


INDUSTRIAL PROPERTY
FOR SALE

22 SOUTH YOHE STREET
TOWER CITY, PA 17980



Nik Sgagias
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 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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22 SOUTH YOHE STREET

PROPERTY DETAILS

FOR SALE

\$800,000

OFFERING SUMMARY

Sale Price	\$800,000
Lot Size	0.52 Acres
Building Size	6,000 SF

PROPERTY SUMMARY

Address	22 South Yohe Street Tower City, PA 17980
County	Schuylkill County
Tax Parcel #	22-15-0084.000
Year Built	1993
Availability	Immediate

PROPERTY HIGHLIGHTS

- 6,000 SF fully equipped machine shop with existing machinery and functional layout ideal for immediate use
- Turnkey opportunity for machinists, fabricators, or specialty contractors
- Steel-frame construction with high ceilings
- Proximity to regional labor pools and major markets including Harrisburg, Lebanon, and Pottsville

PROPERTY DESCRIPTION

Presenting a rare opportunity to acquire a 6,000 SF fully equipped machine shop located in Tower City, PA. This well-maintained steel-frame industrial building is purpose-built for precision manufacturing and fabrication. The facility features high ceilings, clear-span construction, one dock-height loading door, and a layout designed for efficient workflow. The property is fully outfitted with a wide range of machinery and equipment, making it ideal for immediate use by machinists, metal fabricators, or specialty contractors. Whether for an owner-user or investor, this turnkey industrial asset offers immediate functionality in a strategic Central Pennsylvania location.

LOCATION DESCRIPTION

Located in Tower City, Schuylkill County, this property offers a strategic position in Central Pennsylvania with access to major regional transportation corridors. Situated just minutes from Route 209 and with convenient connections to Interstate 81, the site provides efficient access to Harrisburg, Lebanon, Pottsville, and surrounding industrial markets.

BUILDING INFORMATION

Construction	Metal
# of Floors	One (1)
Restrooms	Three (3)
Electrical Capacity	3 Phase - 400 amp
Roof	Steel
Ceilings	2/4 acoustic in office
Ceiling Height	13' warehouse / 9' office
Floor Type	Concrete
Business ID Sign	Yes
Docks	One (1)



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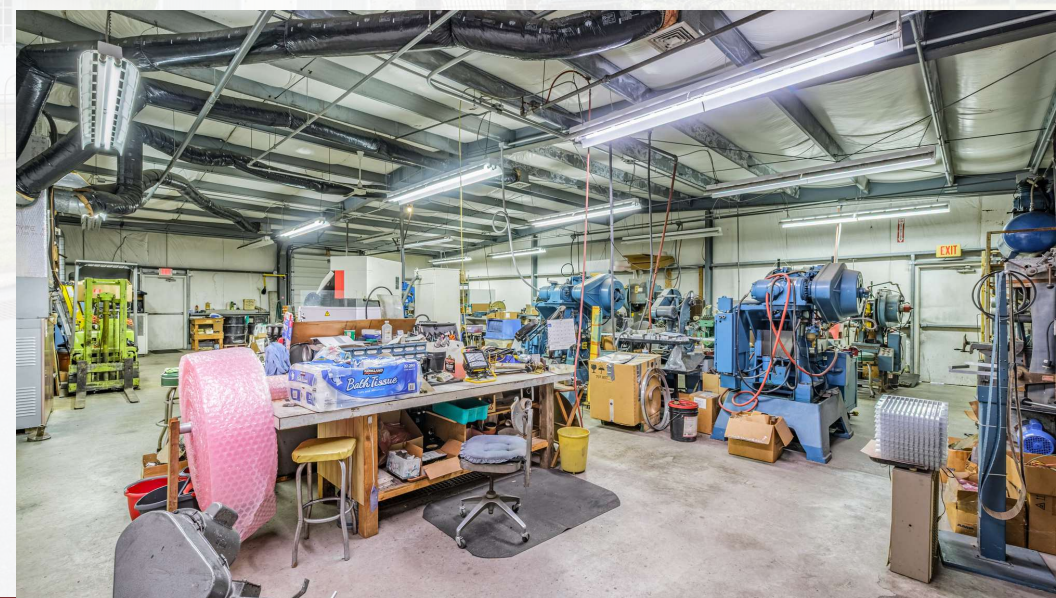


