

2911 REACH ROAD

Williamsport, PA 17701



FOR SALE OR LEASE



INDUSTRIAL



42,400± SF



PROPERTY DESCRIPTION

This renovated 42,400± SF building, constructed in 1980 and newly renovated in 2026, is ideally located in the heart of Central Pennsylvania within the Reach Road Industrial Park. Its strategic location ensures easy access to major transportation routes, providing logistical convenience. Zoned for Industrial use, this property offers ample space for production and distribution operations. A Bonus to this turnkey facility is that it's located within a Federal Opportunity Zone and a Keystone Innovation Zone!

SALE PRICE / LEASE RATE:

PRICE UPON REQUEST

FOR MORE INFORMATION

David Weaver, SIOR

☎ 570.406.7428

✉ david.weaver@naimertz.com

Steve Cole, SIOR

☎ 570.578.8296

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NAI Mertz



NAI Mertz | 350 Laird Street, Suite 110
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570-820-7700 | www.naimertz.com



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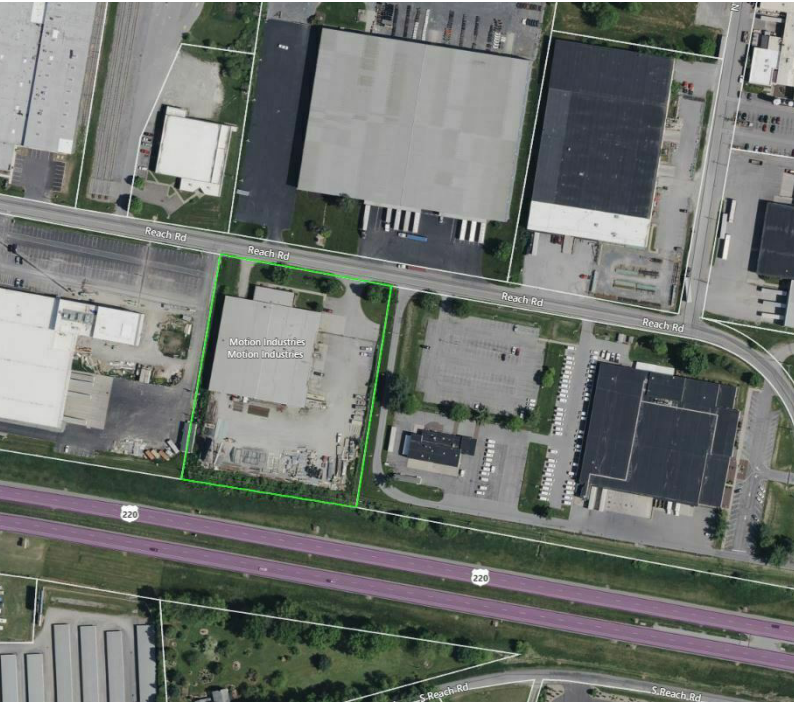
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PROPERTY HIGHLIGHTS

- Manufacturing / Warehouse / Distribution Facility
- Acres: 3.91
- Newly Renovated 2026
- Built: 1980
- Zoned: Industrial
- 42,400± SF Single Tenant Use
 - Warehouse: 37,400± SF
 - Office: 5,000± SF
- Construction: Steel
- Ceiling Height: 20'
- Column Spacing: 40'X40'
- Dock Doors: 9
- Drive In Doors: 2
- Cross Docks: Yes
- Levelers: 1 Exterior
- Sprinklers: Dry
- Power: 1,200a/277v 3p Heavy
- Utilities: Public Natural Gas & Water
- Fenced in Yard
- Surface Parking for 100 cars
- Federal Opportunity Zone
- (KIZ) Keystone Innovation Zone

