

FOR SALE OR LEASE

±177,000 SF Available | I-78/81 Split Submarket

25 Keystone Dr, Lebanon, PA 17042



COMPETITIVE
Pricing

HEAVY
Power

READY FOR
Immediate Occupancy

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KBCADVISORS

Property Specifications



1991/2012
Year Built/Renovated

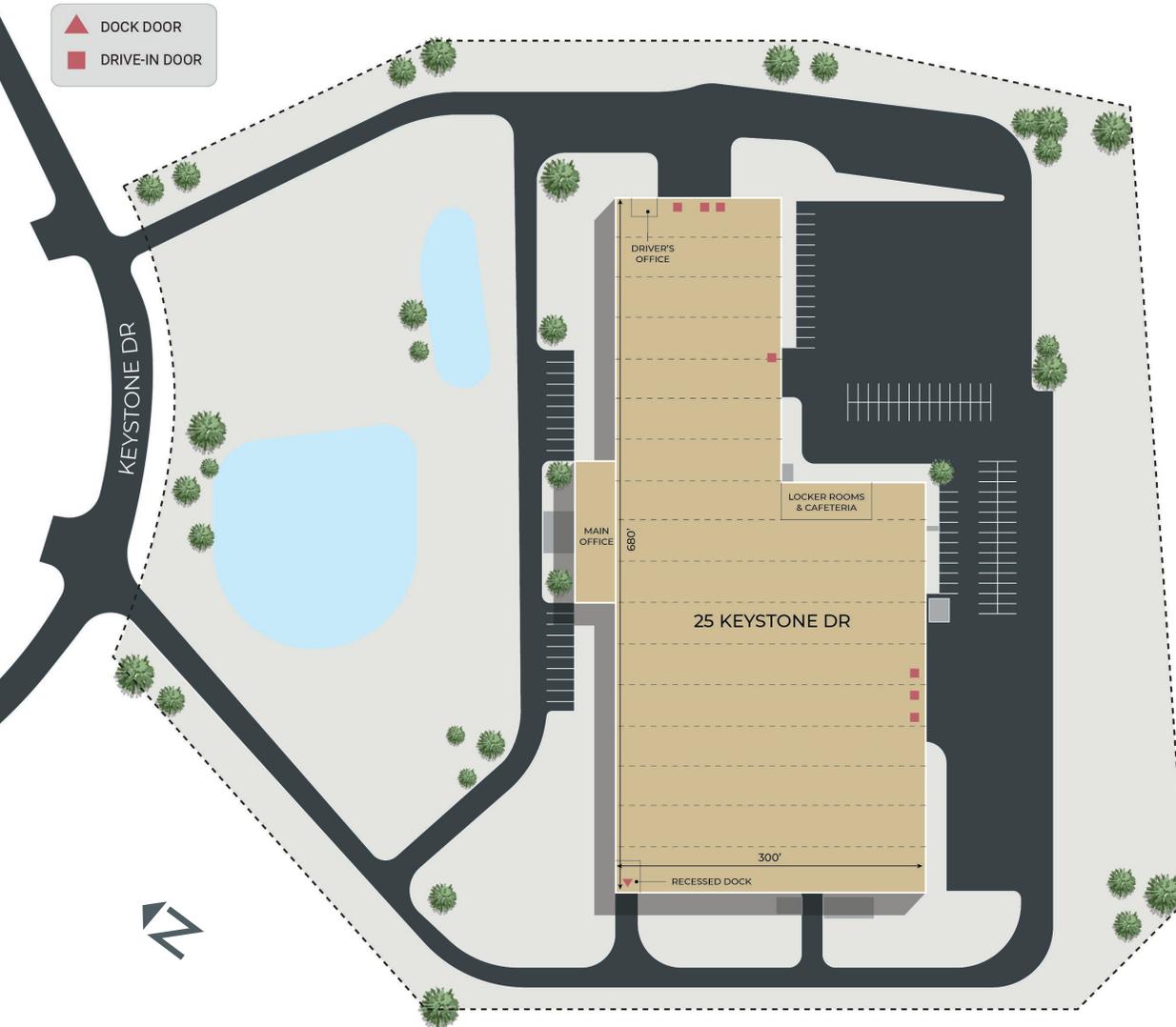
±176,848 SF
Available

24.33
Acres

23.5' - 25.5'
Clear Height

±100
Car Parking

HEAVY
Power



BUILDING SF	±176,848 SF
LAND AREA	24.33 acres
OFFICE	±8,000
CLEAR HEIGHT	23.5' - 25.5'
COLUMN SPACING	40' x 40'
FLOOR STRUCTURE	6" Reinforced Concrete
EXTERIOR WALLS	Masonry/Concrete
ROOF TYPE	Flat with EPDM membrane
DOCK DOORS	1
DRIVE-IN DOORS	7
CAR PARKING	100 Parking Spots
ZONING	(I-1) Industrial
FIRE PROTECTION	Wet Sprinkler System
POWER	Dual, Individual 3,000 AMP, 3-phase 480-Volt service
HVAC	Gas-fired radiator heat; Rooftop A/C

