

FOR LEASE

1625 WILLOW STREET INDUSTRIAL WAREHOUSE | DISTRIBUTION FACILITY





1625 WILLOW STREET, LEBANON, PA 17046

WAREHOUSE | DISTRIBUTION FACILITY

1625 WILLOW
FOR LEASE



OFFERING SUMMARY

Available SF for Lease	37,500 SF
Lease Rate	\$8.95 per SF/year
Lease Type	NNN
CAM	TBD

Zoning	Manufacturing
Municipality	West Lebanon Township
County	Lebanon County

PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present an opportunity to lease a 37,500 SF warehouse/distribution facility in West Lebanon Township, Lebanon County. The stand alone facility has been maintained to the highest standards and is currently leased to the Department of VA Medical Center that will be vacating by the end of October 2024. Conveniently located in close proximity to the Pennsylvania Turnpike (exit 266) and I-81; it's excellent location allows access to approximately 35% of the US population within a one-day truck drive.

Closely located to the Central & Eastern Pennsylvania distribution markets, the region is home to many significant national distribution facilities including: PetSmart, Dollar General, Sherwin Williams, Ingram Micro, MSC Sidtool, Bridgestone, Tyco, Maple Press and EMU Americas.

PROPERTY HIGHLIGHTS

- Rare opportunity for a newly renovated industrial building, meeting VA Medical Center standards
- ADA accessible entrances to all doors
- Brand new roof
- Available November 1, 2024

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

BO MANGAM
DIRECTOR, SALES & LEASING
BMANGAM@LandmarkCR.com
C : 717.805.4166

MICHELLE GUECI
SENIOR ASSOCIATE
MGUECI@LandmarkCR.com
C : 717.329.2313



LANDMARKCR.COM

1625 WILLOW STREET, LEBANON, PA 17046

WAREHOUSE | DISTRIBUTION FACILITY

1625 WILLOW

FOR LEASE



PROPERTY DETAILS

Building Size	37,500 SF
Lot Size	1.9 AC
Building Class	A
Tenancy	Single
Number of Floors	1
Restrooms	Yes Brand new; ADA Accessible
Parking	On-Site 15 Spaces
Year Built Renovated	2000 2024
Improvements	27 New Skylights Commercial Solar Tubes Motion Activated LED Lighting

BUILDING SPECIFICATIONS

Construction	Masonry Steel
Roof	NEW Installed 2024
Dock Doors	3 with hydraulic levelers
Ceiling Heights	20' at eve 26' at peak
Power	208v 3 phase (heavier electric available)
HVAC	Ceiling Mounted Gas Modine
Signage	Yes

MARKET DETAILS

Cross Streets	Willow Street & N 16 th Street
Traffic Count at Intersection	13,246 ADT (Chapel Ln between SR-422 & Spring St.)
Municipality	West Lebanon Township
County	Lebanon County
Zoning	Manufacturing
Amenities	Air Conditioned Lunchroom & Office

