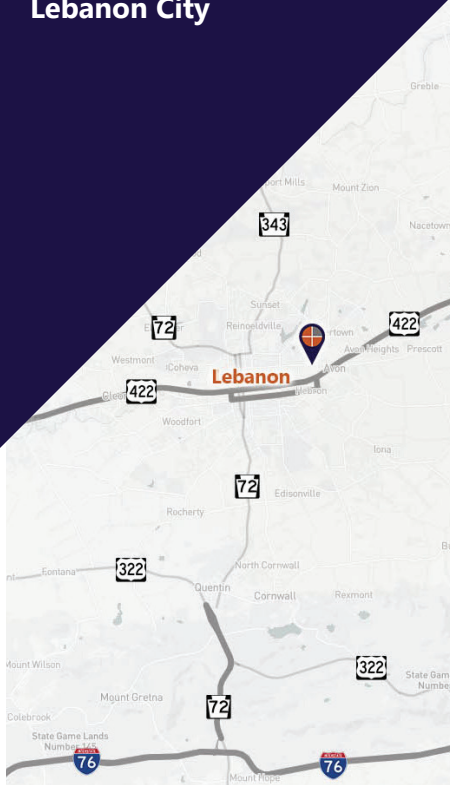


## FOR SALE

6,200± SF warehouse/flex  
Lebanon City



**Darin R. Wolfe**  
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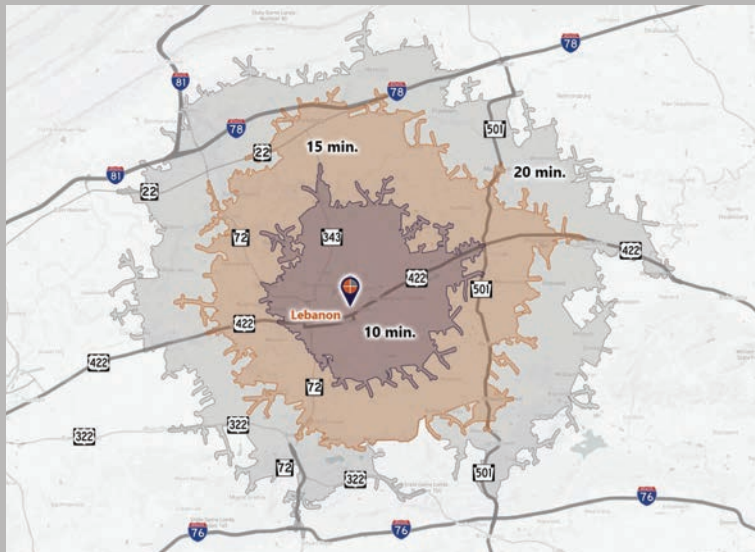


# WAREHOUSE / FLEX BUILDING

## DEMOGRAPHICS

Variable	720 E. Lehman St. Lebanon, PA		
Travel Distance from Site	10 minutes	15 minutes	20 minutes
Total Population	50,627	84,787	113,409
Population Density (Per Sq. Mile)	1,433.1	764.3	532.3
Total Daytime Population	48,510	83,722	106,231
Total Households	20,103	33,084	43,819
Per Capita Income	\$30,321	\$34,326	\$36,384
Average Household Income	\$77,360	\$88,014	\$93,974
Average Disposable Income	\$61,462	\$68,587	\$72,510
Aggregate Disposable Income	\$1,235,572,335	\$2,269,141,151	\$3,177,306,627
Total (SIC01-99) Businesses	1,614	2,753	3,573
Total (SIC01-99) Employees	20,456	35,549	45,233
Total (SIC01-99) Sales	\$2,838,596,062	\$6,540,942,404	\$9,313,776,680
Annual Budget Expenditures	\$1,380,807,964	\$2,573,915,547	\$3,629,575,240
Retail Goods	\$460,575,225	\$863,725,107	\$1,219,594,788

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

TRUE Commercial is pleased to present this warehouse/flex building for sale in Lebanon City. The building spans approximately 6,200± SF and is suitable for various uses such as warehousing, storage, or flex use. Two distinct front entrances allow multiple users, making it ideal for both investors and owner/users looking to generate rental income.

