



225 NORTH 16TH ST
LEBANON, PA 17042

DISTRIBUTION WAREHOUSE FOR LEASE



RENT INCENTIVES









OFFERING SUMMARY

Available SF	68,204 SF
Lease Rate	\$5.95 PSF
Lease Type	NNN
OPEX	\$1.75 PSF (est 2024)
Building Size	121,567 SF
Lot Size	5.07 Acres
County	Lebanon
Municipality	West Lebanon Twp
Zoning	Manufacturing (M)

PROPERTY HIGHLIGHTS

- Rent Incentives available!! Turn-key 68,204 SF distribution warehouse in Lebanon, PA
- Space is climate controlled and features 4 (four) dock doors with levelers, 1 (one) drive-in, 30' clear ceiling height, 22' x 60' column spacing, public water/sewer, and gas HVAC
- Lebanon is an established logistic and industrial hub for the Northeast that offers access to a dense blue collar work force
- Join corporate neighbors The Hershey Company, Novartis, Cargill Animal Nutrition, MBC Companies, Henry Molded Products, Pequea Trailers, PennDOT, and Norfolk Southern Lebanon M&W Yard
- Located just off  with easy access to:   

PROPERTY DETAILS

Property Address	225 N 16 th St Lebanon, PA 17042
Property Type	Industrial
Property Subtype	Distribution Warehouse
Available SF	68,204 SF
Building Size	121,567 SF
Lot Size	5.07 Acres
Ceiling Height	30'
Column Spacing	22' x 60'
Dock Doors	4 (Four)
Drive-in Doors	1 (One)
Parking	14 Dedicated Spaces
Construction	Pre-Engineered Steel Frame & Block
Roof	Standing Seam Metal
Electric	3-Phase
Water/Sewer	Public
HVAC	Gas
Sprinklers	Yes (Wet)
Climate Controlled	Yes
County	Lebanon
Municipality	West Lebanon Township
Zoning	Manufacturing (M)
Property Taxes	\$79,730 (2024)

PROPERTY OVERVIEW

Landlord is offering rent incentives! Excellent opportunity to lease a 68,204 SF distribution warehouse property situated along the US-422 corridor in Lebanon, PA. The building is 100% climate controlled and sits on approximately 5.07 acres in an established industrial park setting. The property's location along US-422 near PA Route 72 offers quick access to the primary Northeast highways of I-81, I-78, and I-76 PA Turnpike. The building has heavy power, public utilities, gas HVAC, 30' clear ceiling height, 4 dock doors, 1 drive in door, 22' x 60' column spacing, and is in the Manufacturing (M) zoning district.



AVAILABILITY



LEASE INFORMATION

SUITE	AVAILABLE SF	LEASE RATE	LEASE TYPE
Suite 2	68,204 SF	\$5.95 SF/yr	NNN

PROPERTY PHOTOS



PARCEL MAP



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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AERIAL