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

BO MANGAM
DIRECTOR, SALES & LEASING
BMANGAM@LandmarkCR.com
C: 717.805.4166

MICHELLE GUECI
SENIOR ASSOCIATE
MGUECI@LandmarkCR.com
C: 717.329.2313



LANDMARKCR.COM

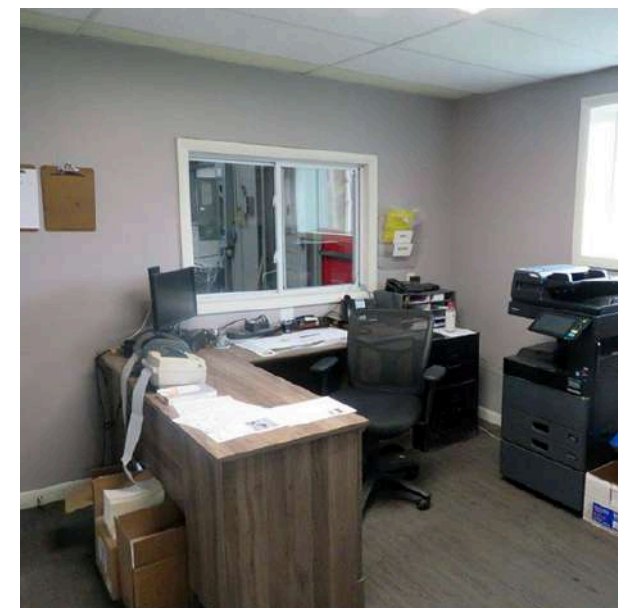


1625 WILLOW STREET, LEBANON, PA 17046

WAREHOUSE | DISTRIBUTION FACILITY

1625 WILLOW
FOR LEASE

ADDITIONAL PHOTOS



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

BO MANGAM

DIRECTOR, SALES & LEASING

BMANGAM@LandmarkCR.com

C: 717.805.4166

MICHELLE GUECI

SENIOR ASSOCIATE

MGUECI@LandmarkCR.com

C: 717.329.2313



TCN
WORLDWIDE
REAL ESTATE SERVICES

3

LANDMARKCR.COM

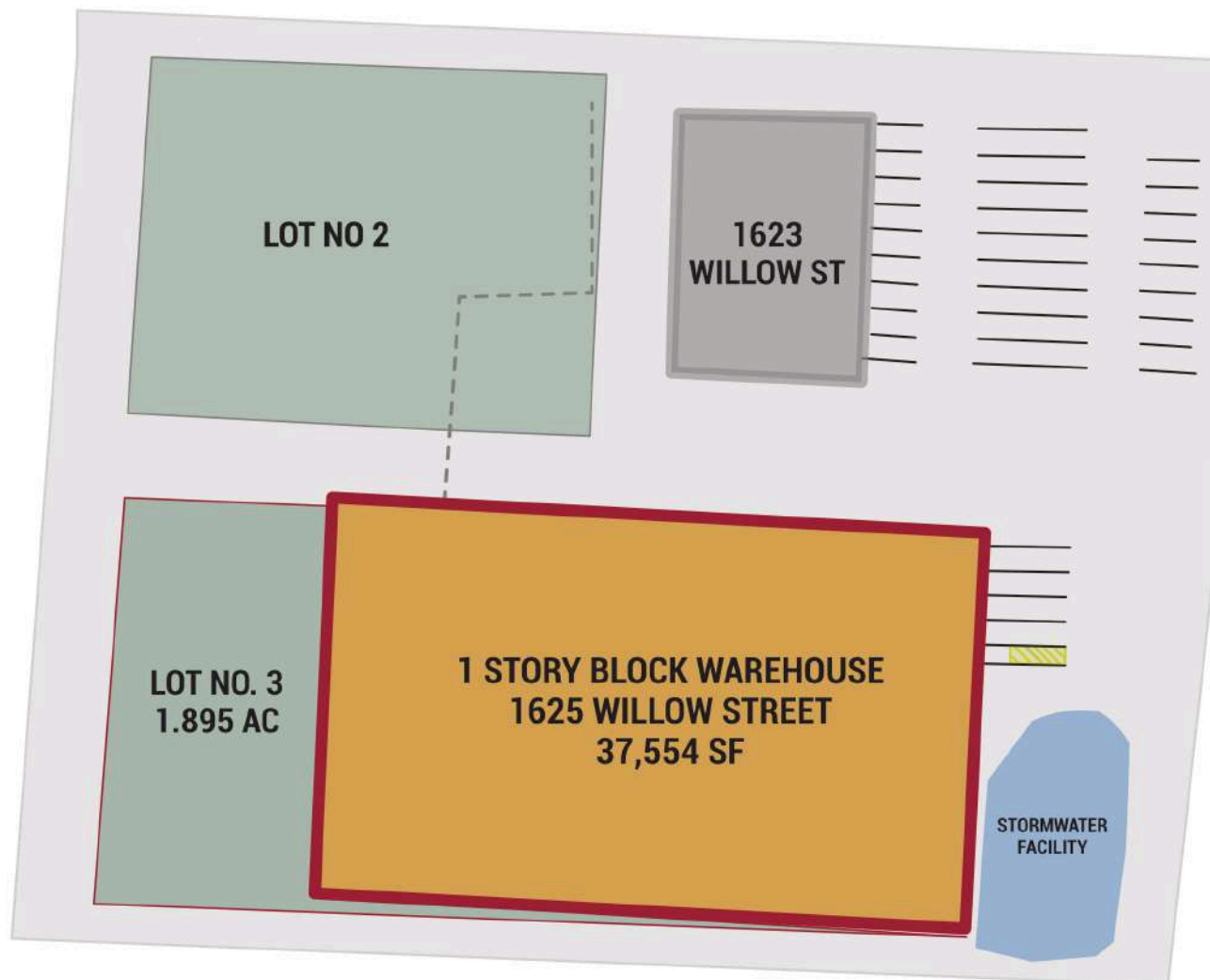


1625 WILLOW STREET, LEBANON, PA 17046

