

# 20 UNION LANE

BLOOMSBURG, PA



# ±226,000 SF

AVAILABLE

**FOR LEASE OR SALE**

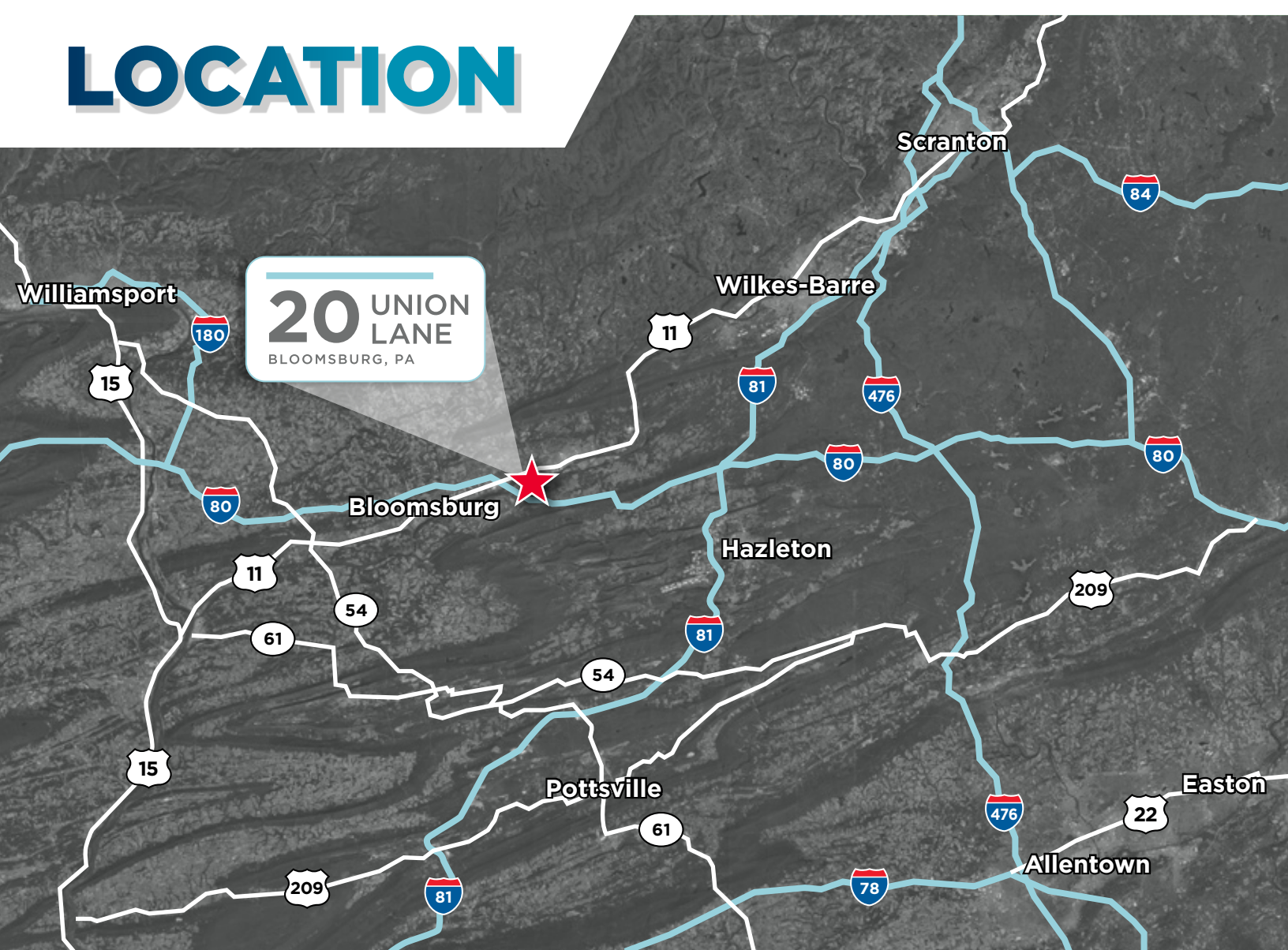
