

76 ODELL ROAD

Muncy, PA 17756

 FOR SALE OR LEASE

 INDUSTRIAL

 49,000± SF



PROPERTY DESCRIPTION

Well maintained Industrial building, a total 49,000± SF. Warehouse area is 45,000± SF (150'x300') with an attached single story 4,000± SF office space. Situated in a heavily populated business district lending to excellent visibility along Lycoming Mall Dr. (Rt. 2014). Access to I-180 is within 2 miles and a 10 min drive to the regional Williamsport Airport.

SALE PRICE / LEASE RATE:
PRICE UPON REQUEST

FOR MORE INFORMATION

David Weaver, SIOR

 570.406.7428

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Steve Cole, SIOR

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NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110
Wilkes-Barre, PA 18702
570-820-7700 | naimertz.com



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PROPERTY HIGHLIGHTS

- 9.62± Acre Site
- Zoned: SM (Suburban Mixed)
- APN: 41-352-118.12
- Total SF: 49,000± SF
- Warehouse: 45,000± SF (150'x300')
- Column Spacing: 46' X 24'
- Office: 4,000± SF
- Construction:
 - Steel and Block Exterior
 - 26 gauge Insulated Metal
 - Metal Roof
 - (15) 14' h Drive-In Doors
 - Ceiling Height:
 - 31' at the peak
 - 25' at the eaves
 - Cranes:
 - (1) 15 Ton
 - (2) 10 Ton
 - (1) 2 Ton
 - Central Compressor
 - Pressure Testing Booth
 - Paint Booth
 - Wash Bay
 - 5 Restrooms
 - Electric: 400 amp / 3 phase
- Utilities:
 - Public Gas and Sewer

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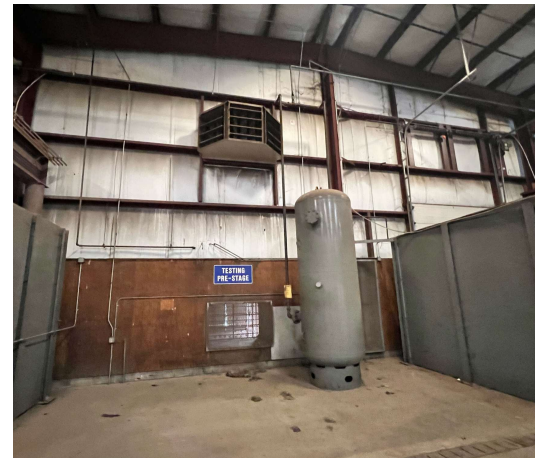
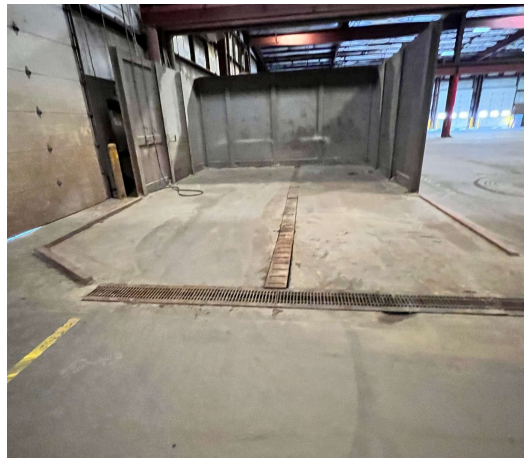
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LOCATION OVERVIEW

Visible from Route 2014 also known as Lycoming Mall Drive, this property is ideally situated within a populated business district with 7,147 VPD. Access to I-180 is within 2 miles at Exit 15.

Map data ©2024 Imagery
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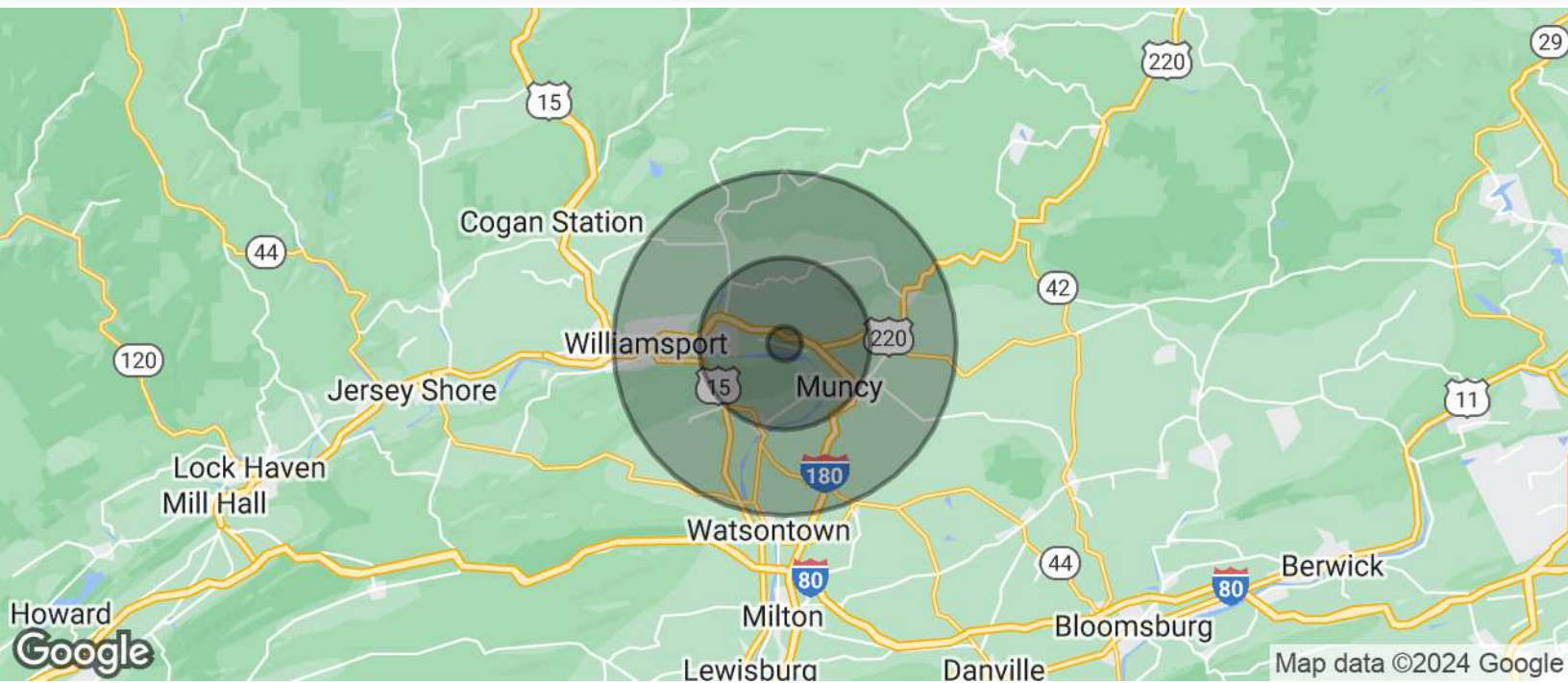
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	132	11,579	188,589
Average Age	39.8	43.0	43.6
Average Age (Male)	38.4	40.9	42.3
Average Age (Female)	44.2	44.5	44.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	59	4,542	80,077
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$90,431	\$110,142	\$82,884
Average House Value	\$360,958	\$367,536	\$275,997

TRAFFIC COUNTS

Route 2014 7,147/day

2020 American Community Survey (ACS)

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