*All property specifications listed above shall be verified by prospective investors and/or users

25 KEYSTONE DR, LEBANON, PA 17042

Property Photos



25 KEYSTONE DR, LEBANON, PA 17042

Regional Access & Neighboring Occupiers



25 KEYSTONE DR

STATE DRIVE

DRIVE TIMES	
ROUTE 422	4.4 MI 10 MINS
ROUTE 322	5.5 MI 10 MINS
I-76	8.3 MI 14 MINS

Menasha
MAKES IT HAPPEN

Labor Reach



2025 WAREHOUSE LABOR

- VERY LOW (7 - 20)
- LOW (21 - 49)
- MEDIUM LOW (50 -99)
- MEDIUM (100 - 175)
- MEDIUM HIGH (176 - 300)
- HIGH (301 - 495)
- VERY HIGH (496 - 742)



WAREHOUSE WORKERS \$18.95 Average Hourly Earnings

Drive Time	2025 Resident Workers	2019 - 2025 % Change in Resident Workers	2025 Net Commuters
45 Min	22,597	-2%	2,576
30 Min	6,336	-4%	-506
15 Min	1,285	0%	-248



FORKLIFT DRIVERS \$20.85 Average Hourly Earnings

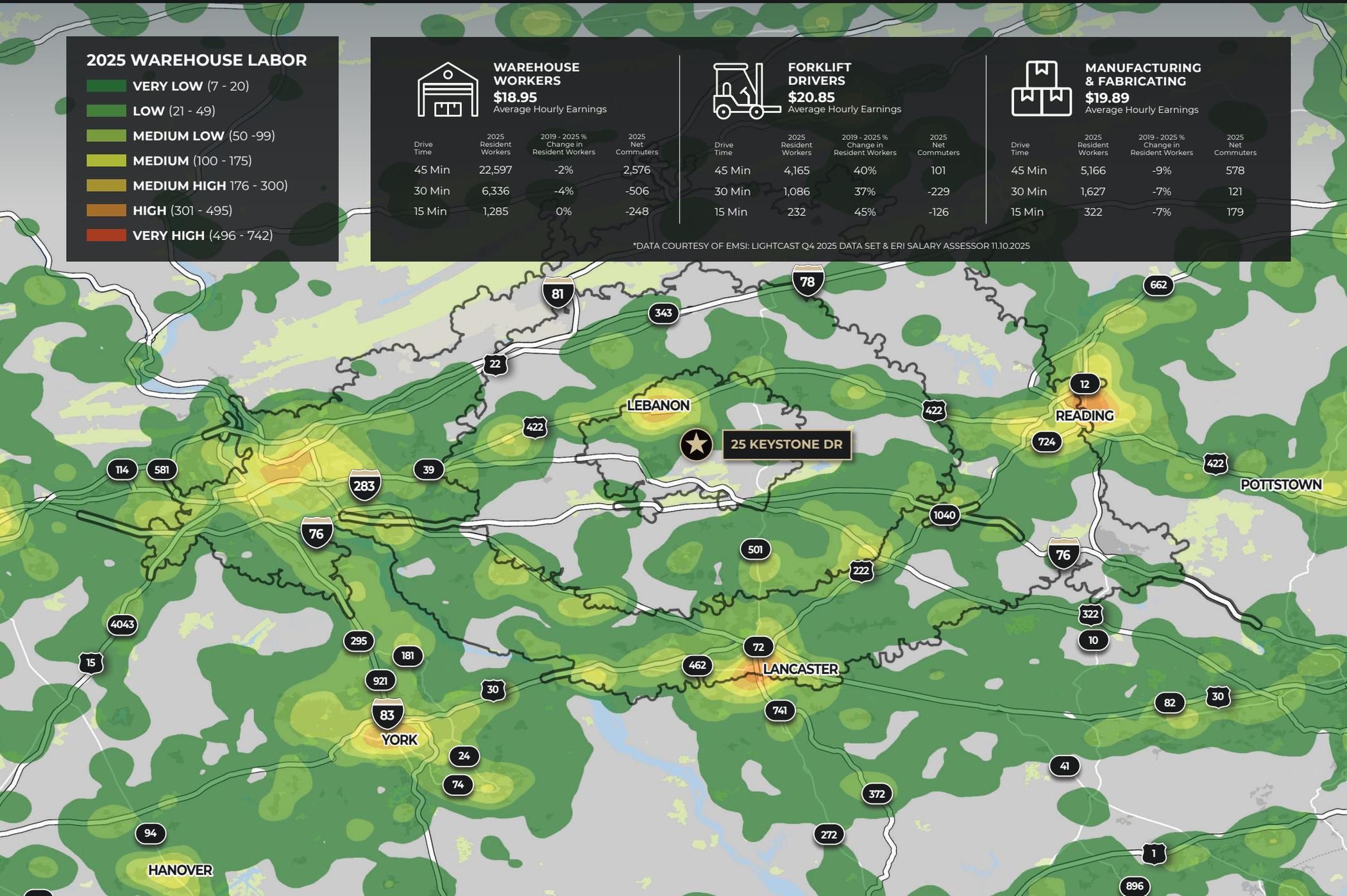
Drive Time	2025 Resident Workers	2019 - 2025 % Change in Resident Workers	2025 Net Commuters
45 Min	4,165	40%	101
30 Min	1,086	37%	-229
15 Min	232	45%	-126