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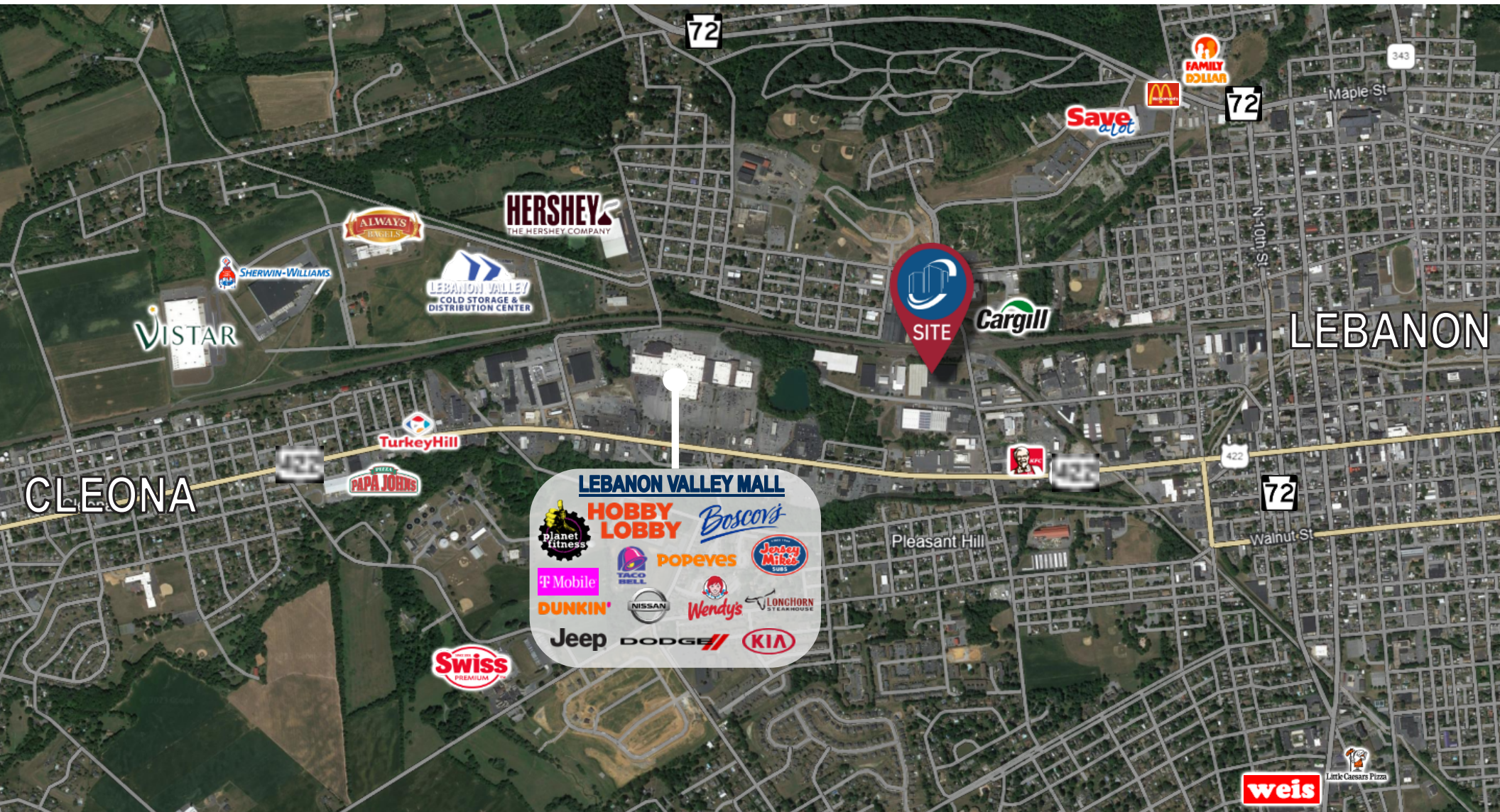
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AERIAL



