

AVAILABLE

121,500 SF Industrial



**15 Ritter Way**  
**Lebanon Valley Business Park**  
Lebanon, PA 17042

- 121,500 SF Available
- 100% Climate Controlled
- 26 Dock Positions
- Impeccably Clean! Freshly Painted!
- June '26 Occupancy
- 33' 10" Clear Height
- Strong, trained workforce nearby

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# 15 Ritter Way

## Lebanon Valley Business Park

### Data Sheet

#### GENERAL DATA

Lot Size:	10.75 Acres
Municipality:	South Lebanon Township, Lebanon County
Zoning:	Industrial
Map Number:	(UPI):30-2351252
Flood Zone:	Zone X, not in a flood hazard area per FEMA Map 42075CO270D dated 6/05/2012
Taxes:	\$107,100 or \$0.88 per SF (2026)
Year Built:	2010, Renovated 2025. Exterior Painted, Parking Lots re-sealed
Lease Type:	"NN" with Grass and Snow by Tenant. Insurance is \$0.241 per SF. Water & Sewer is \$1,250 per year.
Building Code:	2006 International Building Code



#### DESCRIPTION

Size (SF):	<b>121,500 SF</b> (250' deep x 486' long) includes a 2,600 SF Office area.
Clear Height:	<b>33' 10"</b>
Construction:	<p>Class "A" Industrial Building with insulated "tilt-up" (site cast) concrete wall panels, steel superstructure roof with open web roof trusses and a steel deck topped with 0.60 EPDM Membrane over 3' rigid insulation. Exterior freshly painted in 2025.</p> <p>Floors are 4,000 p.s.i. concrete (6" thick) over 8" compacted crushed rock topped with re-bar and wire mesh and a vapor barrier. Floors have 1/4" wide x 1" deep control joints cut and filled with sealant. The floors are sealed, smooth and in terrific condition.</p> <p>Steel shade structures accent the office façade.</p> <p>Energy efficient lighting is provided along with sky lights (5-rows deep x 12 rows wide) and with the interior all painted white, the industrial area is very well lit!</p> <p>Parking lot was sealed in 2025. 50 Spaces about the Office, the yard is wide open for additional cars or trucks / trailers.</p>
Doors/Access:	<p>26 Dock positions 9' x 10' w/ 50,000 lb. pit style levelers, bumpers, seals, curtains, inside/outside occupancy lights and lights in the insulated hi-lift doors. Interior trailer lights are also provided. The Truck Court has a 70' concrete apron.</p> <p>One 12' w x 14' High at-grade door w/ electric lift is provided.</p>



