

For Lease or Sale

Office Space with Laboratory

+/- 24,040 SF



34 Dogwood Lane

Middletown, PA 17057

Property Highlights

- Sale or Lease
- +/- 24,040 SF free standing office building with operative laboratory
- Testing lab space; 19 fume hoods
- +/- 65 Surface spaces
- Excellent access to I-81, I-76, I-83, Routes 11 & 15 and Route 30
- 3.83 Acres
- C-2 Commercial Zoning
- Heavy circuit breakers; 3 Phase power
- Move in ready; Plug and play
- Proximity to parcel
- 5 Gas line capabilities

Property Description

Freestanding building located in Middletown, PA on 2 parcels totaling 3.82 acres. Situated in close proximity to major roadways. +/- 24,040 SF with +/- 8,080 SF office space, with rare, operative laboratory space.



OFFERING SUMMARY

Available SF	+/- 24,040 SF
Lease Rate	\$12.00 SF/yr (NNN)
Lot Size	3.82 Acres
Building Size	+/-24,040 SF
Sale Price	\$2,595,000

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	747	\$124,732
5 Miles	34,765	\$92,346
10 Miles	167,251	\$79,589

For more information:

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For Lease or Sale

Office Space w/Laboratory

+/- 24,040 SF | \$12.00 SF/yr NNN

Property Details

APN:	34-001-083 and 34-01-084
LAND SIZE:	3.82 Acres
MUNICIPALITY	Londonderry Township
YEAR BUILT:	1988 & 2007
INTERIOR DESCRIPTION:	+/- 24,040 SF with +/- 8,000 SF office space and an operative laboratory.
EXTERIOR DESCRIPTION:	Brick/Vinyl, concrete block foundation
RESTROOMS:	Eight
ZONING:	C-2 - Commercial
CURRENT USE:	Vacant office & testing lab space with 19 fume hoods
CEILINGS:	8' - 9'
FLOOR TYPE:	Epoxy, concrete, carpet, vinyl and ceramic
LIGHTS:	Flourescent
POWER:	Heavy circuit breaker, 3 phase
ROOF:	Rubber membraine
HVAC:	Roof mounted gas fired forced hot air, with central air & auxiliary split system
UTILITIES:	Public water and sewer (public available) natural gas
TAXES:	\$25,476/year (approx.)
WALK-IN COOLER:	Yes - 3
FLOOD ZONE:	Portion may be in zone AE, balance in zone X
PARKING:	Paved lot with 65 spaces
OUTSIDE GARAGE:	3
COMPRESSED GAS ROOM:	Yes
EXTERIOR PADS:	Yes, for bulk agron & bulk nitrogen
RESPONSIBILITY BREAKDOWN:	Tenant: janitorial services, heat, A/C, electric, sewer, water, snow removal, trash removal, real estate taxes, insurance, plumbing repairs, HVAC repairs, interior repairs, lawn care Landlord: structural repairs and roof

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Colleges/Universities