WAREHOUSE | DISTRIBUTION FACILITY

1625 WILLOW
FOR LEASE

PLOT PLAN



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

BO MANGAM

DIRECTOR, SALES & LEASING

BMANGAM@LandmarkCR.com

C: 717.805.4166

MICHELLE GUECI

SENIOR ASSOCIATE

MGUECI@LandmarkCR.com

C: 717.329.2313



LANDMARKCR.COM



1625 WILLOW STREET, LEBANON, PA 17046

WAREHOUSE | DISTRIBUTION FACILITY

1625 WILLOW
FOR LEASE

LOCATION



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

BO MANGAM
DIRECTOR, SALES & LEASING
BMANGAM@LandmarkCR.com
C: 717.805.4166

MICHELLE GUECI
SENIOR ASSOCIATE
MGUECI@LandmarkCR.com
C: 717.329.2313



LANDMARKCR.COM



1625 WILLOW STREET, LEBANON, PA 17046

WAREHOUSE | DISTRIBUTION FACILITY

1625 WILLOW
FOR LEASE

AREA



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

BO MANGAM

DIRECTOR, SALES & LEASING

BMANGAM@LandmarkCR.com

C: 717.805.4166

MICHELLE GUECI

SENIOR ASSOCIATE

MGUECI@LandmarkCR.com

C: 717.329.2313



6

LANDMARKCR.COM



1625 WILLOW STREET, LEBANON, PA 17046

WAREHOUSE | DISTRIBUTION FACILITY

1625 WILLOW
FOR LEASE

DEMOGRAPHICS

POPULATION

1 MILE	11,843
2 MILE	54,236
3 MILE	74,946

HOUSEHOLDS

1 MILE	4,562
2 MILE	21,513
3 MILE	29,351

AVERAGE HOUSEHOLD INCOME

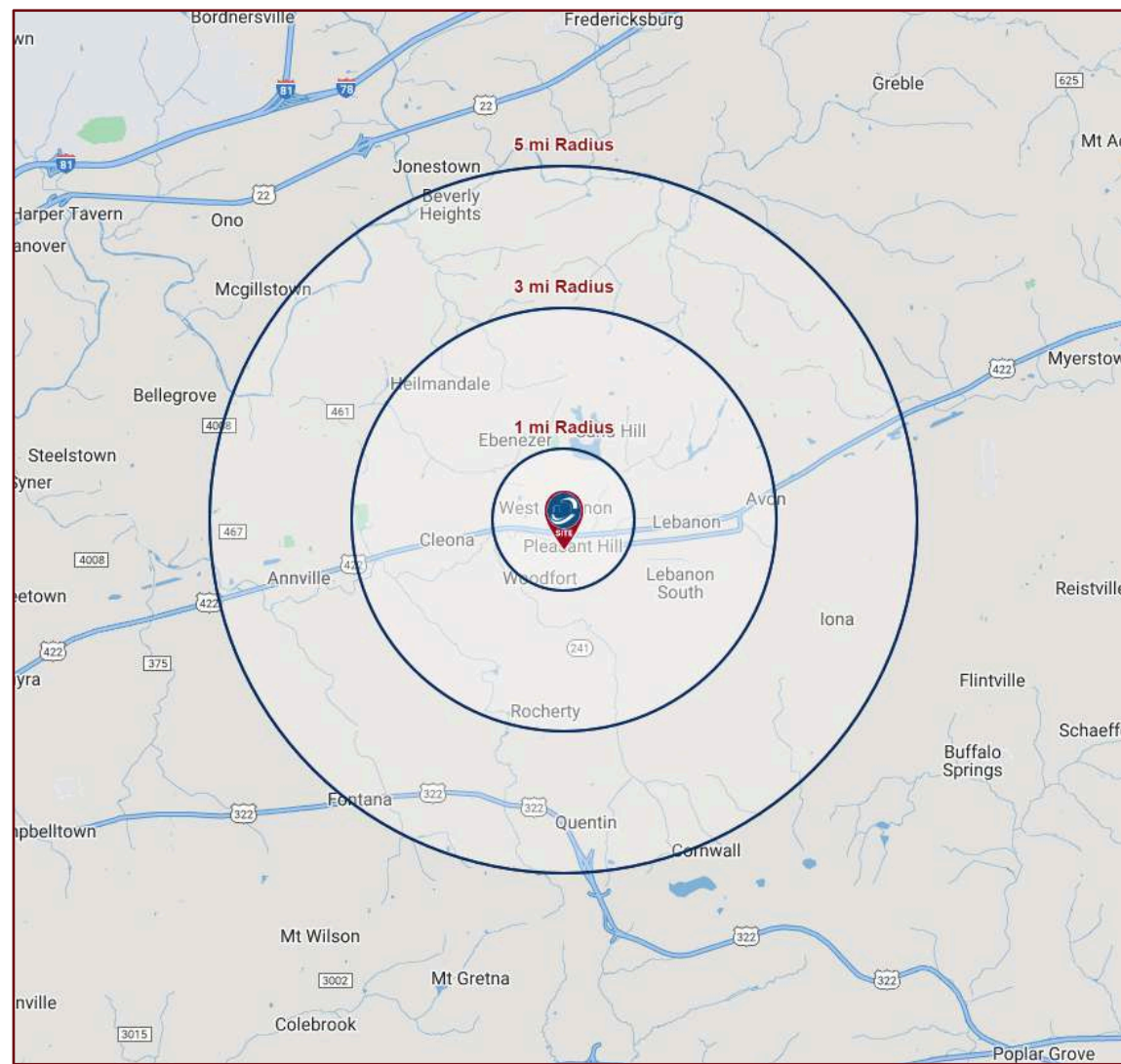
1 MILE	\$74,165
2 MILE	\$84,656
3 MILE	\$89,945

TOTAL BUSINESSES

1 MILE	359
2 MILE	1,668
3 MILE	2,098

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	3,081
2 MILE	17,841
3 MILE	22,516



