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Industrial/Commercial Realtors • 717.697.2422

► Light Manufacturing/Retail



1621 Willow Street
Lebanon, PA 17046

Available SF:

27,000 (plus 8,400 SF Mezzanine storage)

Sale Price:

\$49/SF

Lease Rate:

\$3.45/SF

Description:

High quality masonry building with HVAC throughout building. One block from Route 422. 3 Phase electric service. Great opportunity for light manufacturing or retail user.

Annette Cassel Means

Call Today! ☎ 717.697.2422 ext. 207

✉ amean@high.net

Building Information:

| | |
|-----------------------------------|--|
| Total building square feet | 27,000 SF |
| First floor | 3,300 +/- Office & 23,700 +/- SF Production & Warehouse |
| Second floor | 8,400 +/- SF Mezzanine storage |
| Zoning | M Manufacturing Township has interest in approving variance for retail |
| Construction | Masonry and frame |
| Condition | Very good |
| Year constructed | 1980 |
| Floor type | Concrete |
| Number of floors | Two |
| Ceiling height | 8'-20' |
| Ceiling type | Ceiling tiles (office) |
| Traffic count | 422 West of 16th Street—15,698 AADT Both Directions 422 East of 16th Street—14,436 AADT Both Directions 16th Street North of 422—4,701 AADT Both Directions 16th Street South of 422—2,481 AADT Both Directions |

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|---------------------|---------------|----------------|----------------|
| Population | 21,931 | 52,286 | 68,974 |
| Households | 8,772 | 20,661 | 26,960 |
| Avg. HH Income | \$43,718 | \$54,229 | \$58,044 |

| | |
|---|--|
| Heating | Forced air & hot water—natural gas |
| Air conditioning | Central air throughout most (5 separate systems) of the building |
| Electric | 2400 AMP, Three Phase, 220 Volt |
| Roof | Metal roof on most buildings installed 1980 |
| Sprinklers | No |
| Dock doors | 2 |
| Drive In doors | 1 |
| Lighting | Fluorescent |
| Wall finishes | Painted drywall (office) block in production space |
| Floor finishes | Concrete, carpet in office |
| Storage | 2,000 SF of storage |
| Security & fire alarm system | Fitz Security Co., Lebanon |

UTILITIES

| | |
|-----------------|--|
| Water | Public |
| Sewer | Public |
| Gas | UGI Utilities and Suburban Heating Oil |
| Electric | Med Ed |
| Phone | Verizon & Frontier |
| Trash | Waste Management |
| Data | Building is wired for fiber optics |

LAND INFORMATION

| | |
|-------------------------------|---|
| Parking | 81 Spaces |
| Tax Map & Parcel # | 35-2332434-369901-0000 |
| Deed reference | Book 00376 Page 0606 |
| Acres | 5.80 |
| Typography | Flat |
| Road frontage/access | Willow |
| Restrictions | Per Zoning |
| Outside storage | In addition to parking approx. two acres of fenced outside storage area |
| Dates available | 30 days after lease signing |
| Signage | Approx. 4'x8' at corner of 16th and Willow Streets |

SUITE INFORMATION

| | |
|------------------------|-----|
| Security system | Yes |
|------------------------|-----|

LEASE INFORMATION

| | |
|--------------------------|--------------------|
| Price per SF | \$3.45/SF |
| Monthly base rate | \$10,177.50/Month |
| Annual base rate | \$122,130 |
| Term | Three year minimum |

| | |
|-------------------------------------|---------------------|
| Tenant improvement allowance | None |
| Rental or Useable | Rentable |
| Building insurance | \$2,520/Year |
| Real estate taxes | \$27,000/Year |
| Utilities | Cost per tenant use |

UTILITIES & SERVICES (L=Landlord; T-Tenant)

| | |
|--|--|
| <input type="checkbox"/> Lawn care | <input type="checkbox"/> Common area utilities |
| <input type="checkbox"/> Snow removal | <input type="checkbox"/> Trash |
| <input type="checkbox"/> Window washing | <input type="checkbox"/> Janitorial |
| <input type="checkbox"/> Maintenance of common areas | |

| | |
|-------------------------|-----------------------------|
| Escalations | 3% annually |
| Building hours | 24/7 |
| Security deposit | Equal to first month's rent |