The building features around 1,100± SF of potential office/showroom space and approximately 5,100± SF of warehouse space. The warehouse is equipped with plumbing for four separate restrooms, a 12-foot overhead door, and a double side-entry door for additional access. All public utilities, including gas and electric, are available.

## PROPERTY DETAILS

- Total Building Size:.....6,200± SF
- Sale Price:.....\$595,000
- Land/Lot Size:.....0.36 acres
- Zoning:.....CG - Commercial General
- Warehouse Space SF:.....5,100± SF
- Office Space SF:.....1,100± SF
- Clear Height:.....11 ft.
- Parking:.....On-Site, Paved
- Year Built:.....1983
- Annual Taxes:.....\$4,880
- Roof:.....Metal
- Construction:.....Concrete Block
- Gas:.....Available
- Electric:.....Available
- Water:.....Public
- Sewer:.....Public

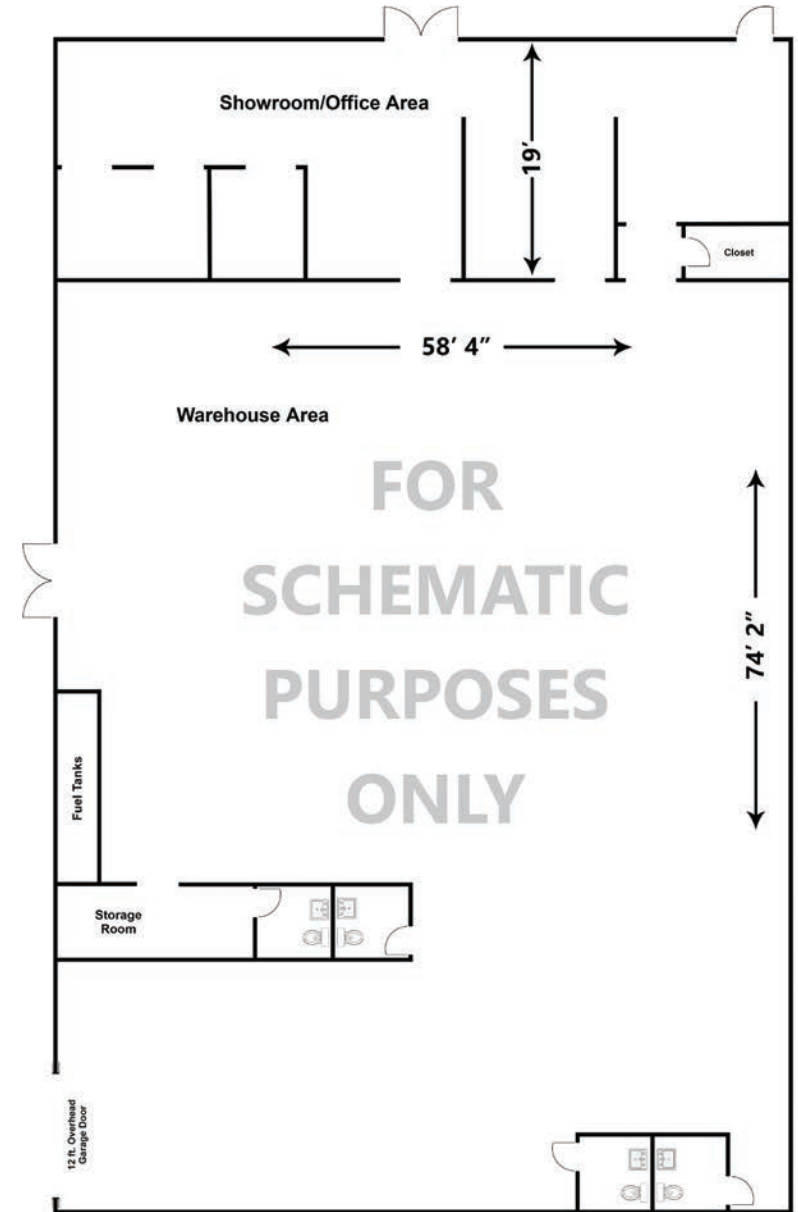
## TRAFFIC COUNTS

- E. Lehman St.:.....8,620 VPD
- N. 8th Ave.:.....5,759 VPD
- E. Cumberland St./Route 422:.....11,274 VPD