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22 SOUTH YOHE STREET
ADDITIONAL PHOTOS

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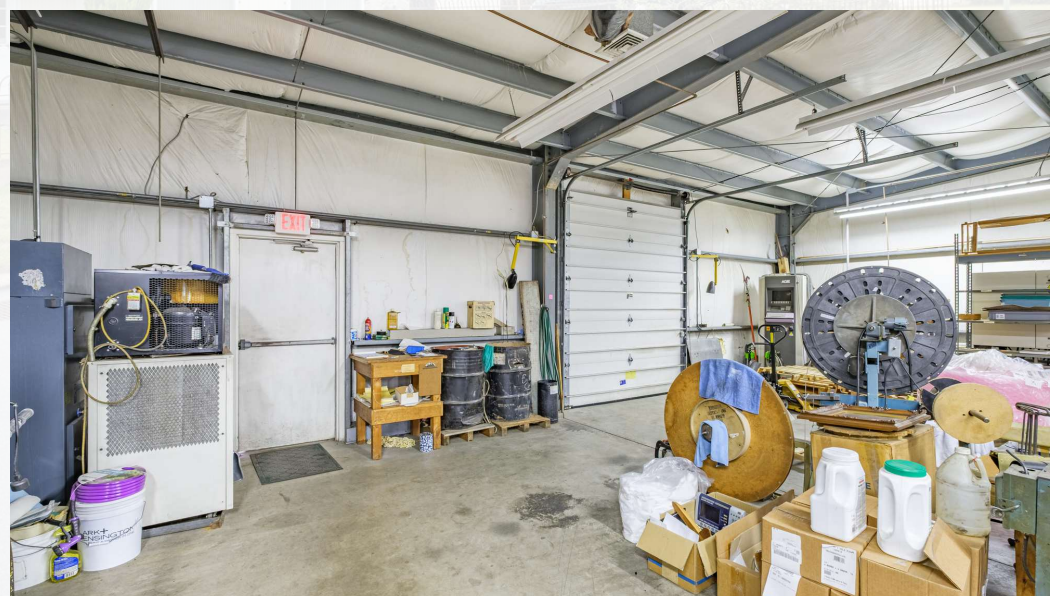
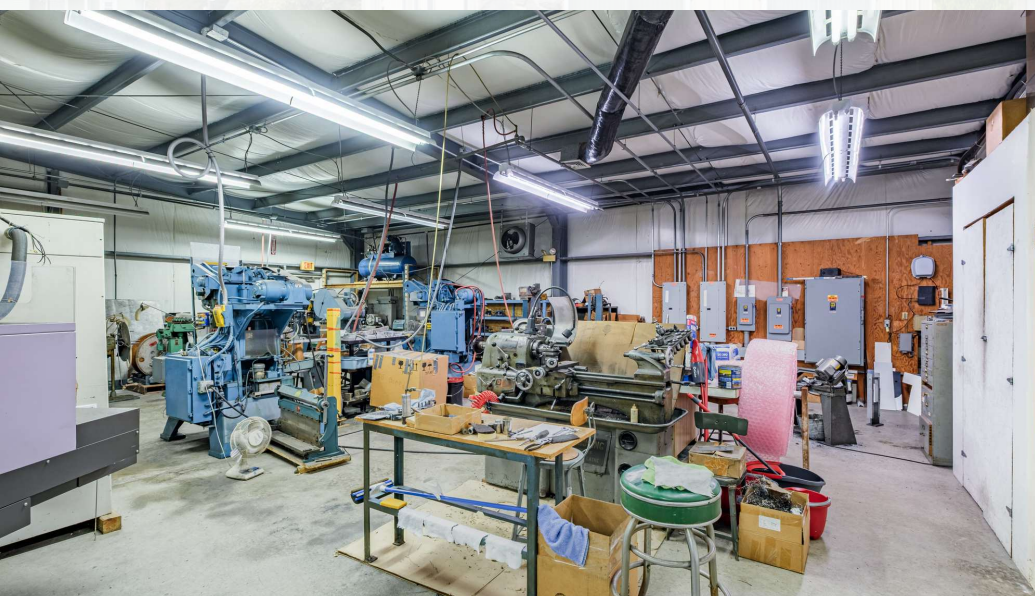
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LOCATION MAP

