

Industrial Lease Opportunity

40 S Third St, Walnutport, PA 18088



Property Overview

A versatile industrial warehouse located in Walnutport, PA. Offering **40,000 – 80,000 sq ft** of leasable space within a **176,800 sq ft facility** on **4.61 acres**. Perfect for logistics, warehousing, or manufacturing.

Rental Rate: \$5.00 – \$6.00 / sq ft / year

Available Space: 40,000 – 80,000 sq ft

Building Size: 176,800 sq ft total

Lot Size: 4.61 acres

Condition: Recently renovated

Clear Height: 15 ft

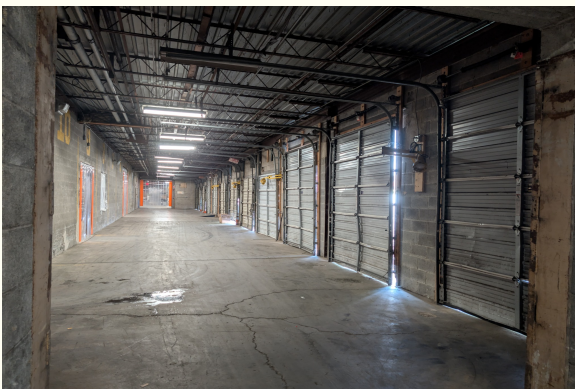
Loading Access: 14 exterior dock doors + 1 drive-in bay

Zoning: Industrial (I)

Key Features

- Electrical Capacity: 240 V, 3-phase, 1,200 AMP service
- Connectivity: Wired with high-speed fiber internet
- Safety & Security: CCTV monitoring, full sprinkler system, intercom/emergency systems
- Amenities: Newly renovated restrooms, staff lunchroom, flexible interior layouts

Property Photos





Why Lease Here?

- Flexible space options from 40,000 to 80,000 sq ft
- Industrial-ready infrastructure for heavy operations
- Modern staff facilities improve workplace efficiency
- Strategic location for distribution and logistics

Thank you for your interest in 40 S Third St, Walnutport, PA.

Please reach out for additional details or to schedule a tour.