GEOGRAPHIC INFORMATION

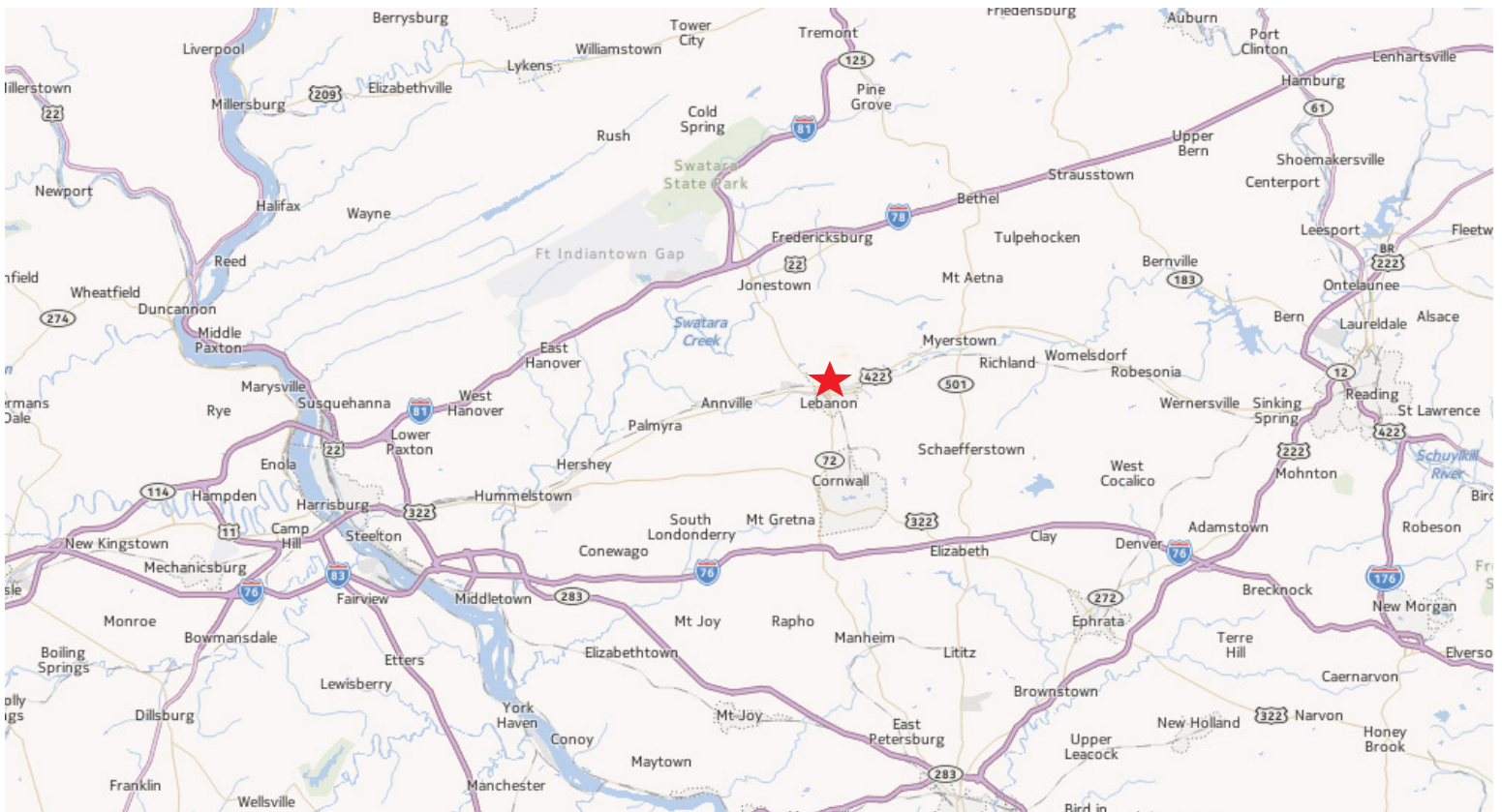
Municipality West Lebanon Township
County Lebanon County