TRADE AREA MAP



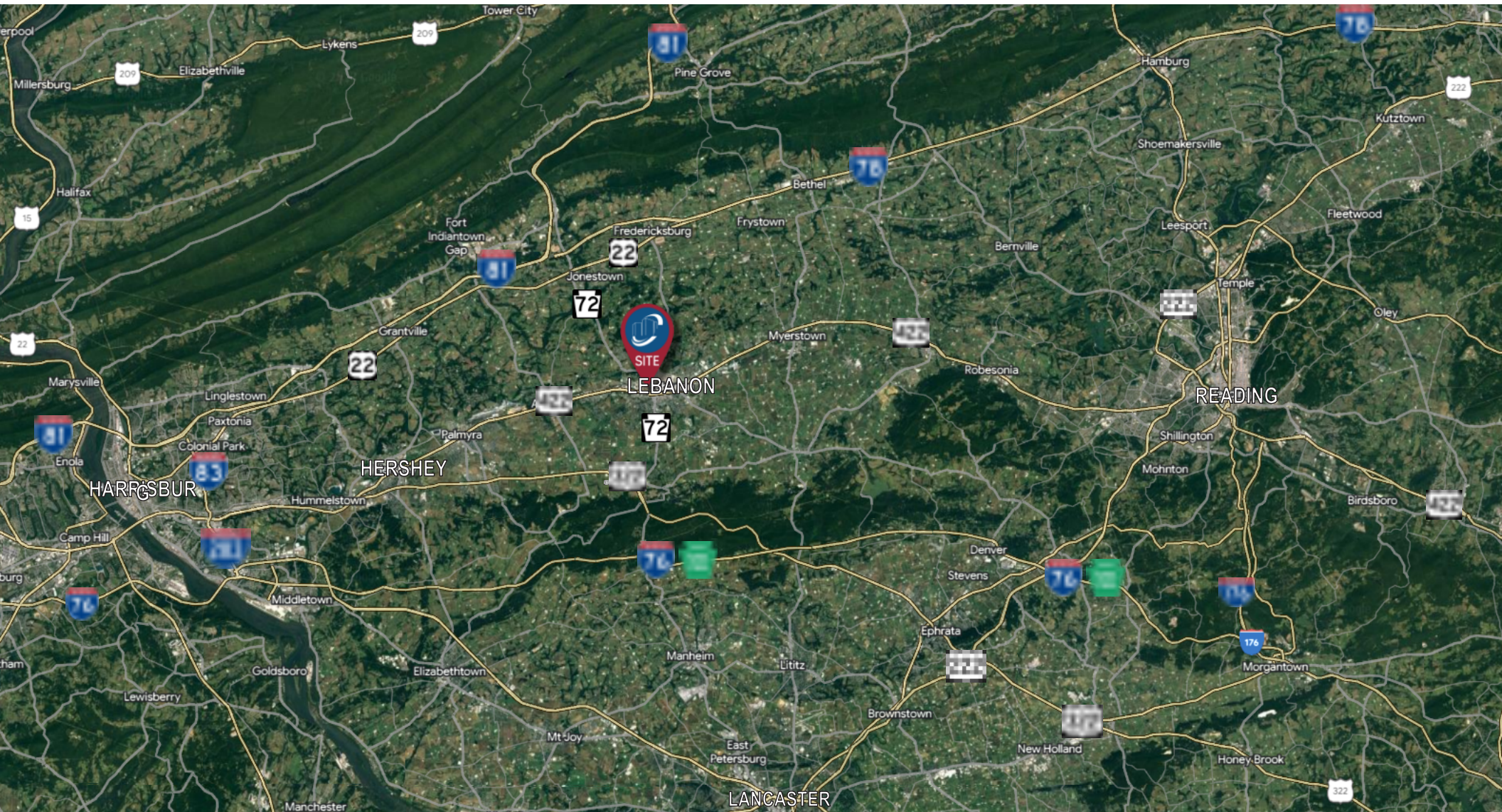
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LOCATION MAP