# 15 Ritter Way Lebanon Valley Business Park

## Data Sheet, continued

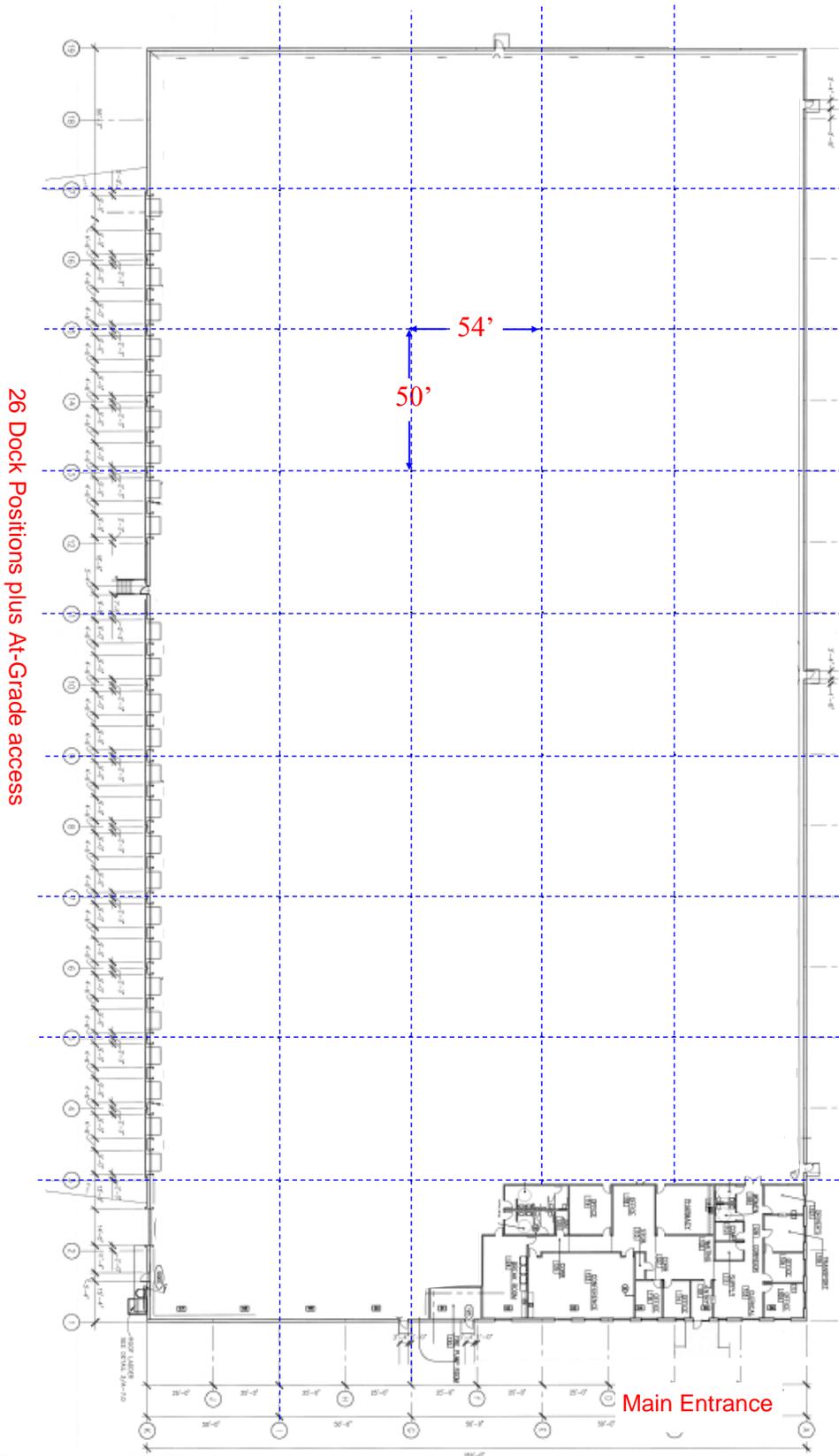
DESCRIPTION	
Office:	Approx. <b>2,500 SF</b> including a large conference/training room, kitchen/break room, seven (7) private offices and an open work area. The offices have solid-core stain grade doors w/ lever action hardware all set in hollow metal frames, commercial grade carpeting, 2' x 4' (faux 2' x 2') grid type ceiling set at 10' AFF. T-8 energy efficient light fixtures set in 18 cell parabolic fixtures. The tiled reception area has a guest window and key-fob access doors. The kitchen has a dishwasher and sink set in natural birch finish cabinets. These cabinets are also provided in several other office areas. Four ADA bathrooms are provided.
HVAC:	Offices are heated and air conditioned via three 5-ton rooftop units. Two are Trane and one is American. The industrial sections are served by five (5) 25-Ton York rooftop units that provide gas-heat and A/C designed to hold temps at 72F.
Water:	City of Lebanon Water Authority, 12" Line in the Street, a 1 /12" domestic line serves the non-sprinkler requirement.
Sewer:	South Lebanon Township Sewer Authority, 12" and 8" collection lines
Telecom:	Verizon fiber optic capacity available. Panduite OPTICON Fiber currently in the building. The Demarc is adjacent to the office break room.
Electric:	480Y/277 Volt service at 800 amps, 3-phase from Met-Ed available. One 150 kva transformer is provided.
Gas:	Natural gas by UGI Energy. Medium pressure service runs to the Subject Property.
Fire Sprinkler System:	Wet style system rated for "Normal Hazard". Maintained by S.A. Communale. Flow tests and annual tests are available. System rated at 52 GPM / Sq. Ft. and a "IV" Commodity Class allowing storage to 30' high.  A SIMPLEX 4007 Fire Control Panel provides Central Station Monitoring.
CAM:	Insurance is \$0.241 per SF annually.  Water/Sewer is +/- \$1,250 annually  Snow removal and Grass / Landscaping responsibility by Tenant.
Column Spacing:	54' Wide x 50' Deep
Misc.:	Building Code is IEBC 2015 and IBC 2015. A central station monitored, hard-wired smoke, fire and heat system is present.

