

For Lease

Industrial Property

\$7.95 SF/yr



40 Landings Drive

Annville, Pennsylvania 17003

Property Highlights

- Turn-key opportunity to lease a heavy equipment/truck repair facility
- Equipment to operate a blasting & painting business
- 16' x 18' overhead doors allow vehicles to drive through the building
- 2 interior wash bays with plumbing, drainage and pressure washer installed
- 2 enclosed paint booths equipped with filtration and ventilation
- Gravel outside storage area
- 24' clear height
- 400 amp service

Property Description

Rare turn-key opportunity to lease a heavy equipment/truck repair facility. Building includes large 16' x 18' overhead doors at each end which open to multiple service bays, allowing drive-through capability. Property is located in the Flightpath Business Park, minutes off of Route 322 and Route 422 just outside of Palmyra.

OFFERING SUMMARY

Available SF	9,720 SF
Lease Rate	\$7.95 SF/yr (NNN)
Lot Size	2.66 Acres
Building Size	9,720 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,142	\$80,096
5 Miles	39,464	\$72,386
10 Miles	142,235	\$73,176

For more information

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Property Details

ADDRESS:	40 Landings Drive Annville, PA 17003
COUNTY:	Lebanon
MUNICIPALITY:	South Londonderry
TAX PARCEL #:	31-2298943-349945-0000
PARCEL SIZE:	2.66 Acres
ZONING:	Light Industrial
BUILDING FRONTAGE:	225' along Landings Drive
PARKING:	11
TOTAL BUILDING SF:	9,720 SF
AVAILABLE SF:	9,720 SF
YEAR BUILT:	2003
CONSTRUCTION:	Steel
SIGNAGE:	Yes, mounted on building
DRIVE-INS:	5
ADDITIONAL INFORMATION:	Additional equipment for available for tenant's use include: Sullair screw compressor, industrial pressure washer, media blasting system & paint booths

NUMBER OF FLOORS:	1
CEILING HEIGHT / TYPE:	24 ft / Exposed
ROOF:	Metal
INTERIOR WALLS:	Warehouse: Insulated metal panel, Office: Drywall
FLOOR TYPE:	8" concrete
LIGHTING:	Fluorescent & sodium (only in blast bay)
UTILITIES:	Water & Sewer: Public Gas: UGI Electric: 400 Amp service (Met-Ed)
RESTROOMS:	2
HVAC:	Office: Mini-split AC & gas heat, Warehouse: Hanging gas-fired heaters
SPRINKLERS:	No
LEASE TERM:	Negotiable
RENTAL RATE:	\$7.95 SF/yr (NNN)



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Additional Photos



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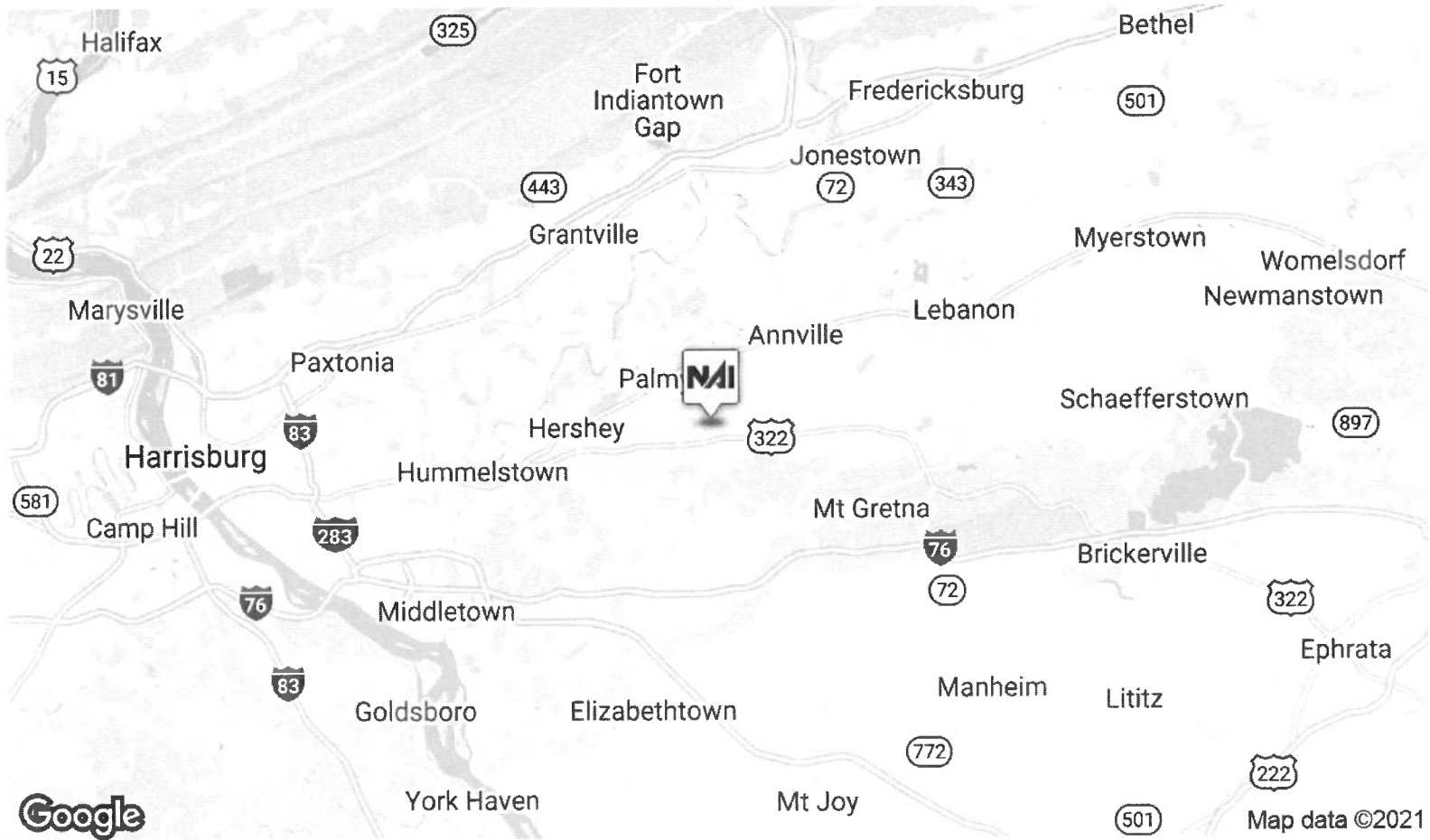
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Location Maps



Google

Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA Farm Service Agency



Google

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