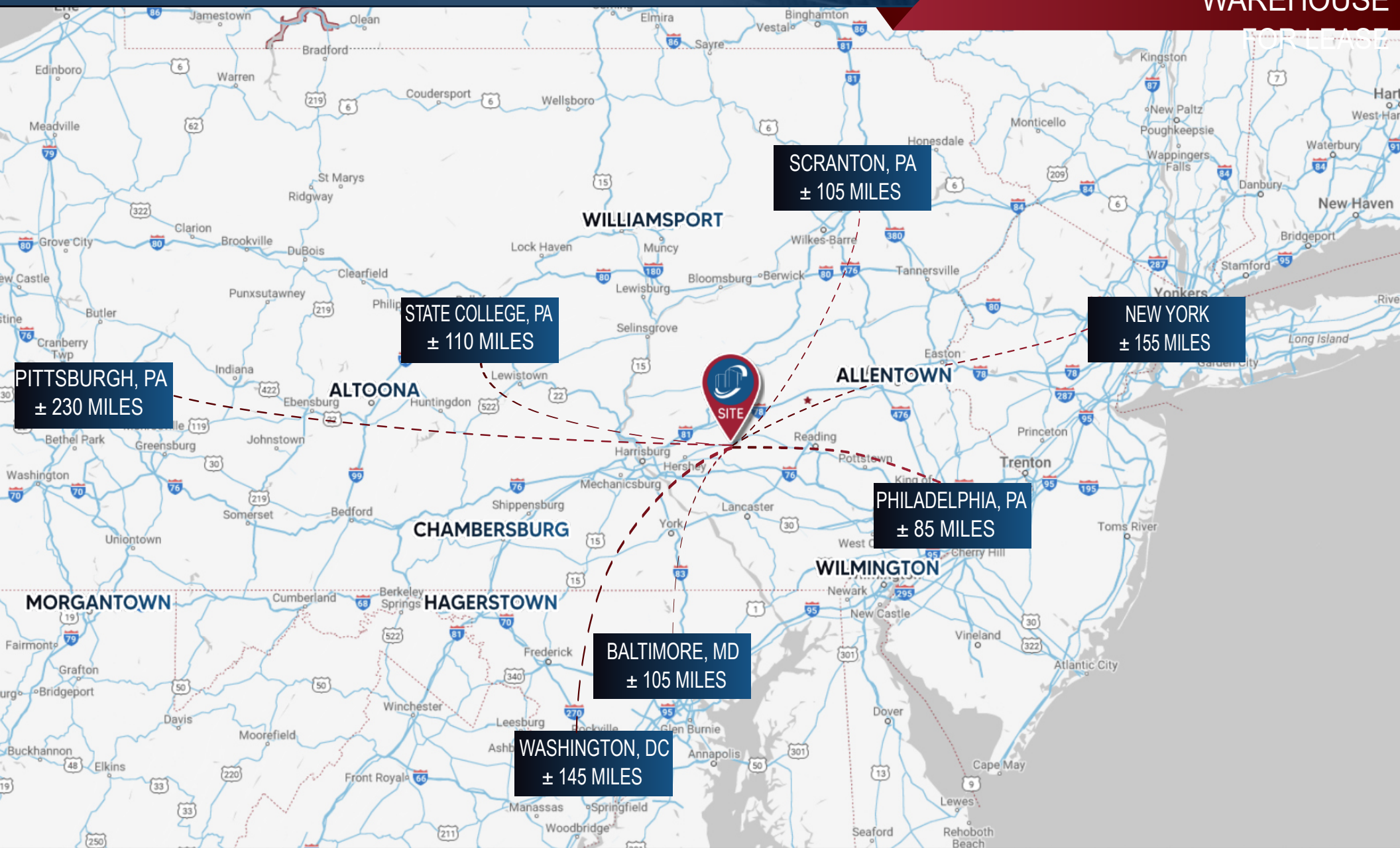


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AREA OVERVIEW

LEBANON COUNTY : Superior transportation networks link businesses and consumers to regional and overseas markets. Interstate Routes 81, 78 and 76 (the Pennsylvania Turnpike) run through the County and connect to other major roadways serving the Northeast and Mid-Atlantic states. More than 30 motor freight lines in the Northeast cross the Lebanon Valley, handling double stack cars. These lines also provide local switching facilities, numerous sidings, piggy-back pick-up and drop shipment distribution and deliveries. Scheduled passenger and air freight service is available through Harrisburg International Airport, less than 30 miles west along the Pennsylvania Turnpike.

Direct overseas travel can be easily accessed through Philadelphia International, Newark International and Baltimore-Washington International Airports, located less than two hours from Lebanon County. Corporate aircraft are also served at nearby private airstrips. Businesses transporting goods via ship have discovered that this area's proximity to the ports of Philadelphia, Baltimore, New York and Wilmington provide another cost advantage. Cargo-handling facilities, container capability and intermodal connections (with rail and truck) are readily available.

Many business opportunities are available in Lebanon County. The top five industries by employment are manufacturing, health care/social services, retail trade, educational services, and accommodation/food services. Lebanon County is diversifying, seeing new growth in technology-based business research and development, printing, pharmaceutical operations, warehousing, distribution and services. Understanding this workforce advantage and market location, many smaller entrepreneurs have also chosen Lebanon County because it provides a solid base for their future expansions.



DEMOGRAPHICS

2024 ESTIMATED POPULATION **144,011**

<p>41.1</p> <p>MEDIAN AGE</p>	<p>\$72,532</p> <p>AVERAGE HOUSEHOLD INCOME</p>	<p>22.8 MINUTES</p> <p>AVERAGE TRAVEL TIME TO WORK</p>	<p>46,564</p> <p>EST TOTAL EMPLOYEES (ALL INDUSTRIES)</p>
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