MANUFACTURING & FABRICATING \$19.89 Average Hourly Earnings

Drive Time	2025 Resident Workers	2019 - 2025 % Change in Resident Workers	2025 Net Commuters
45 Min	5,166	-9%	578
30 Min	1,627	-7%	121
15 Min	322	-7%	179

*DATA COURTESY OF EMSI: LIGHTCAST Q4 2025 DATA SET & ERI SALARY ASSESSOR 11.10.2025

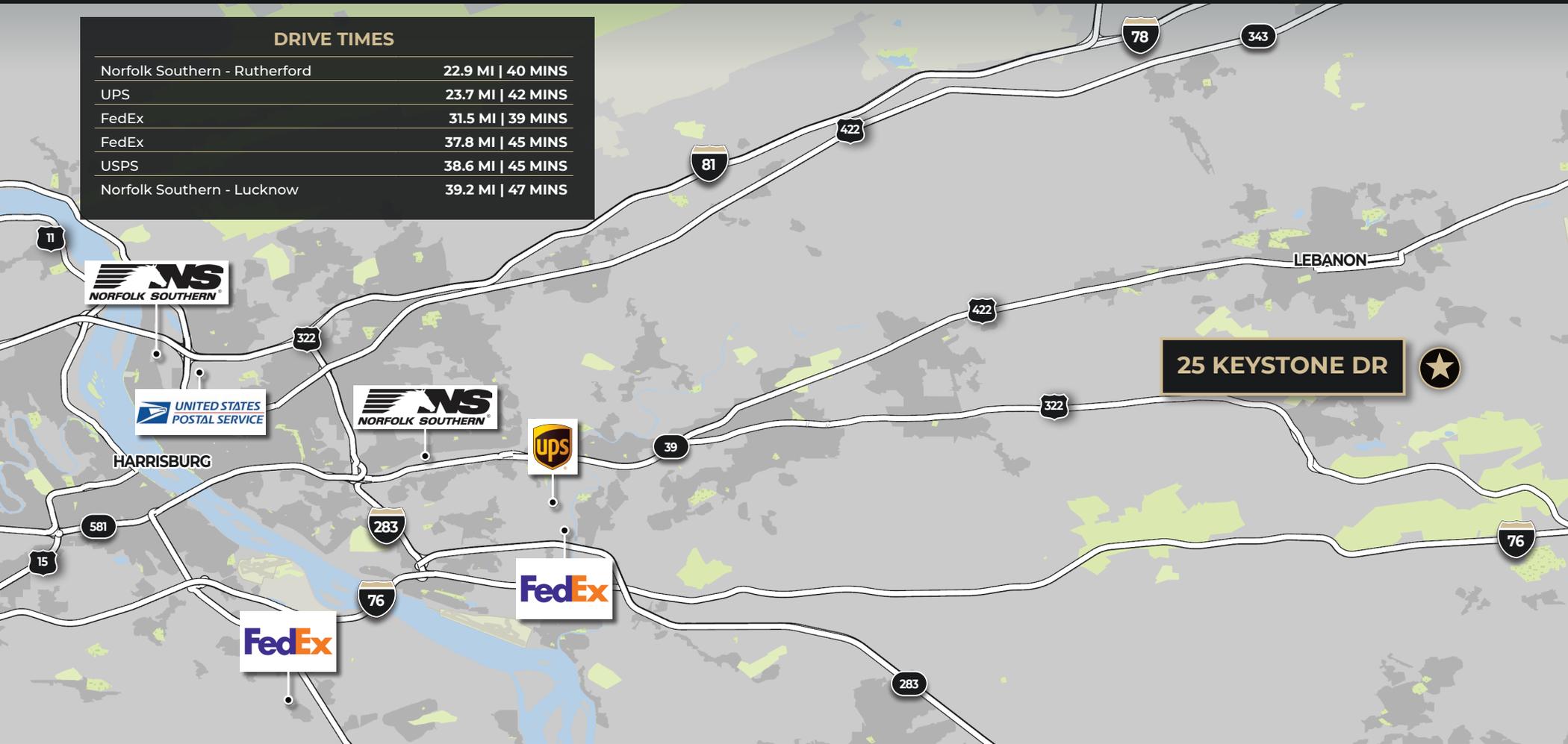


Regional Support



DRIVE TIMES

Norfolk Southern - Rutherford	22.9 MI 40 MINS
UPS	23.7 MI 42 MINS
FedEx	31.5 MI 39 MINS
FedEx	37.8 MI 45 MINS
USPS	38.6 MI 45 MINS
Norfolk Southern - Lucknow	39.2 MI 47 MINS



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