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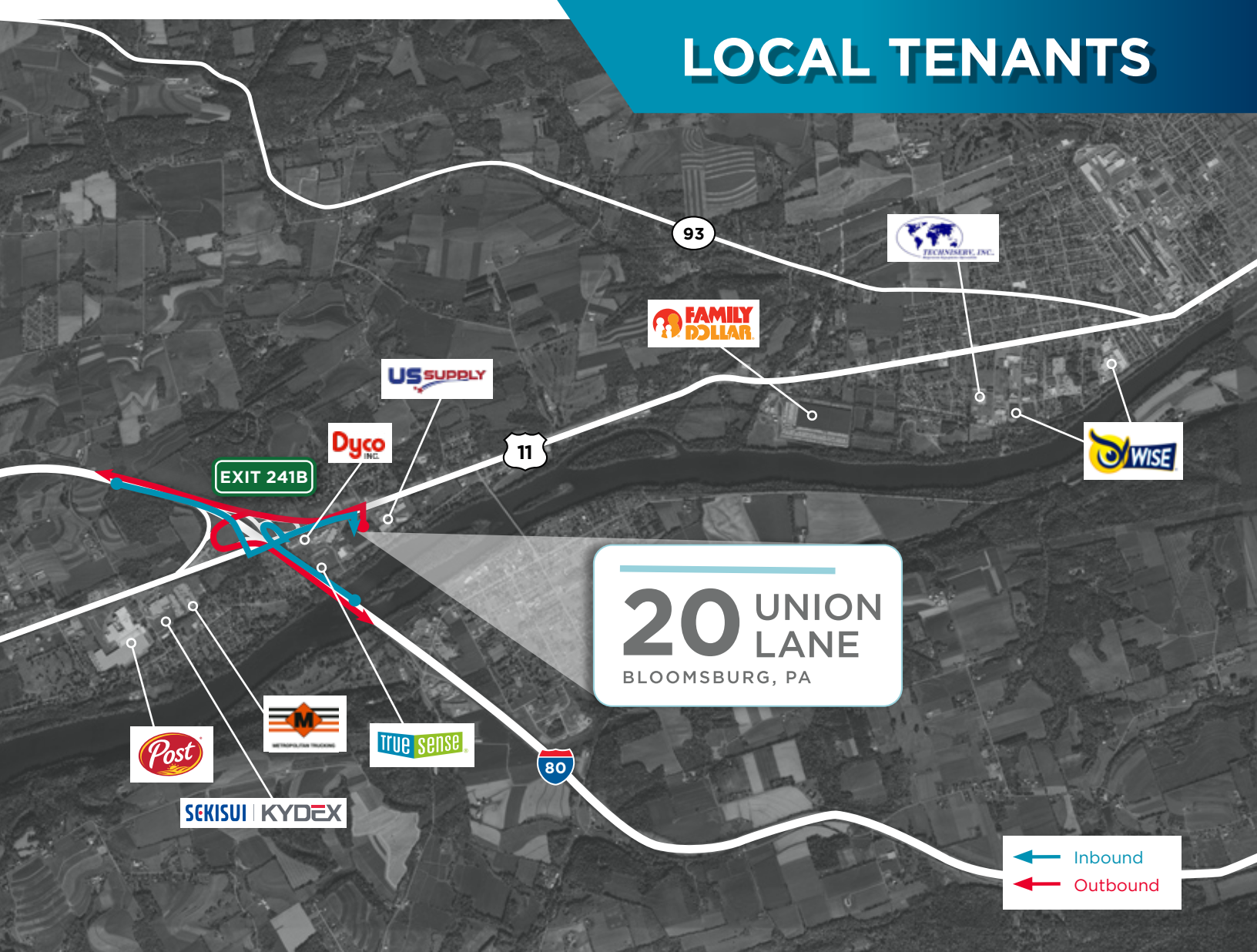
# LOCATION