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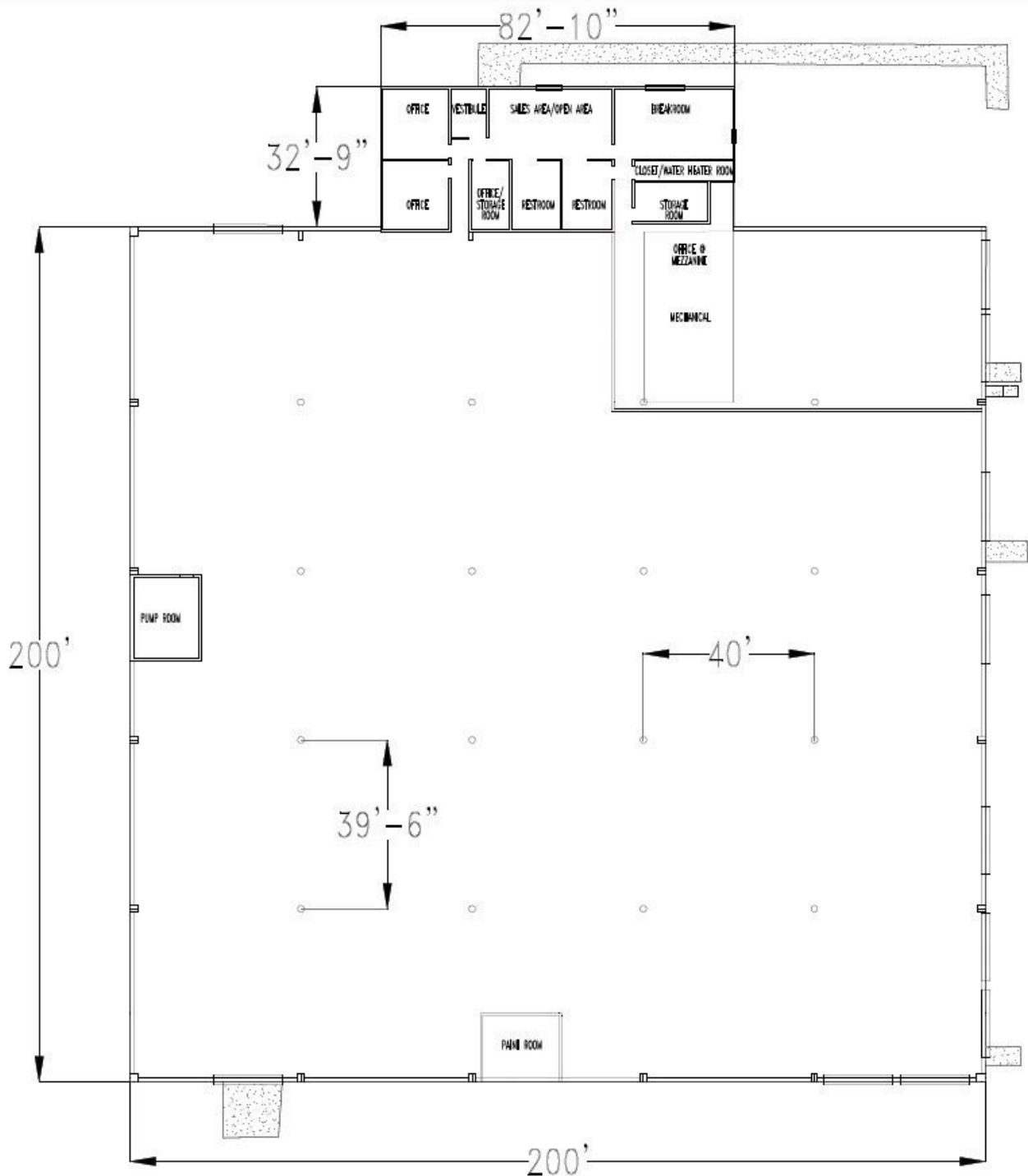
