

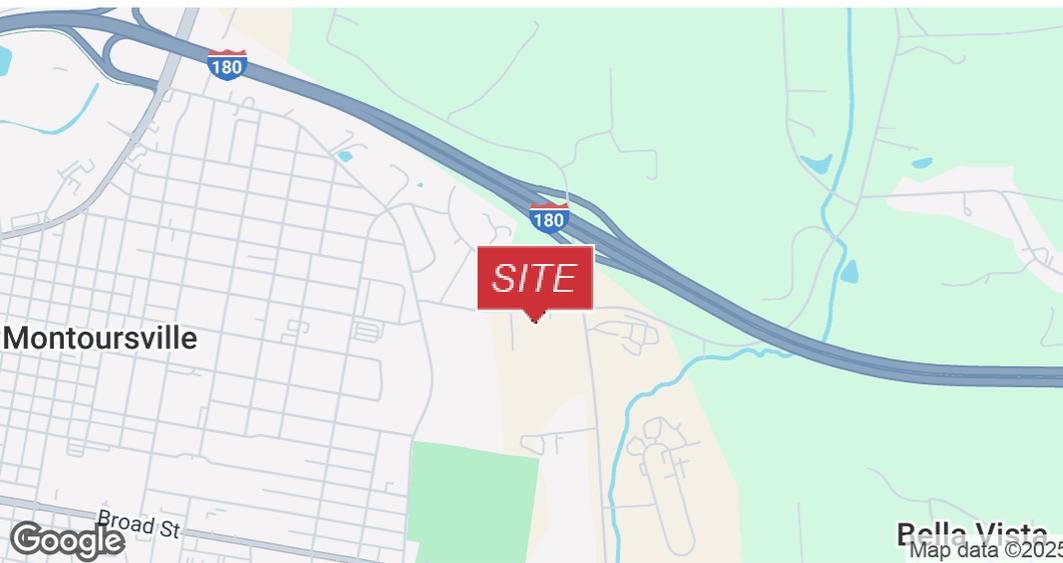
270 BRUSHY RIDGE RD.

Montoursville, PA 17754

 FOR LEASE

 INDUSTRIAL

 5,400± SF



PROPERTY DESCRIPTION

5,400± SF stand alone Commercial Warehouse Bld. situated in close proximity to the I-180 ramps. With such convenient access the greater Williamsport area is less than 10 minutes drive.

LEASE RATE:

PRICE UPON REQUEST

FOR MORE INFORMATION

Steve Cole, SIOR

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Kyle Atchison

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NAI Mertz

 **NAI Mertz** | 21 Roland Avenue
Mount Laurel, NJ 08054
856.234.9600 | naimertz.com



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PROPERTY HIGHLIGHTS

- 2 Acres
- 5,400± SF Stand Alone Bld.
- Built 1990
- Single Tenant Occupancy
- Masonry Construction
- Dock Door: 1
- Drive-In Door: 4 12'w X 12'h
- Ceiling Height: 16'
- 13,648 Cubic Foot Freezer Capacity
- Surface Parking: 12 Spaces
- Public Utilities



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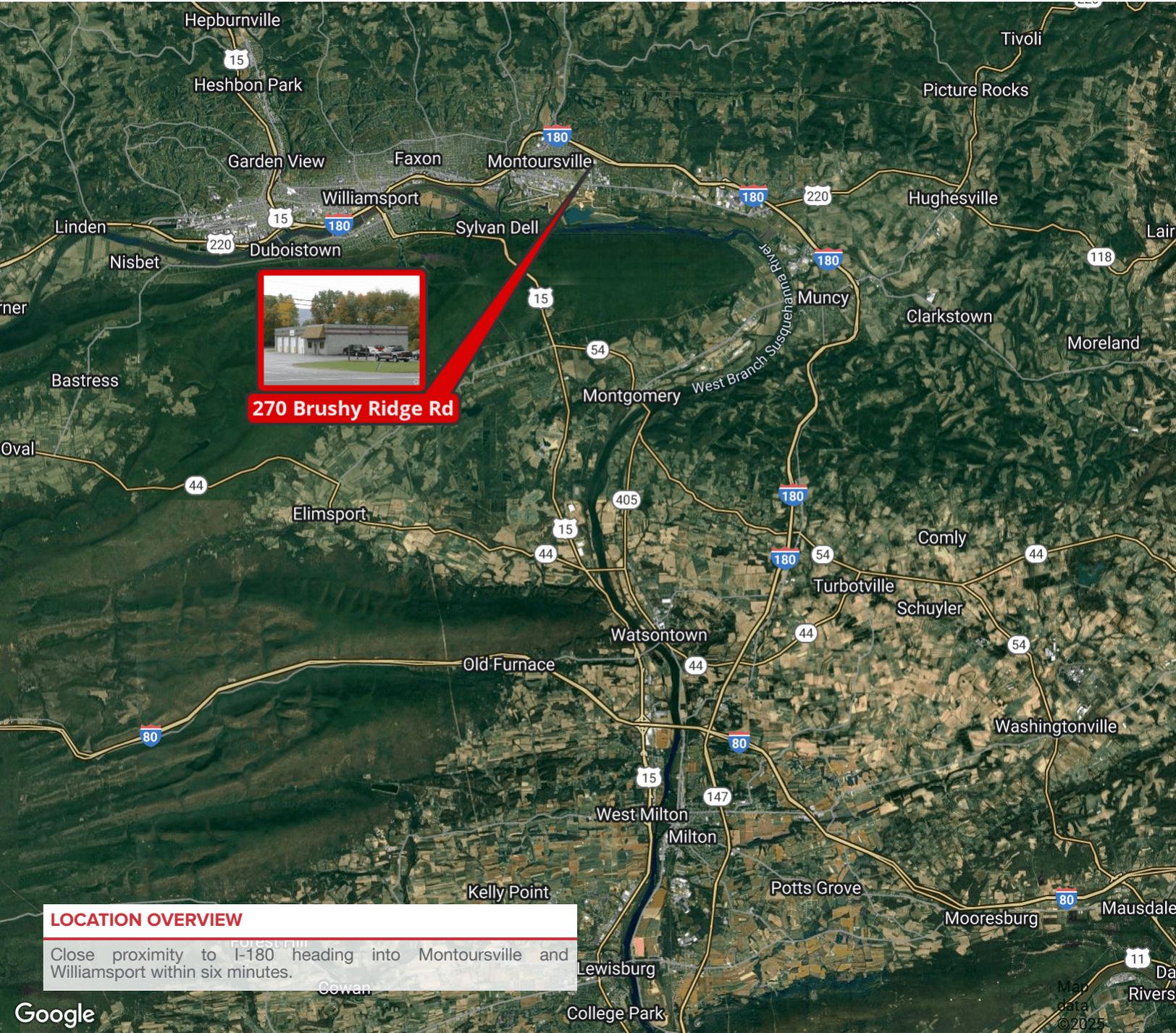
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LOCATION OVERVIEW
Close proximity to I-180 heading into Montoursville and Williamsport within six minutes.