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

BO MANGAM

DIRECTOR, SALES & LEASING

BMANGAM@LandmarkCR.com

C : 717.805.4166

MICHELLE GUECI

SENIOR ASSOCIATE

MGUECI@LandmarkCR.com

C : 717.329.2313



LANDMARKCR.COM



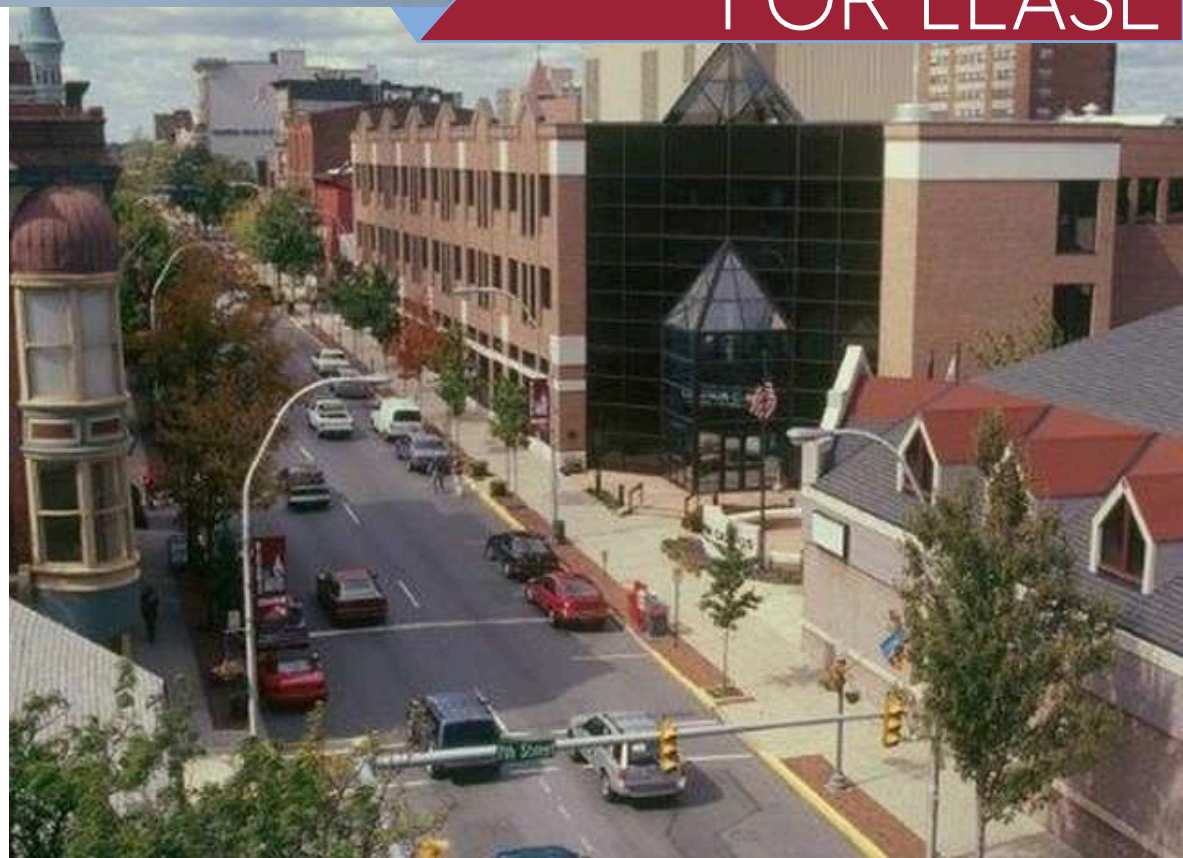
1625 WILLOW STREET, LEBANON, PA 17046

WAREHOUSE | DISTRIBUTION FACILITY

1625 WILLOW
FOR LEASE

AREA OVERVIEW

Nestled in the heart of Pennsylvania, **LEBANON** is a thriving business destination with a rich tapestry of history, culture, and economic vitality. Strategically positioned near major metropolitan areas like Philadelphia and Harrisburg, Lebanon boasts excellent transportation infrastructure, fostering seamless connectivity for businesses. Its diverse economy spans healthcare, manufacturing, agriculture, and technology, with institutions like Wellspan driving innovation and growth. Beyond its economic prowess, Lebanon offers an exceptional quality of life, characterized by picturesque landscapes, abundant outdoor recreation, and a vibrant cultural scene. The community spirit is palpable, promoting collaboration and support among businesses, local government, and residents, creating an environment where businesses can thrive and prosper. In summary, Lebanon, PA, offers businesses a strategic gateway to success, combining opportunity, accessibility, and quality of life in a dynamic and inviting setting.