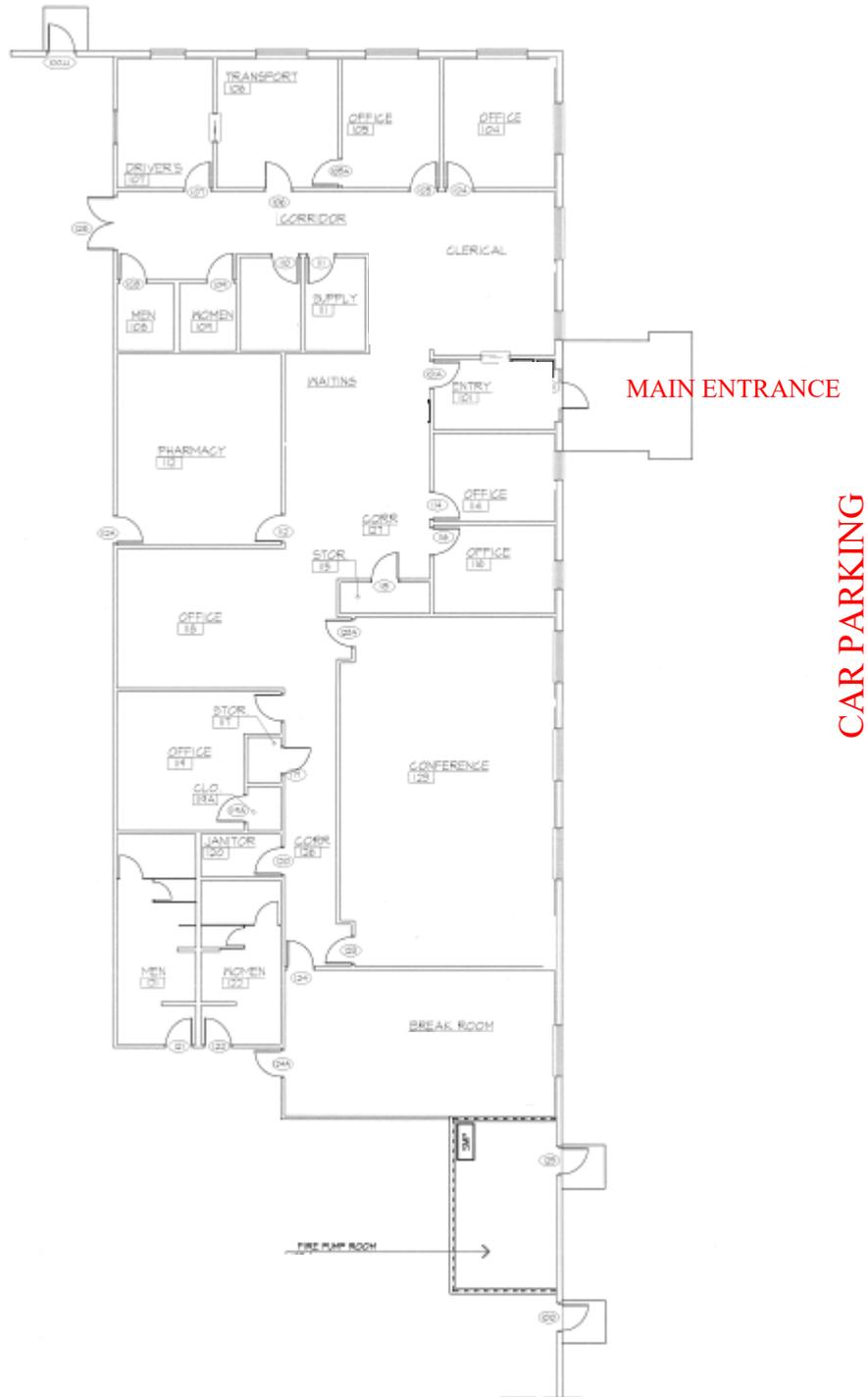


DESCRIPTION	
<p>Site Advantages:</p>	<p>The Lebanon Valley Business Park (LVBP) has some interesting site advantages that you will not want to overlook:</p> <ul style="list-style-type: none"> <li>• The LVBP is a 240-acre park.</li> <li>• The LVBP is a “Pennsylvania Select Site,” giving the recognition that it is one of the prime locations in the state, ready for construction and development.</li> <li>• The Park is located in the South Lebanon Tax Increment Financing (TIF) District.</li> <li>• Many fabricators and manufacturers call LVBP home. A partial list includes: Bemis, Flexible Packaging Milprint, Schott Pharmaceutical Packaging, REGUPOL America, Weaber Lumber, Bonduelle Frozen Foods, PSPM Plastic Systems, Everlast Roofing and more...</li> <li>• ABARTA Coca Cola is constructing a \$100 million dollar, 240,000 SF Plant across the street.</li> <li>• Great access to a strong local workforce.</li> </ul>
<p>Market Advantages:</p>	<p>The Lebanon Valley Business Park has a number of distinct market advantages for expanding companies.