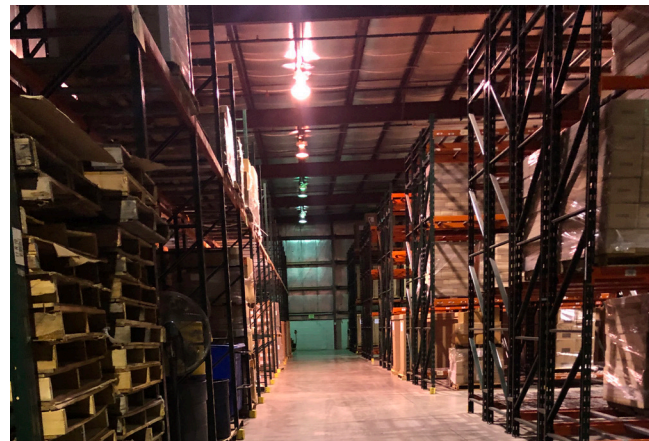


IN-FILL LEASE OPPORTUNITY
225 N. 16TH STREET
West Lebanon Township, PA



HIGHLIGHTS:

- +/- 66,000 SF available
- Excellent in-fill location
- 30' ceiling height
- Clean bulk warehouse
- Climate controlled space
- 3 Phase electric
- Local workforce
- Convenient access to PA I-76 and I-81
- Low vacancy in the market
- For Lease
- Building SF +/- 121,567 SF



Bradley Swidler
bswidler@lee-associates.com
D 717.208.8669

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IN-FILL LEASE OPPORTUNITY

225 N. 16TH STREET

West Lebanon Township, PA

APN	35-2333017-369723, 35-233318-369906
County	Lebanon
Zoning	M- Manufacturing
Expanded	66,000 SF in 2000
Office	+/- 912 SF (3 offices)
Rest Rooms	1 men, 1 women
Drive-ins	1 -12'x14'
Docks	4 - 8'x10'
Parking	14 spaces
Handicap Accessible	Yes
Floors	Concrete
Ceiling Height	30'
Column Spacing	22' x 60'
Sprinklers	Wet System
Electric	800 Amp/480/277 volt 3Phase

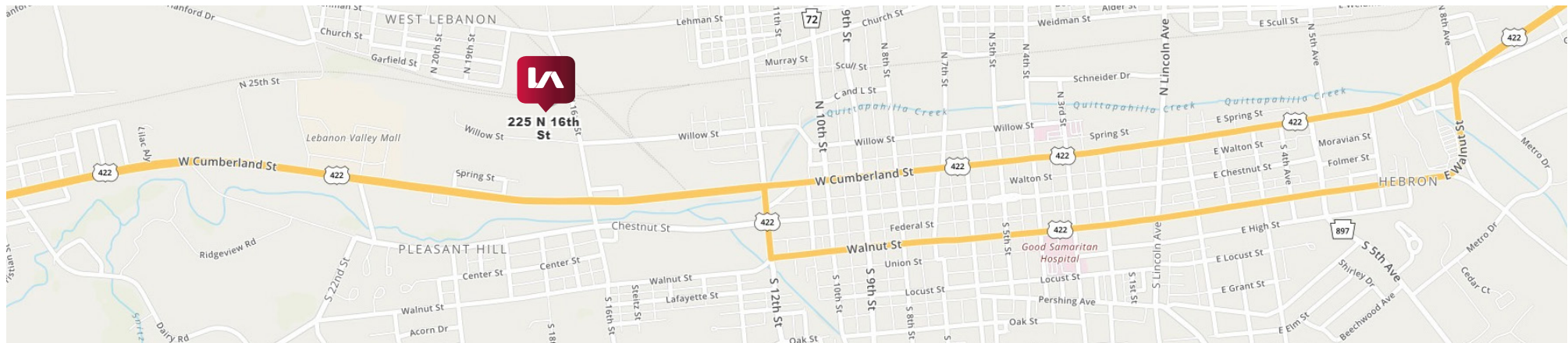
Utilities

Water	City of Lebanon
Sewer	City of Lebanon
Electric	Met-Ed

Lease

Lease rate	Call for details
Term	Minimum 3 years
OPEX	\$1.05

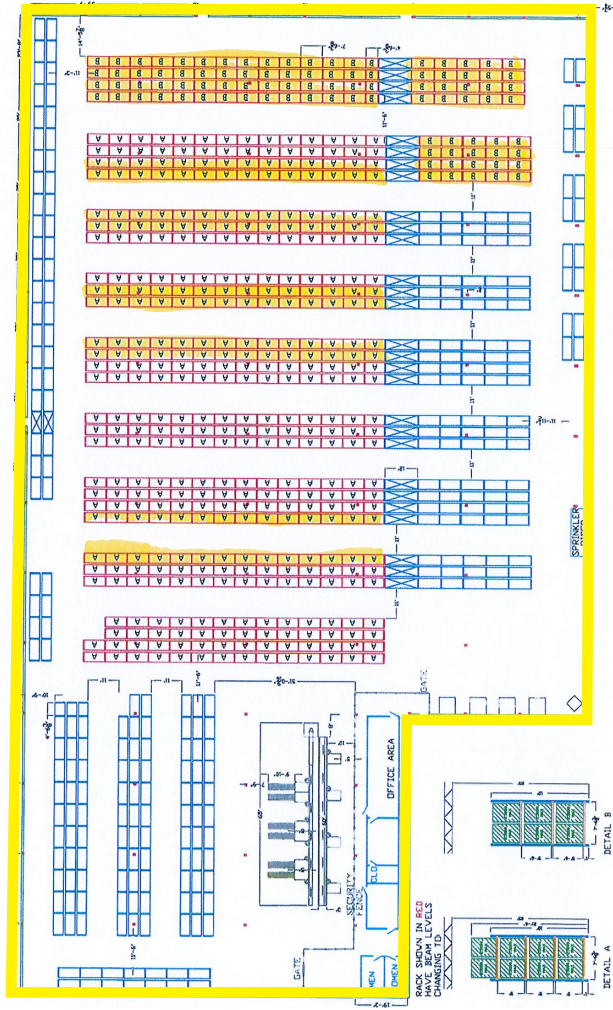
350' of Frontage on 16th Street
Business Sign Available on Building



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