

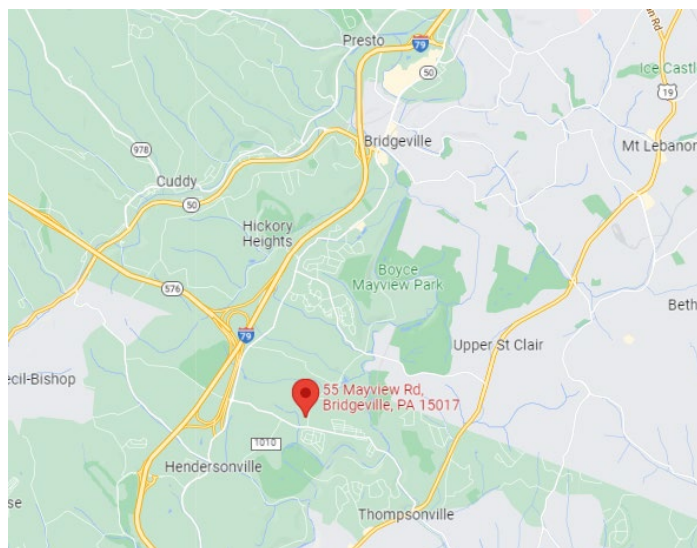


Available for Sale/Lease

55 Mayview Road, Cecil Twp., Washington County, Lawrence, PA 15055

A single story office/light industrial/warehouse facility consisting of 17,300 SF situated on +/- 2.4 Acres

Availability:	Immediate
Parcel ID:	140-012-00-00-0060-06
Zoning:	I-1 (Light Industrial District)
Purchase Price:	\$2,200,000
NNN Lease Rate:	\$11.50/SF NNN
Real Estate Taxes:	\$1.75/SF
Operating Expenses:	Tenant responsible for utilities, interior maintenance, janitorial, landscaping and snow removal.
Assessed Value:	\$1,801,000



2025 Real Estate Taxes

Washington County	\$4,376
Cecil Township	\$2,701
Canon-Mac School District	\$23,250
Total:	\$30,327

For information, please contact:

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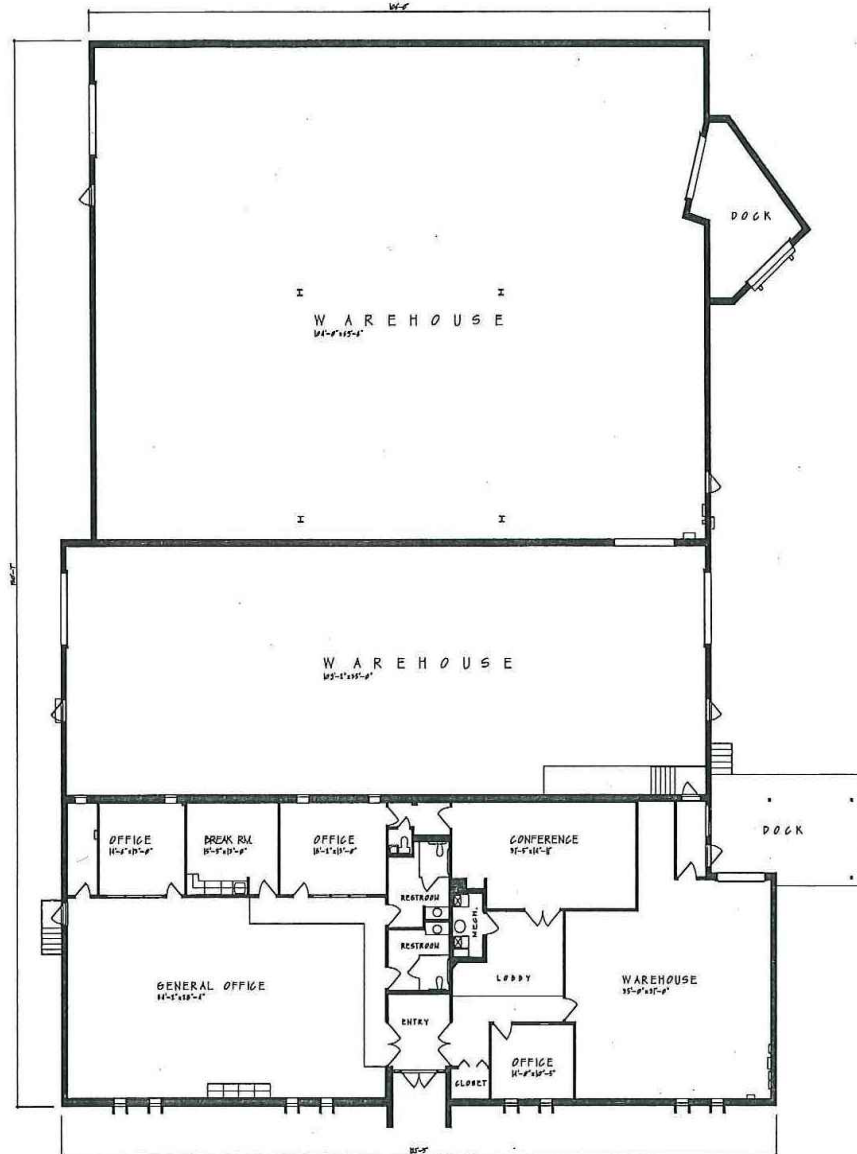
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55 Mayview Road, Cecil Twp., Washington County
Lawrence, PA 15055

Office Area:	Approximately 5,300 SF
Warehouse/ Flex Area:	Middle Bay of 4,100 SF and High Bay of 7,900 SF
Parking:	26 Spaces
Yard Area:	Approximately 2 acres available for yard space subject to paving/gravel
Clear Height:	Middle Bay – Warehouse at 13' Clear High Bay – Warehouse at 30' Clear
Dock High Door:	1 – 8' X 10' Dock with EOD leveler; 1 at UPS Height; 1 Dock at loading platform
Grade Level Door:	1 – 10' X 12' Drive in Door
Floor:	8" concrete floor
HVAC:	Air conditioned throughout office and warehouse with rooftop units
Electrical Service:	400 AMP 240/120V 3 Phase;



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