

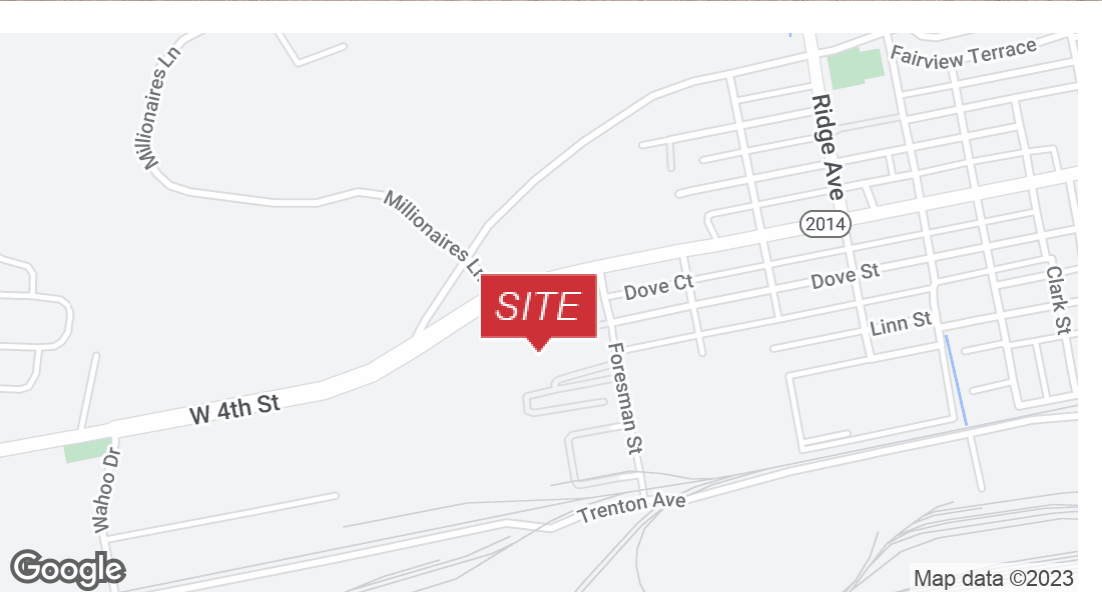
801 FORESMAN STREET

Williamsport, PA 17701

 FOR LEASE OR SALE

 INDUSTRIAL

 30,000± SF



PROPERTY DESCRIPTION

Available for Lease March 2024
30,000± SF Warehouse/
Distribution Facility located in
Central Pennsylvania along the
I-180 corridor. The property is less
than 10 minutes away from
Routes 15 & 220 leading to I-80
within 30 minutes.

LEASE & SALE RATE:
UPON REQUEST

FOR MORE INFORMATION

David Weaver, SIOR

 570.406.7428


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Steve Cole, SIOR

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NAIMertz

 **NAI Mertz** | 350 Laird Street, Suite 110
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570-820-7700 | naimertz.com

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PROPERTY HIGHLIGHTS

- Available for Lease March 2024
- 30,000± SF Industrial Warehouse/ Distribution Center
- Single Tenant Occupancy
- Parcel: 1 Acre
- 500± SF Office air conditioned
- Ceiling Height: 21' at center, 17' at eaves
- Column spacing: 50' X 24'
- Building Dimensions: 100' X 290'
- 2 Dock Doors
- Lighting: Motion controlled
- Sprinklers: Class 3
- Power: 1200amp / 3 phase
- Heat: Natural Gas
- Public Sewer & Water
- 97 Surface Parking spots



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PROPERTY & LOCATION DESCRIPTION

30,000± sf Warehouse/ Distribution Facility located in Central Pennsylvania along the I-180 corridor. The property is less than 10 minutes away from Routes 15 & 220 leading to I-80 within 30 minutes. The Williamsport area has had a surge in development thanks to it's proximity and easy access to major metro areas.

- 88 Miles Harrisburg, PA
- 105 Miles from Binghamton, PA
- 167 Miles Baltimore, MA
- 188 Miles Philadelphia, PA
- 190 Miles New York, NY
- 195 Miles Pittsburgh, PA
- 205 Miles Washington, D.C.