</p> <p><u>Within a 500-mile radius there is:</u></p> <ul style="list-style-type: none"> <li>◦ Approximately 45% of the U.S. population</li> <li>◦ Approximately 60% of the Canadian population</li> <li>◦ Four of the nine major U.S. markets</li> <li>◦ 41% of the domestic-traded service industries</li> <li>◦ 45% of the U.S. manufacturers</li> <li>◦ We are located within minutes of three major interstate highways, including I-76 (Pa. Turnpike), I-81 and I-78. Connections to the Northeast and Mid-Atlantic are only a short distance away.</li> <li>◦ We are only minutes from other transportation networks, such as the Norfolk Southern rail freight system (including the Intermodal yard at Rutherford, Pa.) and scheduled air and package delivery services at Harrisburg International Airport.</li> <li>◦ We are only a short drive from the ports of Philadelphia, Baltimore, and New York, with full cargo handling facilities and container capabilities.</li> <li>◦ We are part of the Harrisburg-Lebanon-Carlisle Metropolitan Statistical Area (MSA). We are at the east end of this growing region, offering closer access to the Northeast and Mid-Atlantic regions.</li> </ul>

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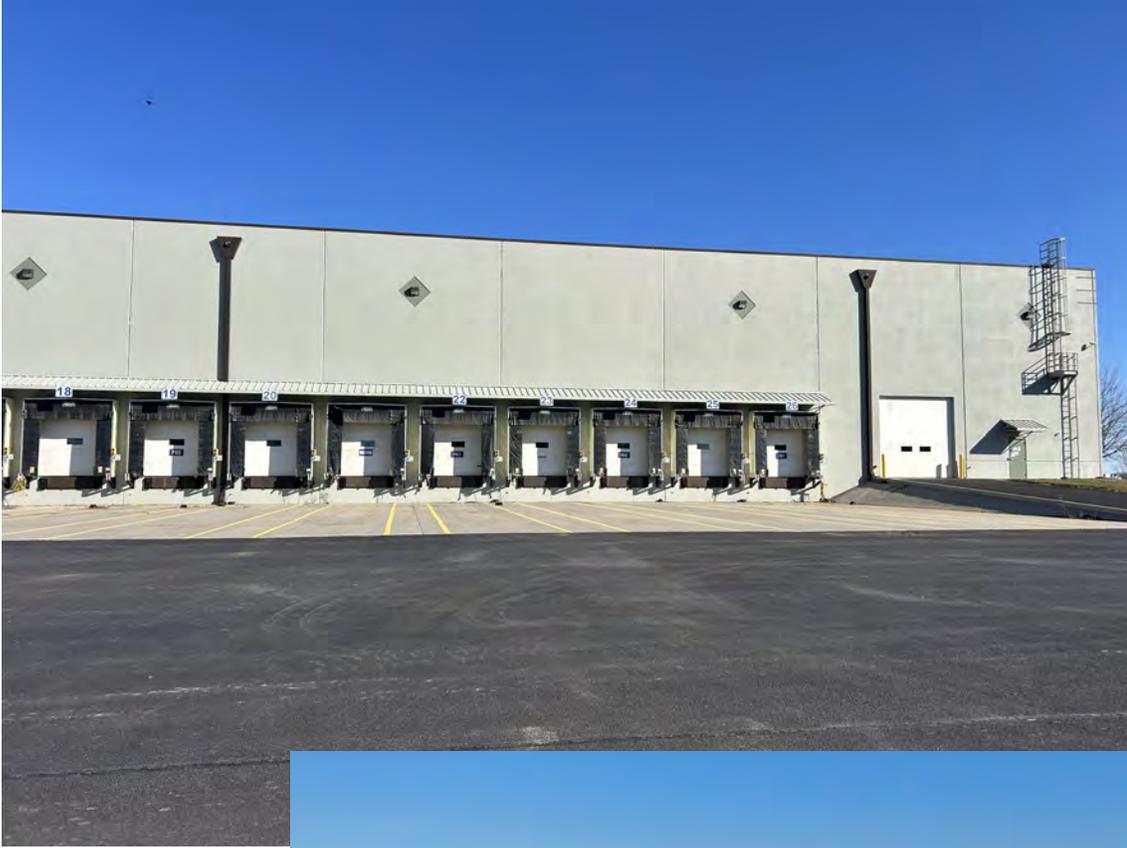
## Floor Plan