Distance highway access 300'

SITE MAP



MAPS



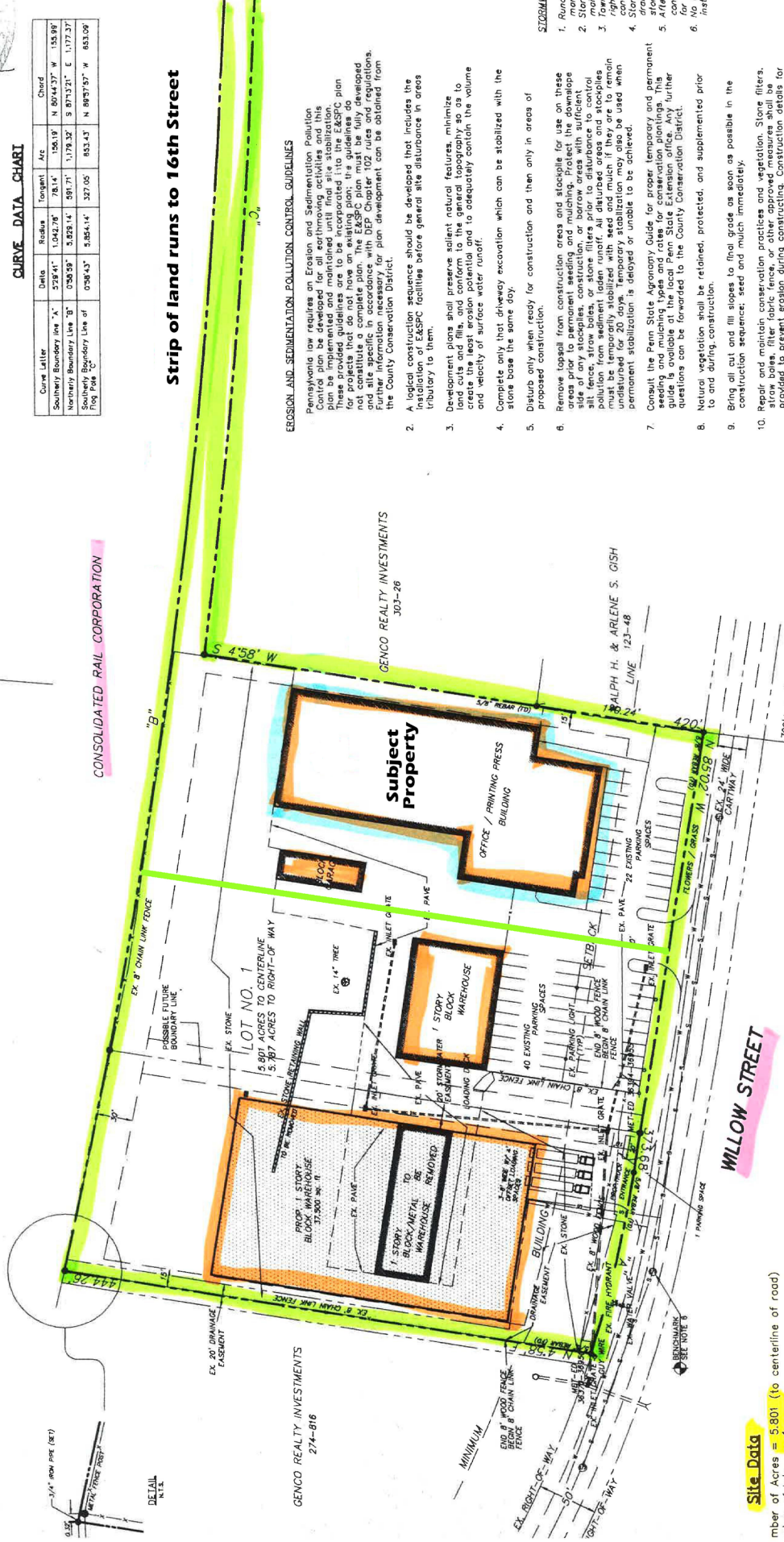


CURVE DATA CHART

| Curve Letter | Circle | Radius | Length | Chord |
|-------------------------------------|-----------|-----------|---------|-------------------------|
| Southern Boundary Line "A" | 578.41' | 1,042.18' | 158.13' | N 80°44'37" W 155.98' |
| Northern Boundary Line "B" | 1,719.32' | 3,291.14' | 591.71' | S 87°13'21" E 1,177.21' |
| Southern Boundary Line of 100' Park | 1,036.43' | 3,854.14' | 327.05' | N 89°27'57" W 653.09' |

CONSOLIDATED RAIL CORPORATION

Strip of land runs to 16th Street



EROSION AND SEDIMENTATION POLLUTION CONTROL GUIDELINES

Pennsylvania law requires an Erosion and Sedimentation Pollution Control plan be developed for all earthmoving activities and this plan be implemented and maintained until final site stabilization. These procedures shall be implemented in accordance with the E&SPC plan for the site. The plan must be approved by the DEP. The plan must not constitute a complete plan. The E&SPC plan must be fully developed and site specific in accordance with DEP Chapter 102 rules and regulations. Further information necessary for plan development can be obtained from the County Conservation District.

- A logical construction sequence should be developed that includes the installation of E&SPC facilities before general site disturbance in areas tributary to them.
- Development plans shall preserve salient natural features, minimize land cuts and fills, and conform to the general topography so as to create the least erosion potential and to adequately contain the volume and velocity of surface water runoff.
- Complete only that driveway excavation which can be stabilized with the stone base the same day.
- Disturb only when ready for construction and then only in areas of proposed construction.