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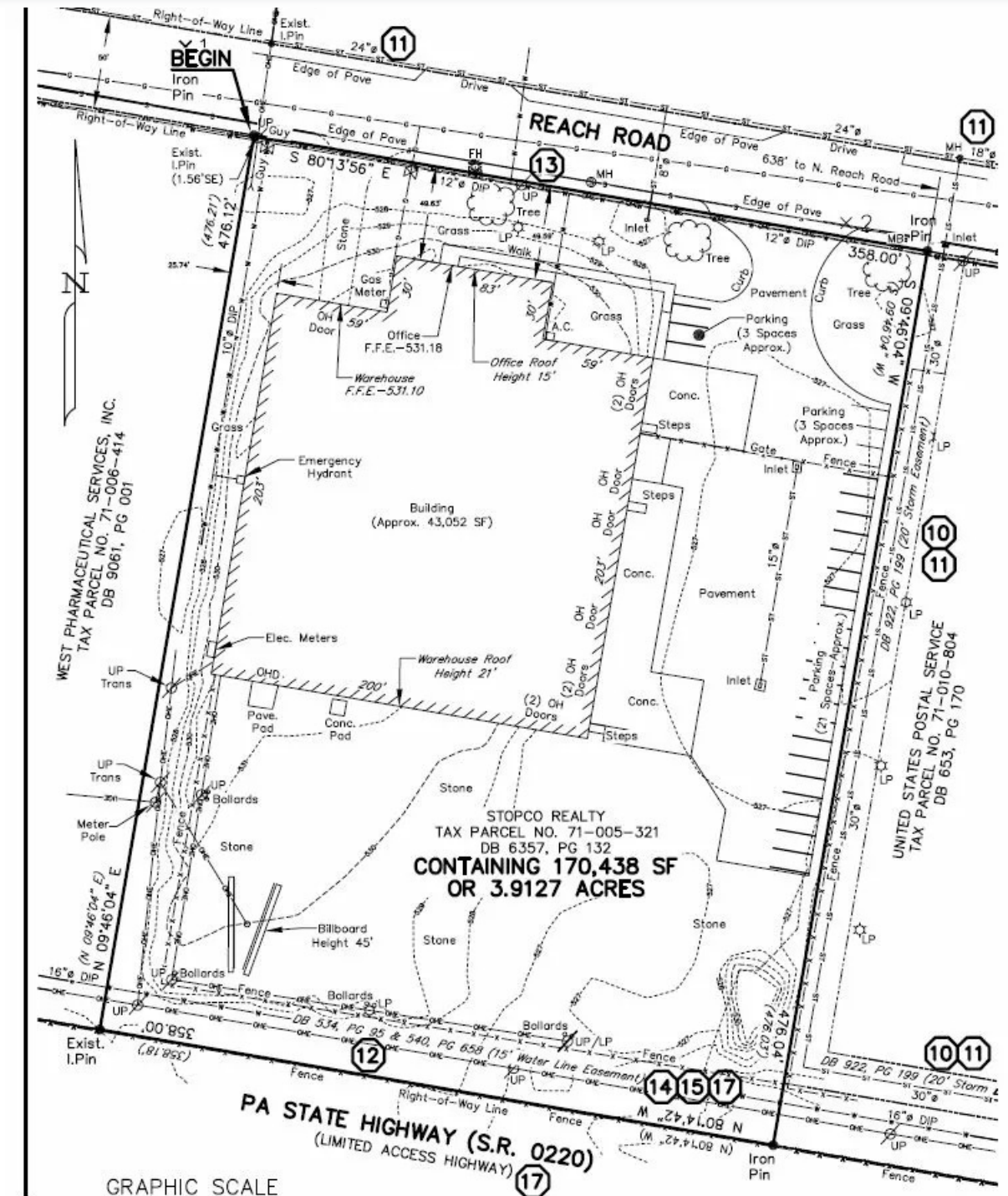
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