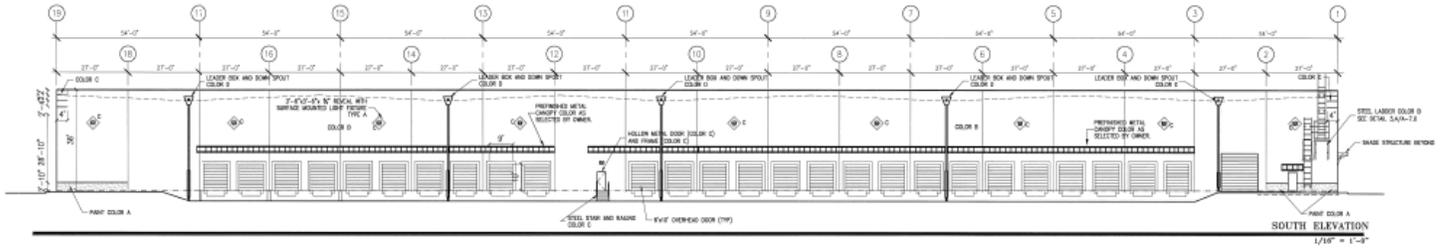
# 15 Ritter Way Lebanon Valley Business Park

Photos



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26 Dock positions plus at-grade access



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100% Climate Controlled Space