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# FLOOR PLAN & INTERIOR PHOTOS



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# ESTABLISHED REGIONAL AREA MAP



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# ZONING | COMMERCIAL GENERAL (CG)

## CITY OF LEBANON ZONING ORDINANCE

### ARTICLE §1304.01

### PERMITTED USES IN PRIMARILY NONRESIDENTIAL DISTRICTS

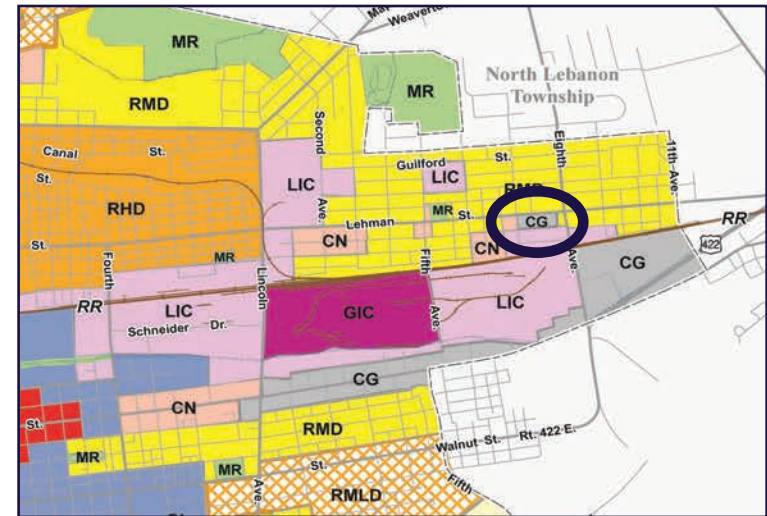
#### COMMERCIAL USES:

- Amusement arcade
- Auto body shop or auto repair garage (see §1306.02)
- Auto, boat or mobile/manufactured home sales (see §1306.02)
- Auto service station, which may occur with a convenience store, and may also include fueling of vehicles (see §1306.02)
- Bakery, retail
- Beverage distributor (wholesale and/or retail)
- Bus maintenance or storage yard
- Car wash (see §1306.02)
- Catering, custom, for off-site consumption
- Construction company or trades person's headquarters (including but not limited to landscaping, building or janitorial contractor)
- Crafts or artisan's studio
- Custom printing, copying, faxing, mailing or courier services
- Exercise club
- Flea market/auction house
- Funeral home
- Laundromat
- Medical marijuana dispensary (see §1306.02)
- Microbrewery or microdistillery (may be in combination with a restaurant)
- Office (may include medical clinics or labs)
- Pawn shop
- Personal services (includes tailoring, check cashing, dress making, hair cutting/styling, dog grooming, travel agency, dry cleaning, shoe repair, massage therapy, and similar uses)
- Recording studio, music

- Repair service, household appliance
- Restaurant (see §1306.02), other than a tavern or nightclub, without drive-thru service
- Retail store (not including uses listed individually in this Article 1304); any drive-thru facilities shall meet §1306.03 and shall be limited to CG District
- Self-storage development (see §1306.02)
- Target range, firearms completely indoor and enclosed
- Tattoo parlor or body piercing
- Tavern, other than a nightclub
- Television or radio broad-casting studios
- Veterinarian office (see §1306.02)

#### INDUSTRIAL USES:

- Building supplies and building materials, wholesale sales of
- Industrial equipment sales, rental and service
- Medical marijuana grower/processor (see §1306.02)
- Packaging
- Printing or bookbinding
- Manufacture and/or bulk processing of:
  - Apparel, textiles, shoes and apparel accessories
  - Computers; electronic and microelectronic products
  - Medical equipment and supplies
  - Paper and paper products
  - Wood products and furniture (not including raw paper pulp)
- Warehousing or storage as an on-site accessory use or serving principal uses located or allowed within the same zoning district



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# AERIAL DRONE & BUILDING PHOTOS



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# AERIAL DRONE PHOTO



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