Williamsport serves as Central Pennsylvania's cultural, financial, and commercial hub. It is well-known for its sports, culture, and food. The Pennsylvania State Government, the Pennsylvania College of Technology, the Williamsport Area School District, Brodart Company, Springs Window Fashions, Weis Markets, West Pharmaceuticals, Shop Vac Corporation, and Textron Lycoming Engines are among Williamsport's top 10 employers.



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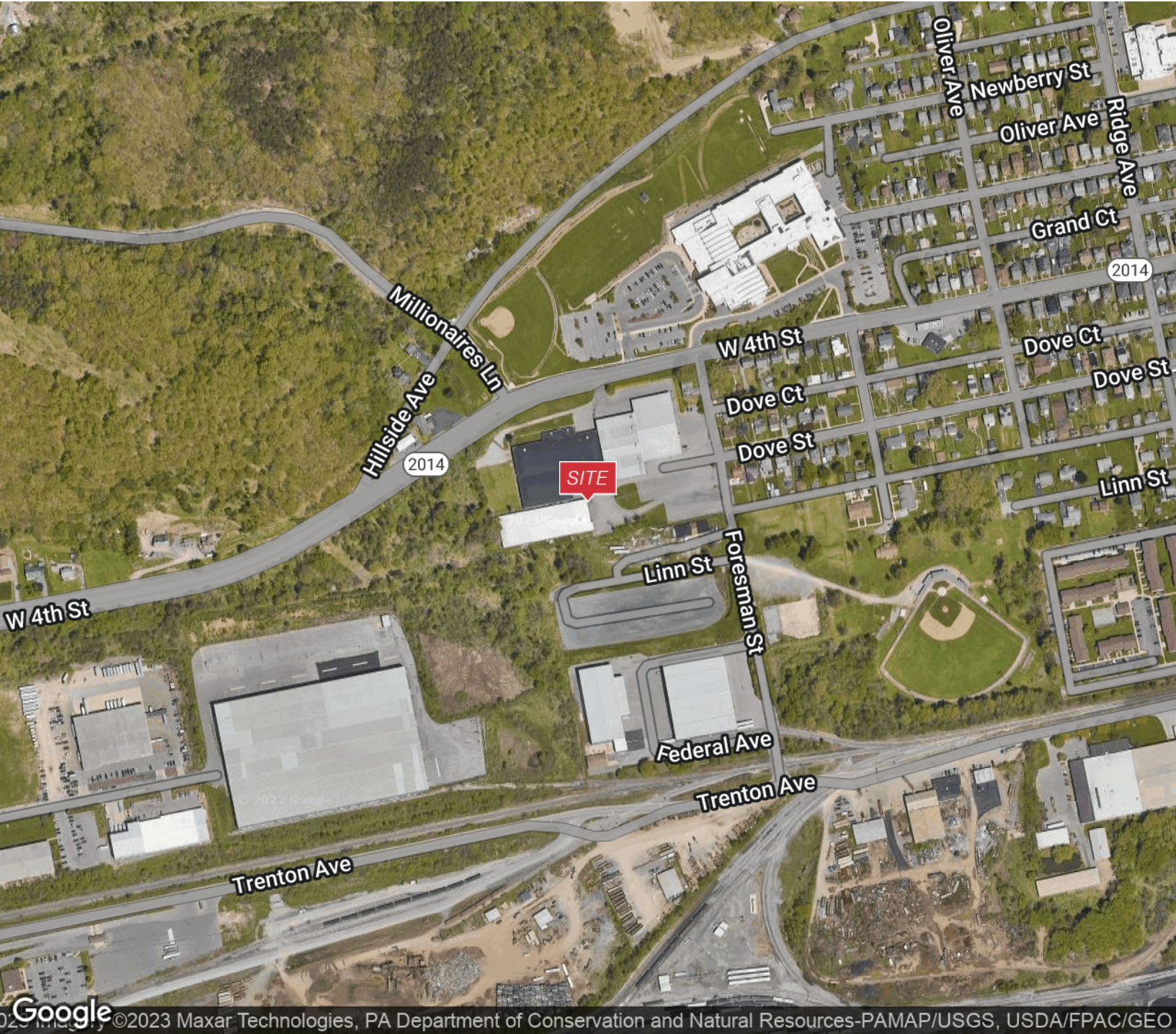
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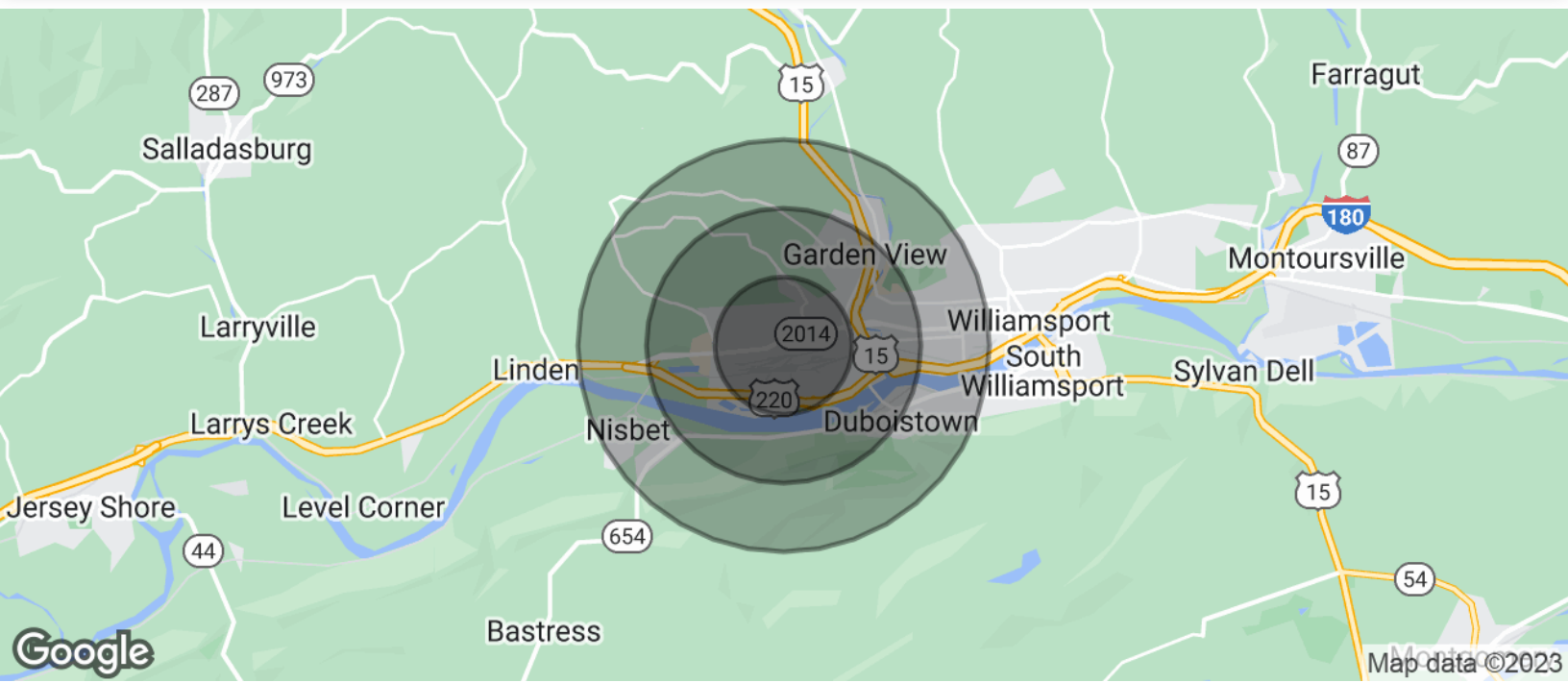
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,516	12,375	24,762
Average Age	34.3	38.5	37.2
Average Age (Male)	34.3	38.8	36.7
Average Age (Female)	36.4	37.2	37.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,763	5,880	11,431
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$55,439	\$54,727	\$52,544
Average House Value	\$220,824	\$147,940	\$137,119

TRAFFIC COUNTS

W 4th Street	5,276/day
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* Demographic data derived from 2020 ACS - US Census

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