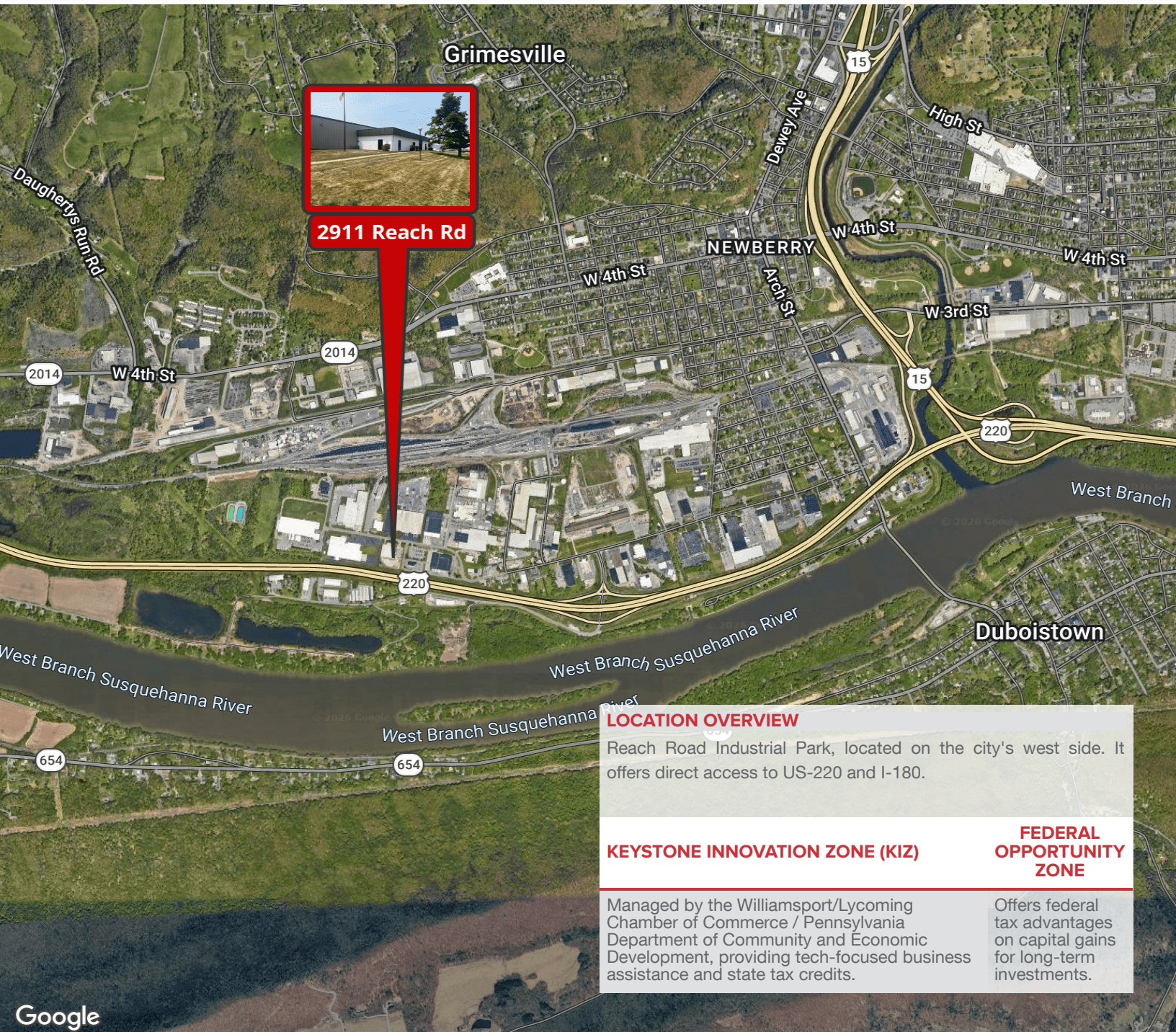
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LOCATION OVERVIEW