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Office Façade



15 Ritter Way  
Lebanon Valley Business Park

Office Photos



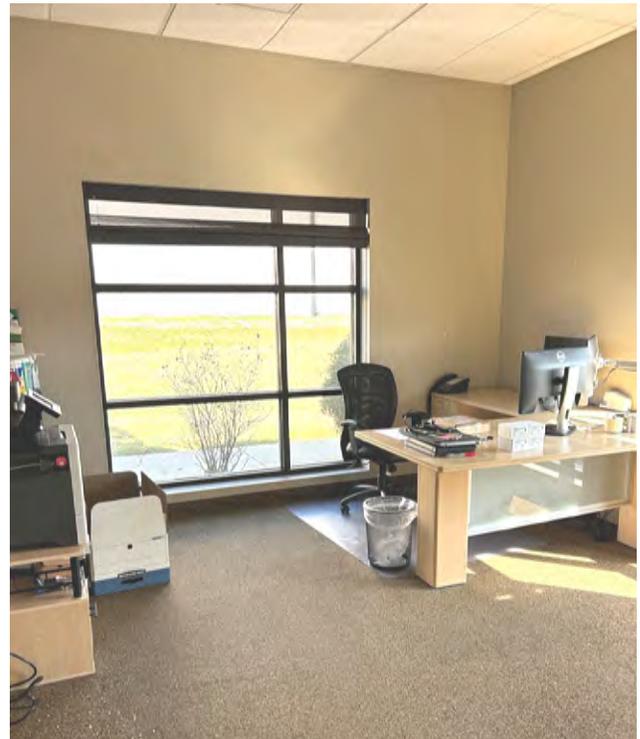
Break Rooms



Break Rooms



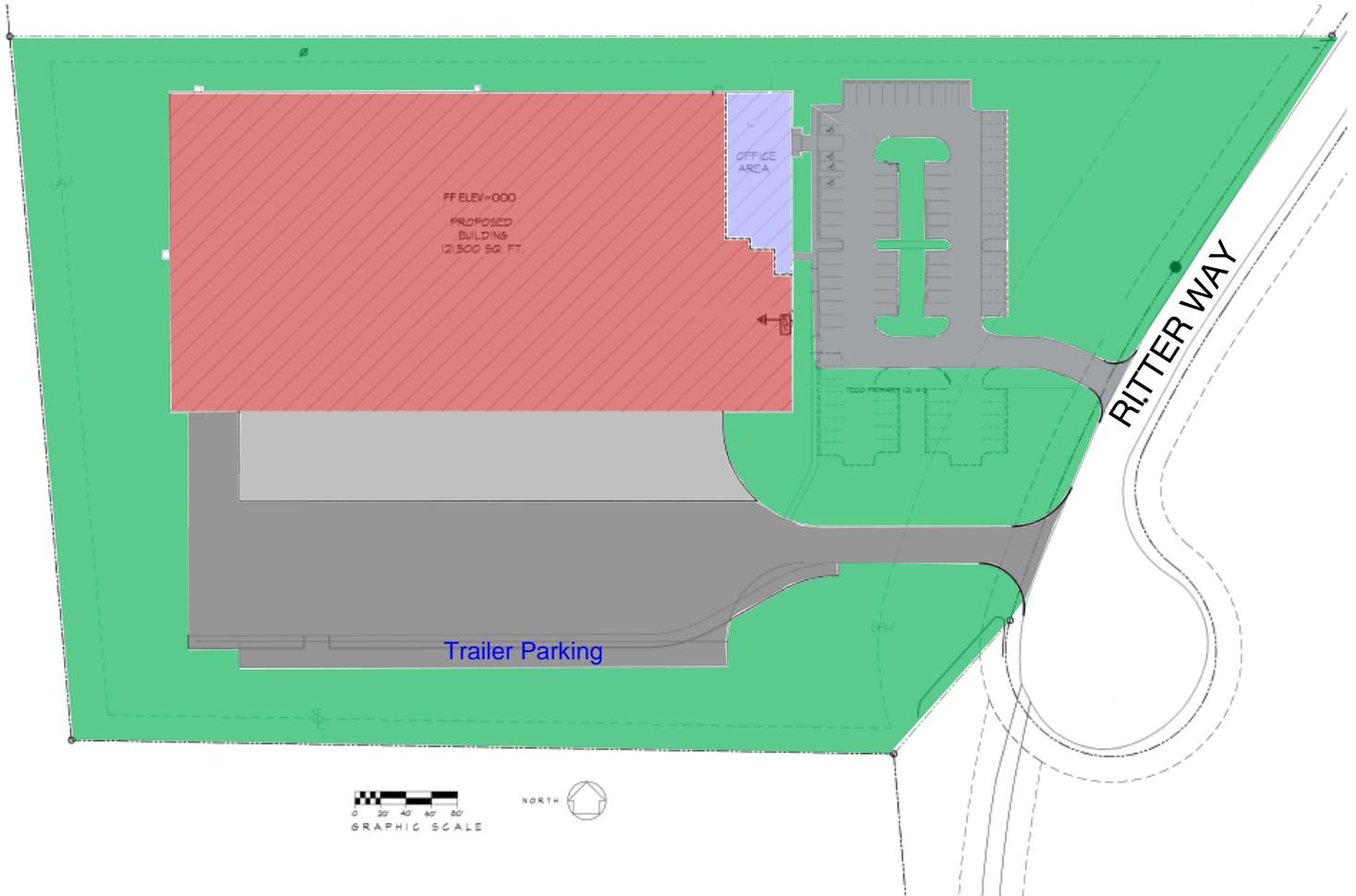
Large Training Room



Multiple Private Offices  
w/ Natural Light!