# DRIVE TIMES



# LOCAL TENANTS



**20** UNION LANE  
BLOOMSBURG, PA

## SITE ADVANTAGES



**PRIME ACCESS** off Exit 241B of I-80 in Berwick, PA

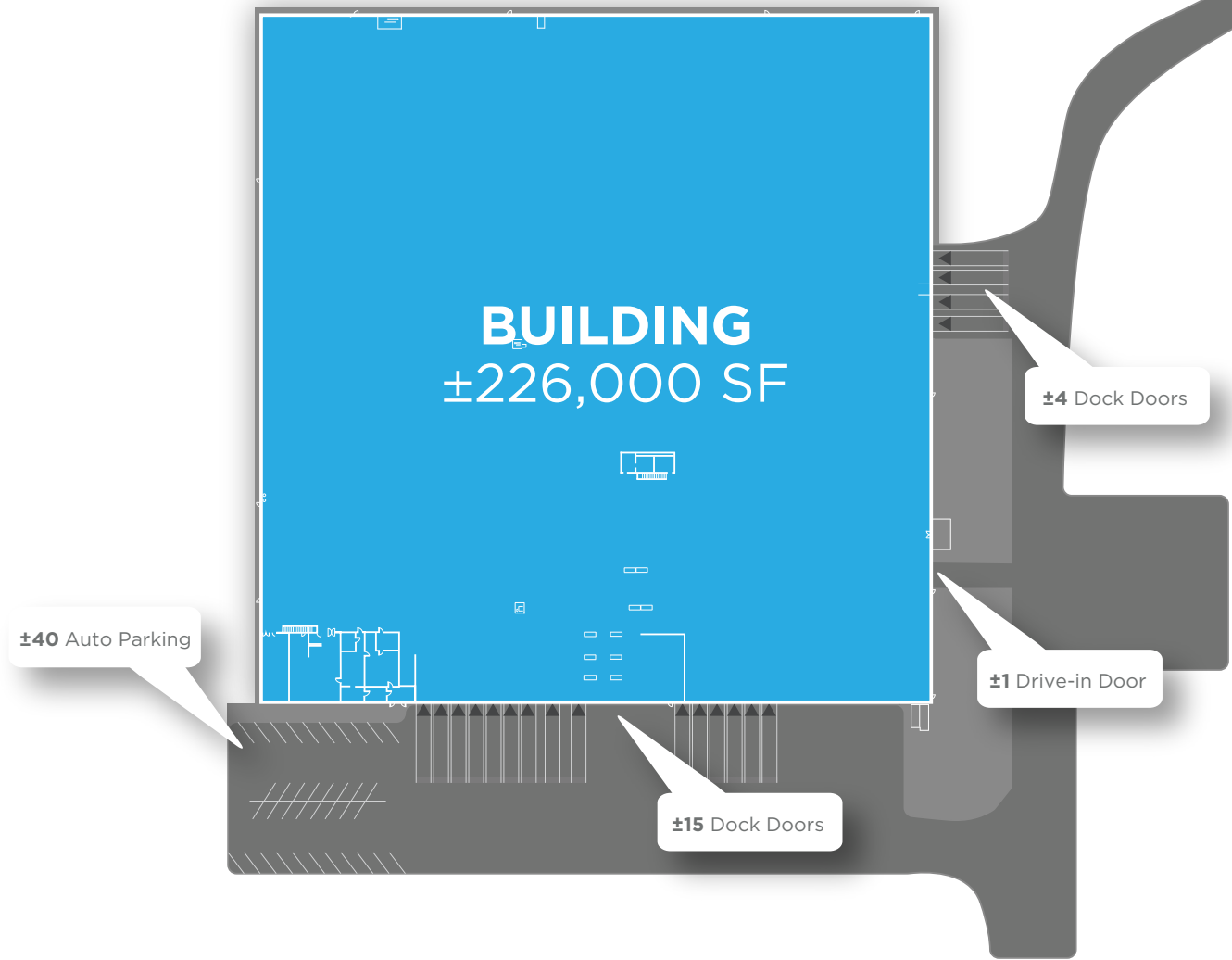


**CONVENIENTLY LOCATED** within a 3-hour truck drive to major cities including New York, Philadelphia, Baltimore and Washington, D.C.



**SIZABLE LABOR MARKET** characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.

# BUILDING SPECS



**±226,000** SQUARE FEET    **±4,000** OFFICE SPACE    **±19** DOCK DOORS    **±1** DRIVE-IN DOOR

AVAILABLE SF	±226,000 SF	DOCK DOOR	±19
OFFICE AREA	±4,000 SF	DRIVE-IN DOOR	±1
ACRES	18.93	TRAILER PARKING SPACES	±20 spaces
YEAR BUILT	1971 (Renovated in 1999)	AUTO PARKING SPACES	±40 spaces
CLEAR HEIGHT	22'	POWER	3,000 amps

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