



2540 STIEGEL PIKE

Schaefferstown, PA 17088

WAREHOUSE / MANUFACTURING FOR LEASE

±53,896 SF INDUSTRIAL
FACILITY ON 7.29 ACRES



53,896 SF

TOTAL BUILDING



47,000 SF

WAREHOUSE



6,000 SF

OFFICE



10,000 – 53,000 SF

DIVISIBLE



2 ACRES

OUTDOOR STORAGE



HEAVY POWER

INDUSTRIAL CAPABILITY

Phil Costa

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Monopoly Group
Real Estate

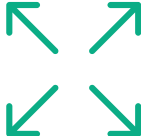
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PROPERTY OVERVIEW

2540 Stiegel Pike offers ±53,896 SF of flexible industrial and manufacturing space on a 7.29-acre site in the Lebanon Submarket. The facility features approximately 47,000 SF of warehouse space, 6,000 SF of office space, heavy power, and approximately 2 acres of outdoor storage. With space divisible from approximately 10,000 to 53,000 SF, the flexible configuration can accommodate a range of manufacturing, warehousing, distribution, and industrial requirements.

Building Size	53,896 SF
Lot Size	7.29 AC
Year Built	1990
Tenancy	Single
Parking Spaces	40 (Surface)
Parking Ratio	0.74/1,000 SF
Zoning	Industrial
Taxes (2026)	\$0.64/SF
Flood Zone	Zone X (Not in SFHA)

PROPERTY HIGHLIGHTS

 53,896 SF Manufacturing Facility	 Single-Tenant Building	 7.29 Acres with Expansion Potential
 40 Surface Parking Spaces	 Lebanon Submarket	 Harrisburg International Airport

LOCATION ADVANTAGES



REGIONAL HIGHWAY ACCESS

Convenient connectivity to major regional transportation corridors serving Central Pennsylvania.



HARRISBURG INTERNATIONAL AIRPORT

Convenient connectivity to Harrisburg International Airport, supporting regional and national travel.



LEBANON SUBMARKET

Strategically positioned within the Lebanon industrial submarket



CENTRAL PENNSYLVANIA LOCATION

Positioned for access to regional manufacturing, warehousing, and distribution markets.



HARRISBURG MARKET ACCESS

Convenient connectivity to the Harrisburg market and surrounding communities.



ESTABLISHED INDUSTRIAL AREA

Surrounded by industrial, manufacturing, and commercial operations.

FOR LEASING INFORMATION



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