



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)

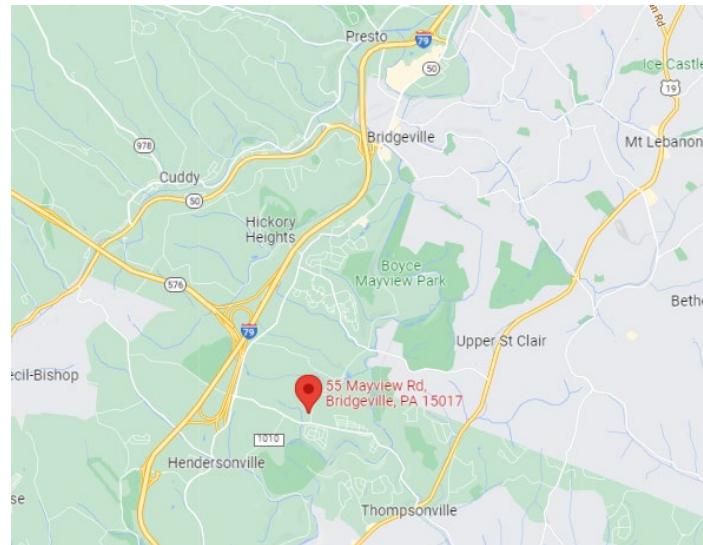
Purchase Price: **\$2,200,000**

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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NEWMARK

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Lawrence, PA 15055

Property Features

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

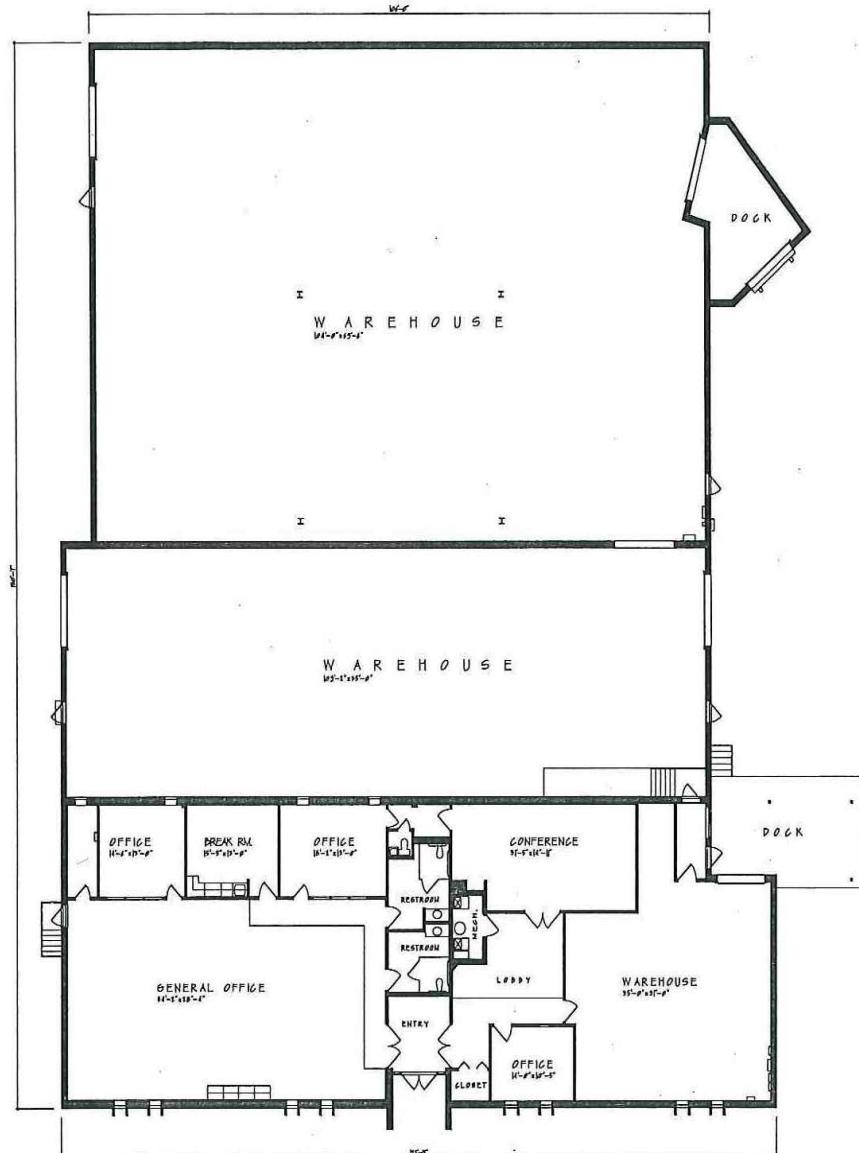
**Dock High
Door:** 1 – 8' X 10' Dock with
EOD leveler; 1 at UPS
Height; 1 Dock at loading
platform

**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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