Reach Road Industrial Park, located on the city's west side. It offers direct access to US-220 and I-180.

KEYSTONE INNOVATION ZONE (KIZ)

Managed by the Williamsport/Lycoming Chamber of Commerce / Pennsylvania Department of Community and Economic Development, providing tech-focused business assistance and state tax credits.

FEDERAL OPPORTUNITY ZONE

Offers federal tax advantages on capital gains for long-term investments.

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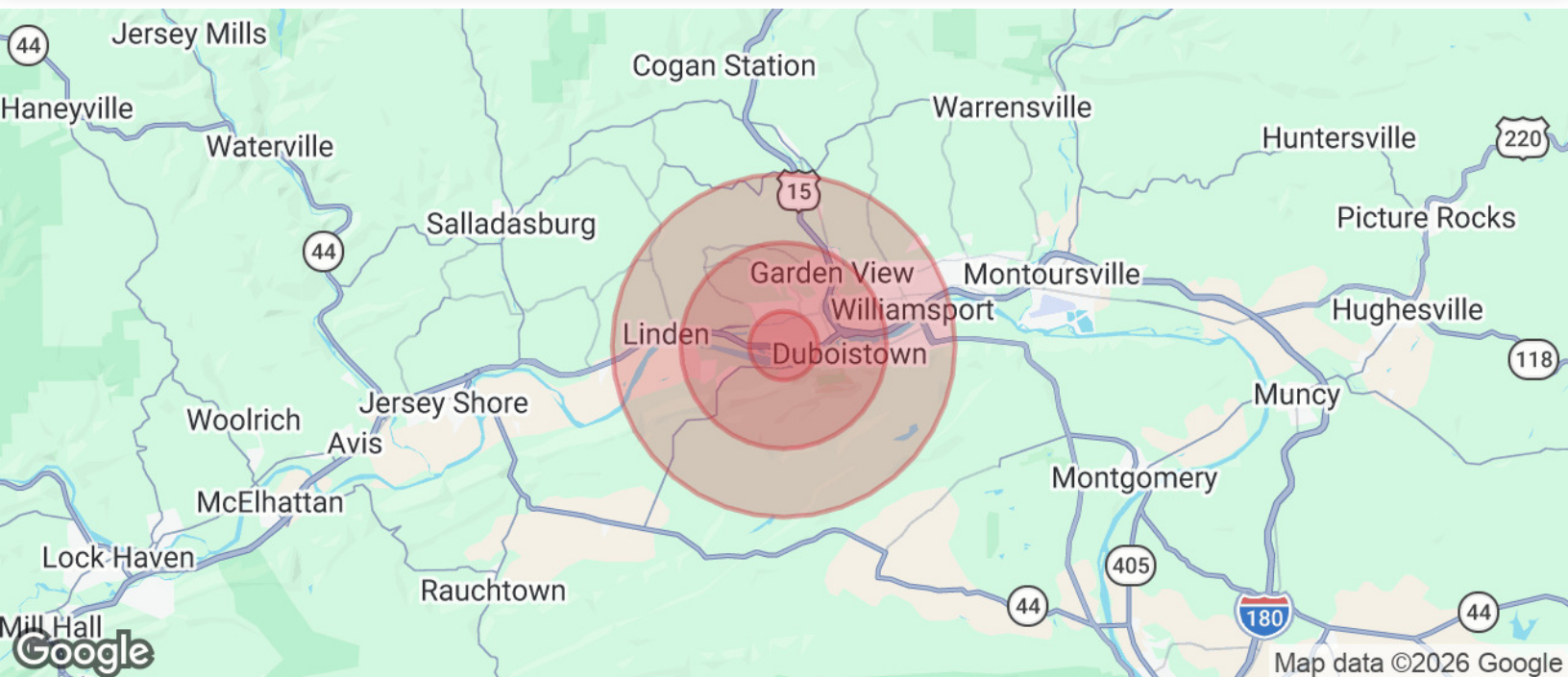
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,420	20,308	45,036
Average Age	35.6	38.9	38.9
Average Age (Male)	35.3	38.4	37.9
Average Age (Female)	35.2	39.7	40.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,011	8,100	18,623
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$54,316	\$69,453	\$73,534
Average House Value	\$133,614	\$167,334	\$181,941

TRAFFIC COUNTS

Route 220	20,664/day
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2023 American Community Survey (ACS)

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