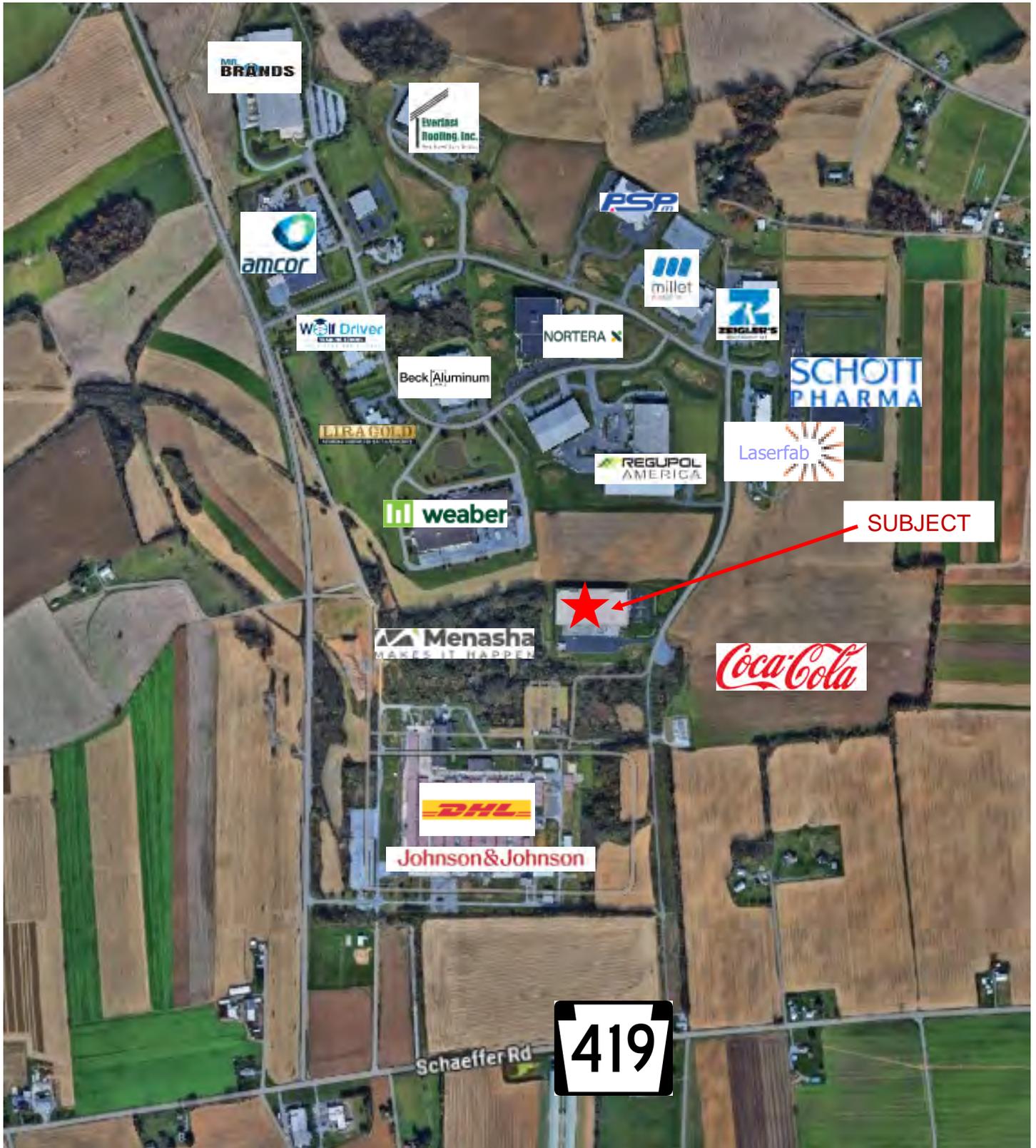
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## Site Plan



