

INDUSTRIAL PROPERTY  
**FOR SALE**

**294 FREEDOM RD**  
WILLIAMSPORT, PA 17701



**Nik Sgagias**  
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 1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

**NAICIR**

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# 294 FREEDOM RD

## PROPERTY DETAILS

# FOR SALE

\$950,000

### OFFERING SUMMARY

<b>Sale Price</b>	\$950,000
<b>Lot Size</b>	4.8 acres
<b>Building Size</b>	16,430 SF

### PROPERTY SUMMARY

<b>Address</b>	294 Freedom Rd Williamsport, PA 17701
<b>County</b>	Lycoming County
<b>Tax Parcel #</b>	26-3500011200000
<b>Property Taxes</b>	\$7,250.00
<b>Year Last Renovated</b>	2018

### PROPERTY DESCRIPTION

The property features approximately 2,000 SF of office space, newly built in 2018 and designed with a modern layout. The 7,630 SF shop area includes five (5) drive-in doors measuring 14' x 12' with 16-foot ceiling heights, making it ideal for heavy equipment, vehicle storage, or production. Additionally, the property includes 3,800 SF of indoor storage space and 3,000 SF of outdoor covered storage. The improvements are situated on 4.8 acres, providing ample space for expansion, outside storage, and truck maneuverability. Neighboring 7.6 acre lot also available for sale.

### LOCATION DESCRIPTION

Located at 294 Freedom Road in Williamsport, PA, the property is strategically positioned in Lycoming County, just minutes from US-15, I-180, and I-80. Williamsport serves as a regional hub for manufacturing, construction, and logistics, offering a strong labor force and proximity to both local and regional markets.

### PROPERTY HIGHLIGHTS

- 2,000 SF office space constructed in 2018 with modern finishes
- 7,630 SF shop space featuring five (5) 14' x 12' drive-in doors, 16' ceiling heights
- 3,800 SF indoor storage
- Ample space for parking, outside storage and expansion potential
- Minutes from US-15, I-180, and I-80 with access to regional markets
- Adjacent 7.6-acre quarry also available for sale

### BUILDING INFORMATION

<b>Restrooms</b>	Three (3)
<b>Ceiling Height</b>	16' in shop space
<b>Drive-Ins</b>	Five (5) - 14' x 12'
<b>Water</b>	Public
<b>Electric</b>	200 Amp 240 V



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ADDITIONAL PHOTOS

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# 294 FREEDOM RD

LOCATION MAP

# FOR SALE

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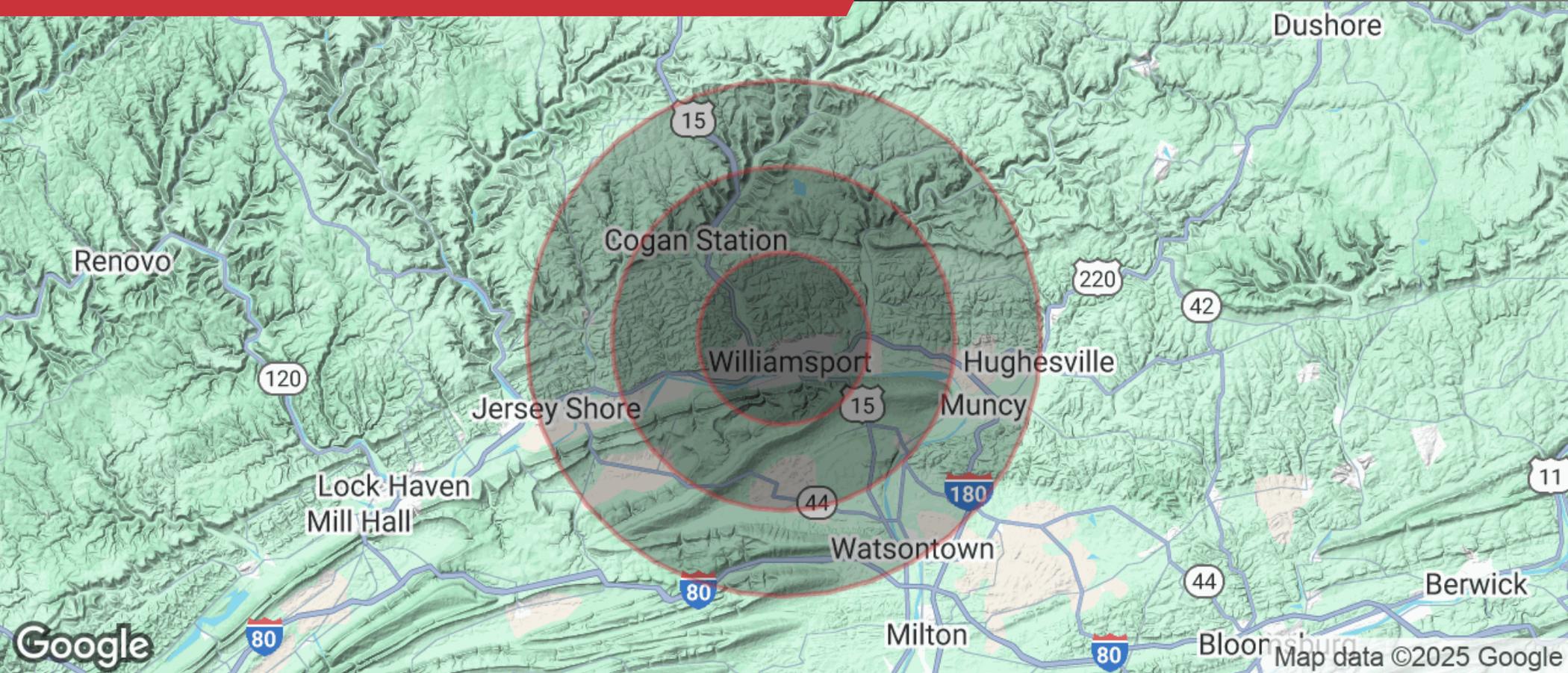
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# 294 FREEDOM RD

## DEMOGRAPHICS

# FOR SALE

## \$950,000



### POPULATION

5 MILES	10 MILES	15 MILES
58,433	83,713	111,180



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
24,485	32,989	44,155



### INCOME

5 MILES	10 MILES	15 MILES
\$79,326	\$85,004	\$84,918

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