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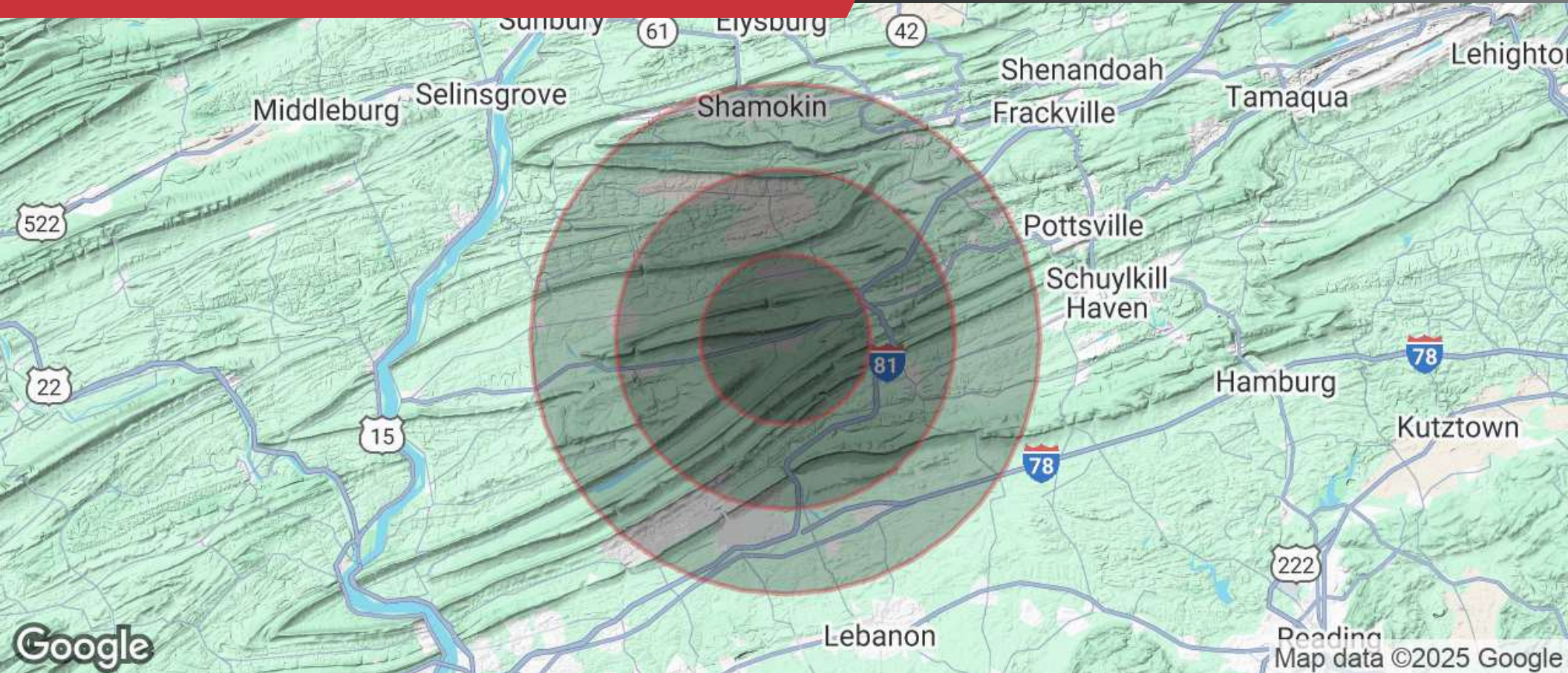
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22 SOUTH YOHE STREET

DEMOGRAPHICS

FOR SALE

\$800,000



POPULATION

5 MILES	10 MILES	15 MILES
7,240	24,212	82,340



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
3,021	9,858	32,833



INCOME

5 MILES	10 MILES	15 MILES
\$88,553	\$88,734	\$84,773

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