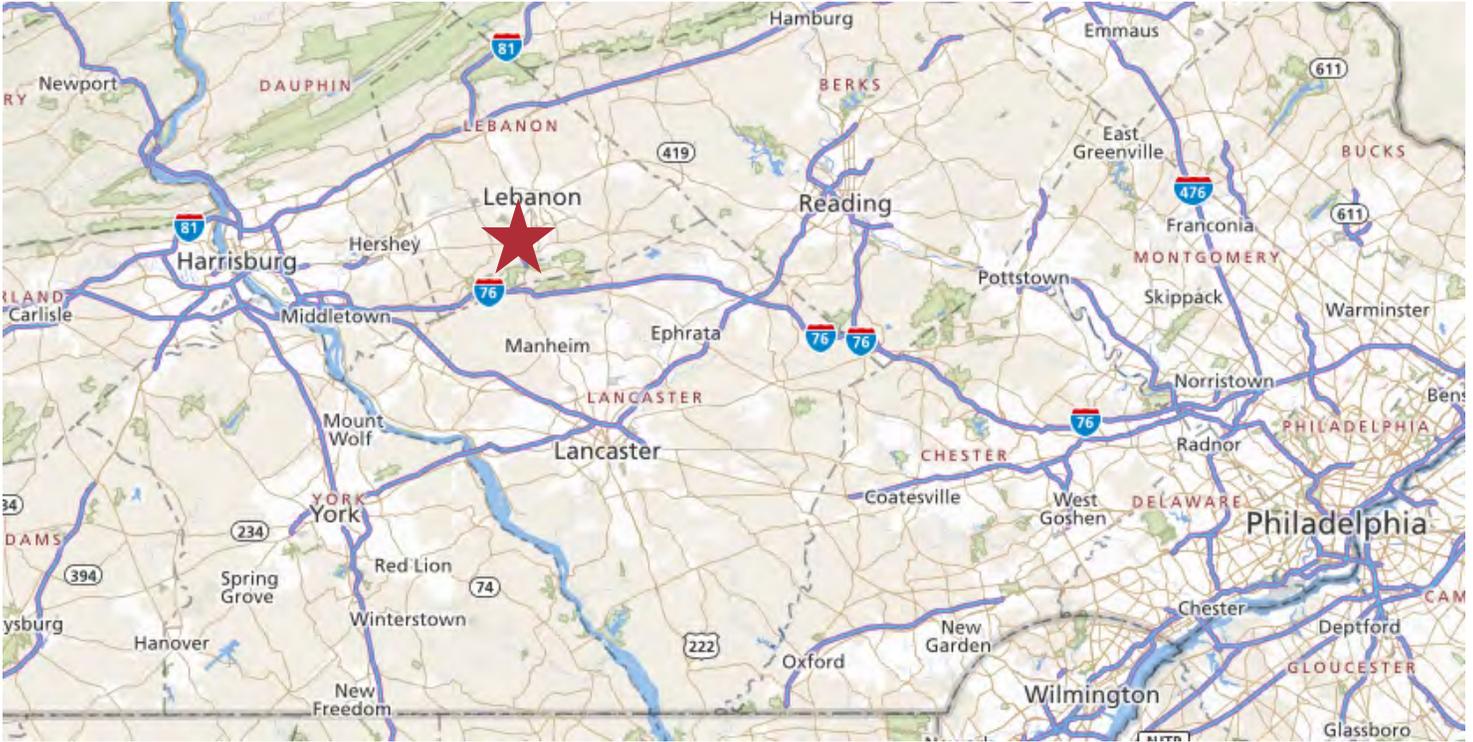
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## Map / Location



Major City	Mileage	Driving Time
Allentown, PA	66 miles	1 hour, 20 minutes
Philadelphia, PA	88 miles	1 hour, 37 minutes
Harrisburg, PA	37 miles	46 minutes
Baltimore, MD	107 miles	1 hour, 48 minutes
New York, NY	152 miles	2 hour, 44 minutes

Shipping Center	Mileage	Driving Time
FedEx	4.1 miles	11 minutes
USPS	4.9 mile	11 minutes
UPS	4.7 miles	12 minutes
Norfolk Southern Intermodal	6.7 miles	12 minutes

Port	Mileage	Driving Time
Philadelphia Regional Port Authority	53 miles	1 hr, 38 minutes
Delaware River Port Authority	93 miles	1 hr, 41 minutes
Port of Wilmington	107 miles	1 hr, 47 minutes