- Remove topsoil from construction areas and stabilize for use on these areas. This shall be done by placing topsoil on the down-slope side of any stockpiles, construction, or borrow areas with sufficient silt fence, straw bales, or stone filters prior to disturbance to control pollution from sediment laden runoff. All disturbed areas and stockpiles must be covered with 20 tons straw mulch. Temporary stabilization may also be used when permanent stabilization is delayed or unable to be achieved.
- Consult the Penn State Agronomy Guide for proper temporary and permanent stabilization methods for the site. For permanent stabilization, the guide is available at the local Penn State Extension office. Any further questions can be forwarded to the County Conservation District.
- Natural vegetation shall be retained, protected, and supplemented prior to and during construction.
- Bring oil cut and fill slopes to final grade as soon as possible in the construction sequence; seed and mulch immediately.
- Repair and maintain conservation practices and vegetation. Stone filters, straw bales, filter fabric fence, or other approved measures shall be provided to prevent erosion during construction. Construction details for the proper installation of these practices can be obtained at the Conservation District.

Site Data

Number of Acres = 5.801 (to centerline of road)
 Density of lots = 1
 Density = 0.172
 Zoning = Manufacturing

Owner/Subdivider/Grantor

Tonald W. Jr. & Mary M. Blyler
 621 Willow Street
 Lebanon, PA, 17042
 717) 272-5666

Source of Title

Manufacturing District = 150'
 Min. Lot Width = 60'
 Front Yard = 30'
 Side Yard = 30'
 Max. Lot Coverage = 60%
 Max. Building Height = 75'

GENCO REALTY INVESTMENTS

303-26

West Lebanon Township/Comptroller/Engineer

Approval Date: 1/29/97

[Signature]

Lebanon County Engineer

Approval Date: 1/29/97

[Signature]

Lebanon County Planning Dept.

[Signature]

PARKING SPACE DATA CHART

PICTURES



Building front facing Willow Street



Building entrance



West side exterior of offices



Building dock



Outside storage on west side of warehouse/production area

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