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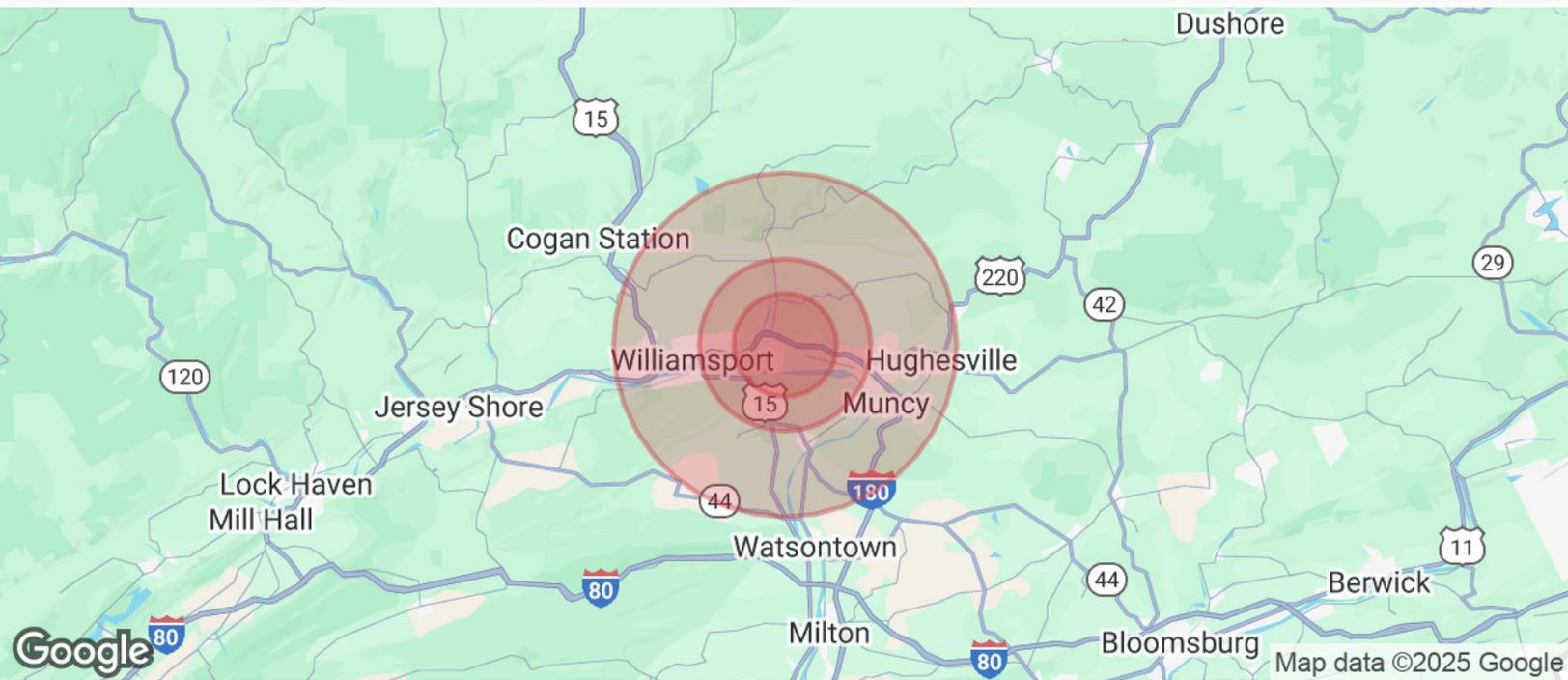
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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	10,510	23,906	86,759
Average Age	46	44	42
Average Age (Male)	44	43	41
Average Age (Female)	47	45	43

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	4,435	9,727	34,258
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$92,531	\$87,846	\$85,408
Average House Value	\$235,880	\$218,962	\$202,812

TRAFFIC COUNTS

Fairfield Road	1,710/day
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Demographics data derived from AlphaMap

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