


INDUSTRIAL PROPERTY
FOR LEASE

2525 OLD ROUTE 15
NEW COLUMBIA, PA 17856



Amber Corbo
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 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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2525 OLD ROUTE 15

PROPERTY DETAILS

FOR LEASE

\$8.00 SF/YR (NNN)

OFFERING SUMMARY

Lease Rate	\$8.00 SF/yr (NNN)
Available SF	36,000 SF
Lot Size	21.91 Acres
Building Size	36,000 SF

PROPERTY SUMMARY

Address	2525 Old Route 15 New Columbia, PA 17856
Municipality	White Deer Township
County	Union County
Tax Parcel #	014-054-045-10000

PROPERTY DESCRIPTION

Located directly off US-15, a 36,000 SF warehouse is available for lease. The building offers 3 leasable options based on tenant's square footage and layout needs. 6,000-36,000 SF is available which consists of a mix of warehouse and office. Easily accessible from US-15 and I-80, the property is located immediately off the White Deer/Watsontown exit on US-15.



PROPERTY HIGHLIGHTS

- 6,000-36,000 SF warehouse available for lease
- Five (5) drive-ins and one (1) dock available dependent on SF leased
- Private offices and breakrooms for management and administrative staff
- Additional acreage available for lease to accommodate storage and parking
- +/- 17,597 VPD on Route 15
- +/- 27,689 VPD on Interstate 80

BUILDING INFORMATION

# of Floors	2
Ceilings	Metal
Ceiling Height	22.0
Walls	Cinderblock
Floor Type	Concrete
Business ID Sign	Yes
Parking Lot	Common parking lot

UTILITIES & ZONING

Zoning	Commercial Highway Manufacturing
Water	Well
Sewer	Public
Gas	Natural
Electric	3 Phase: 800 Amp

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LOCATION MAP

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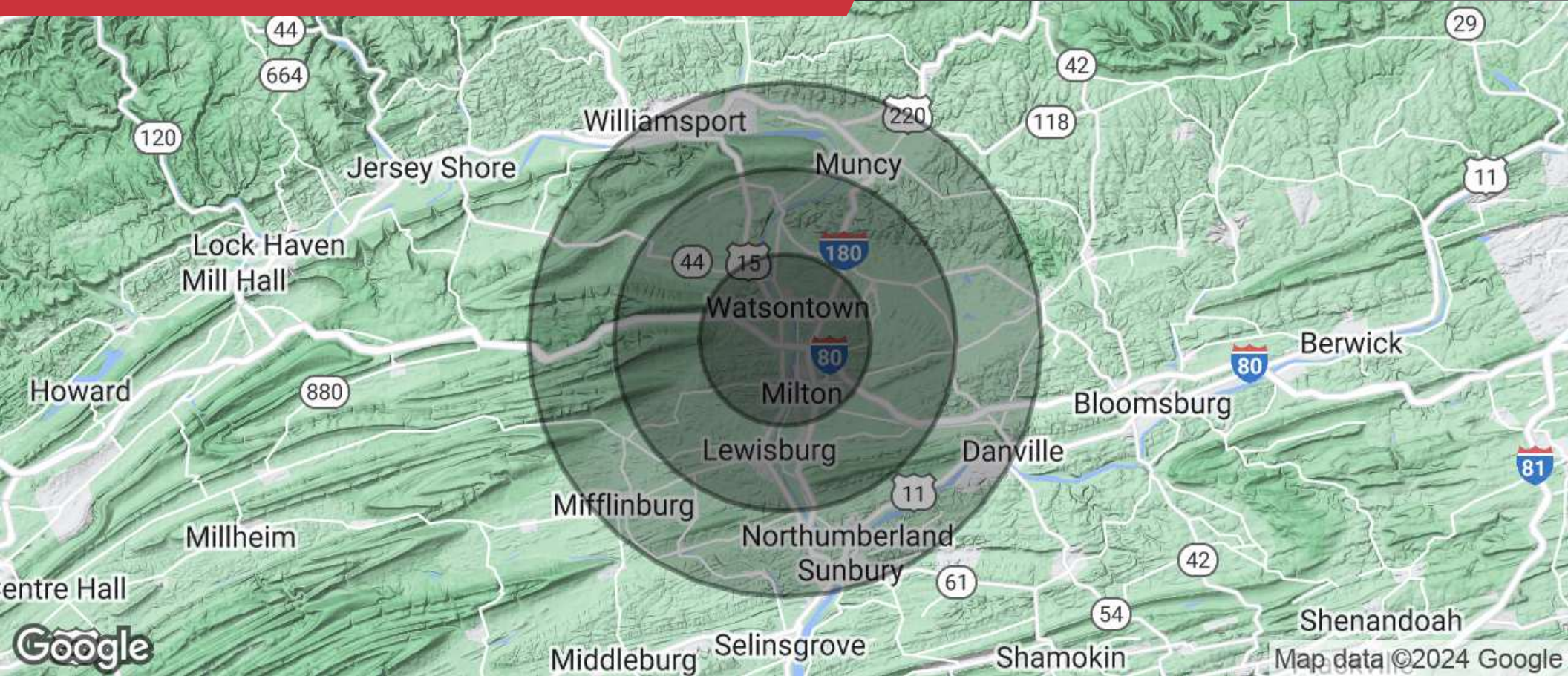
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2525 OLD ROUTE 15

DEMOGRAPHICS

FOR LEASE
\$8.00 SF/YR (NNN)



POPULATION

5 MILES	10 MILES	15 MILES
21,631	58,133	157,699



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
9,054	20,988	61,761



INCOME

5 MILES	10 MILES	15 MILES
\$79,547	\$106,074	\$91,871

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