **Outdoor Storage:** 2.7 acres available for trailer parking or outdoor storage.
- **Strategic Location:** Located within close proximity to Route 11, Interstate 180, and the Penn Valley Airport.

For further information

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Building Specifications

Industrial Property For Lease

222 Packer Road
Sunbury, PA



BUILDING AREA	<ul style="list-style-type: none">■ Cross-Dock Facility - 107,000 SF (Divisible: 20,000 - 107,000 SF)■ Warehouse / Service Building - 15,000 SF■ Office Area - 3,000 SF■ Outdoor Storage - 2.7 acres
ACREAGE	<ul style="list-style-type: none">■ 12.77 Acres
LOADING	<ul style="list-style-type: none">■ 40 Loading Docks (Cross Dock Facility)■ 4 Loading Docks & 3 Drive-Ins (Warehouse / Service Building)
CEILING HEIGHTS	<ul style="list-style-type: none">■ 16' - 19.5' (Cross Dock)■ 24' (Warehouse / Service Building)
YEAR BUILT / RENOV.	<ul style="list-style-type: none">■ 1959 / 1991, 2015, 2019, 2023
CONSTRUCTION	<ul style="list-style-type: none">■ Concrete block with steel joints with corrugated steel deck insulated with centimark rubber membrane cover
SPRINKLER SYSTEM	<ul style="list-style-type: none">■ WET
POWER	<ul style="list-style-type: none">■ 600 Amp, 240 Volt, 3 Phase (Cross Dock)■ 480 Amp, 240 Volt, 3 Phase (Warehouse / Service Building)
ZONING	<ul style="list-style-type: none">■ I - Industrial
ROOF	<ul style="list-style-type: none">■ EPDM "Rubber Roof"
MECHANICAL	<ul style="list-style-type: none">■ 10 - 400,000 BTU Natural Gas Heaters

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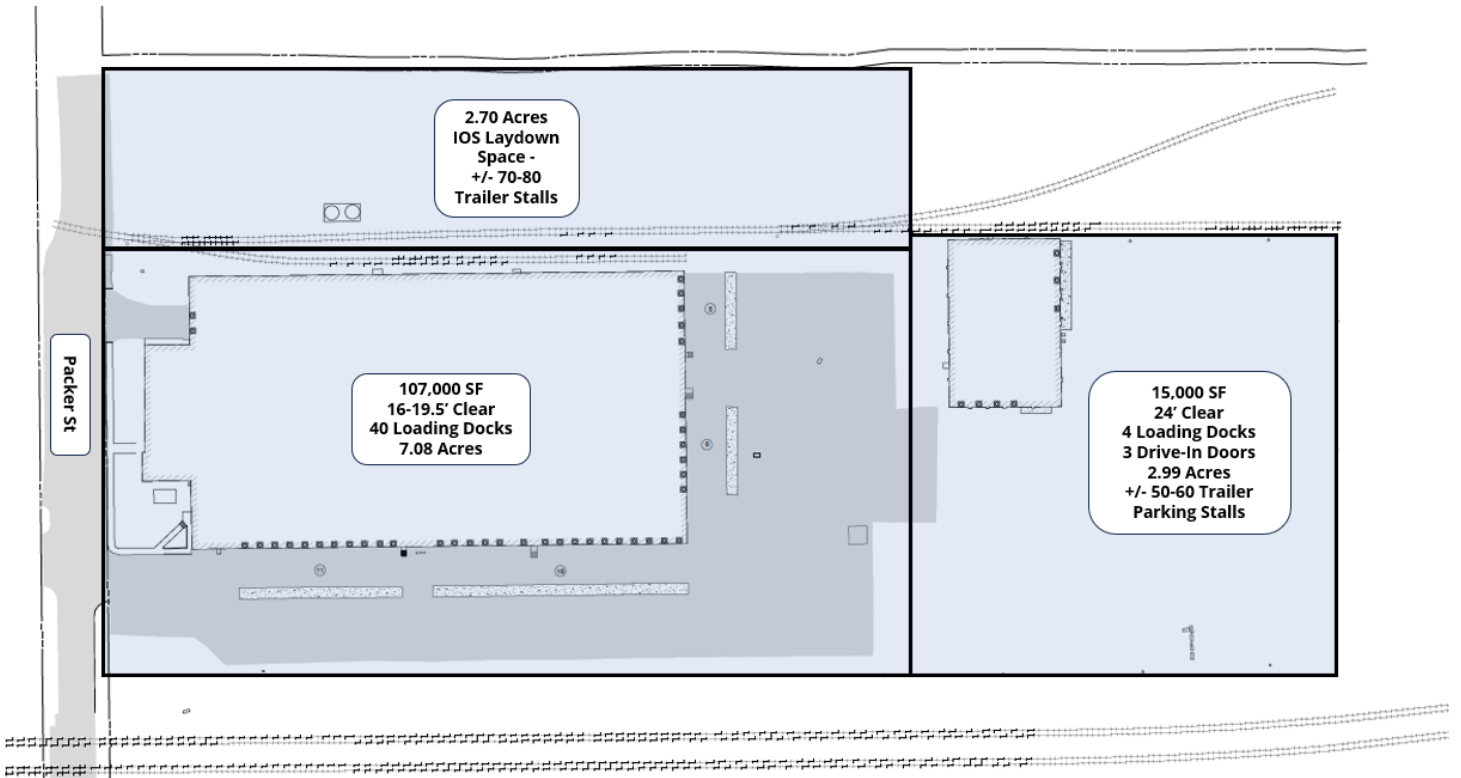
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Site Plan

Industrial Property For Lease

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15,000 - 122,000 SF Available



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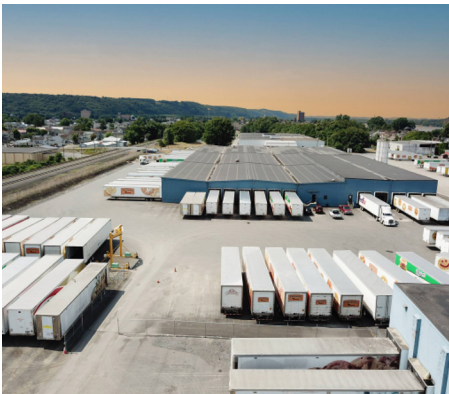
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Location Map

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