LEBANON COUNTY DEMOGRAPHICS



POPULATION

144,788



HOUSEHOLDS

56,627



AVG HH INCOME

\$100,240



MEDIAN AGE

41



BUSINESSES

3,805



EMPLOYEES

40,243

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

BO MANGAM

DIRECTOR, SALES & LEASING

BMANGAM@LandmarkCR.com

C : 717.805.4166

MICHELLE GUECI

SENIOR ASSOCIATE

MGUECI@LandmarkCR.com

C : 717.329.2313

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

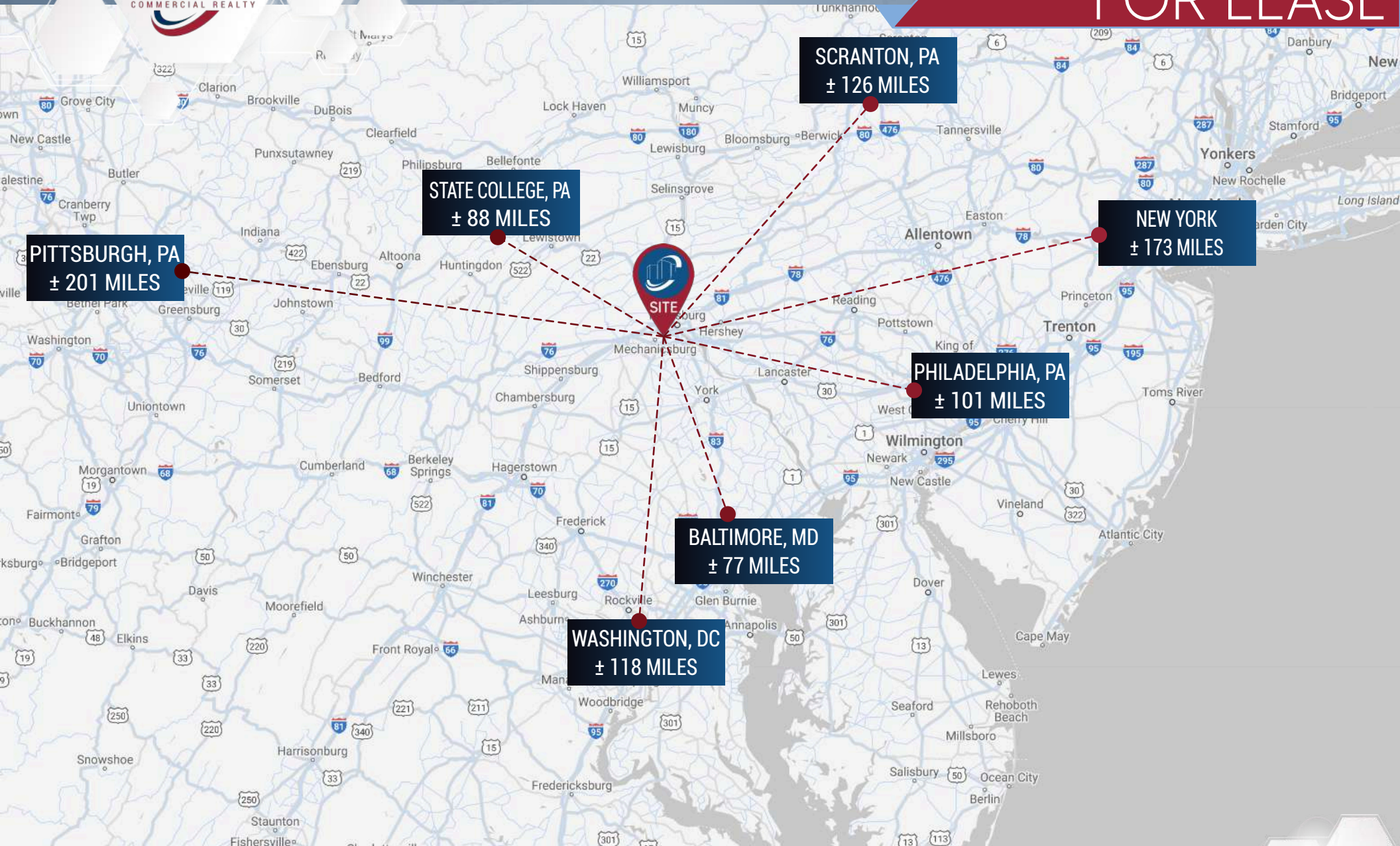
8

1625 WILLOW STREET, LEBANON, PA 17046

WAREHOUSE | DISTRIBUTION FACILITY

1625 WILLOW

FOR LEASE



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

BO MANGAM

DIRECTOR, SALES & LEASING

BMANGAM@LandmarkCR.com

C: 717.805.4166

MICHELLE GUECI

SENIOR ASSOCIATE

MGUECI@LandmarkCR.com

C: 717.329.2313



LANDMARKCR.COM

1625 WILLOW STREET, LEBANON, PA 17046

WAREHOUSE | DISTRIBUTION FACILITY

1625 WILLOW

FOR LEASE



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

BO MANGAM

DIRECTOR, SALES & LEASING

BMANGAM@LandmarkCR.com

C : 717.805.4166

MICHELLE GUECI

SENIOR ASSOCIATE

MGUECI@LandmarkCR.com

C : 717.329.2313



LANDMARKCR.COM