


INDUSTRIAL PROPERTY
FOR LEASE

2525 OLD ROUTE 15 - REAR
NEW COLUMBIA, PA 17856



Amber Corbo
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 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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2525 OLD ROUTE 15 - REAR

PROPERTY DETAILS

FOR LEASE
\$8.00 SF/YR (NNN)

OFFERING SUMMARY

Lease Rate	\$8.00 SF/yr (NNN)
Available SF	10,000 SF
Lot Size	21.91 Acres
Building Size	10,000 SF

PROPERTY SUMMARY

Address	2525 Old Route 15 - Rear New Columbia, PA 17856
Municipality	White Deer Township
County	Union County
Tax Parcel #	014-054-045-10000
Year Built	1990

PROPERTY HIGHLIGHTS

- 10,000 SF warehouse available for lease
- Two (2) drive ins: 16x16 and 12x14 along with one (1) dock door
- Designated flammable storage
- Private offices for management and administrative staff
- Additional acreage available for lease to accommodate storage and parking
- +/- 17,597 VPD on Route 15
- +/- 27,689 VPD on Interstate 80

PROPERTY DESCRIPTION

Located directly off US-15, a single-tenant warehouse is available for lease. The 10,000 SF building offers two (2) drive-in doors and one (1) dock door that offer an area for five (5) trailer pull up parking spots. In addition to warehouse space, the property offers private offices, a breakroom, and bathroom.

LOCATION DESCRIPTION

10. Easily accessible from US-15 and I-80, the property is located immediately off the White Deer/Watsontown exit on US-15.



BUILDING INFORMATION

# of Floors	2
Restrooms	1
Electrical Capacity	3 Phase: 480 Amp
Ceilings	Metal
Ceiling Height	20'
Walls	Cinderblock
Floor Type	Concrete
Business ID Sign	Yes
Parking	Common parking lot

UTILITIES & ZONING

Zoning	Commercial Highway Manufacturing
Water	Well
Sewer	Public
Gas	Natural
Electric	3 Phase: 400 Amp

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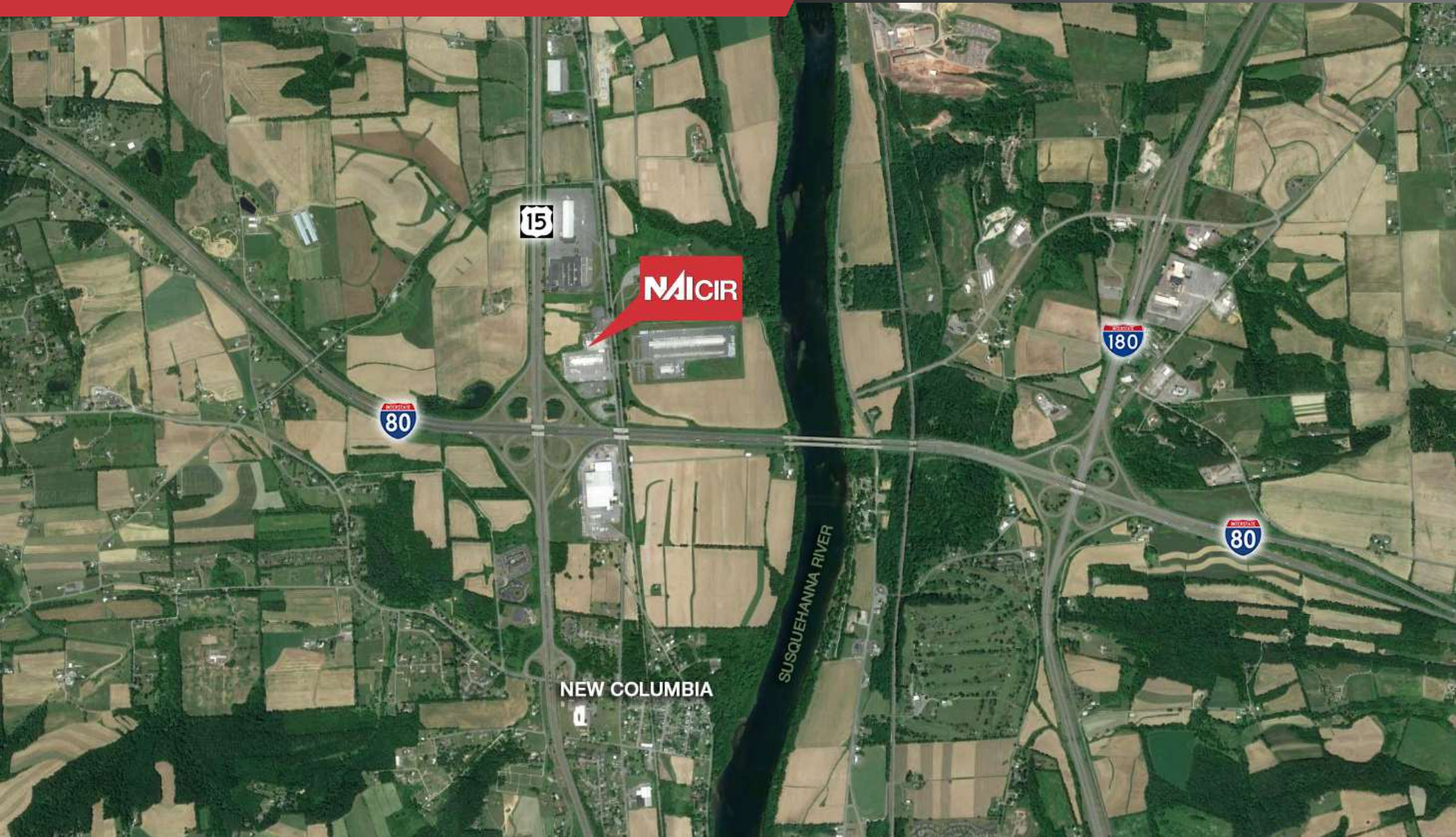
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ADDITIONAL PHOTOS

FOR LEASE

\$8.00 SF/YR (NNN)



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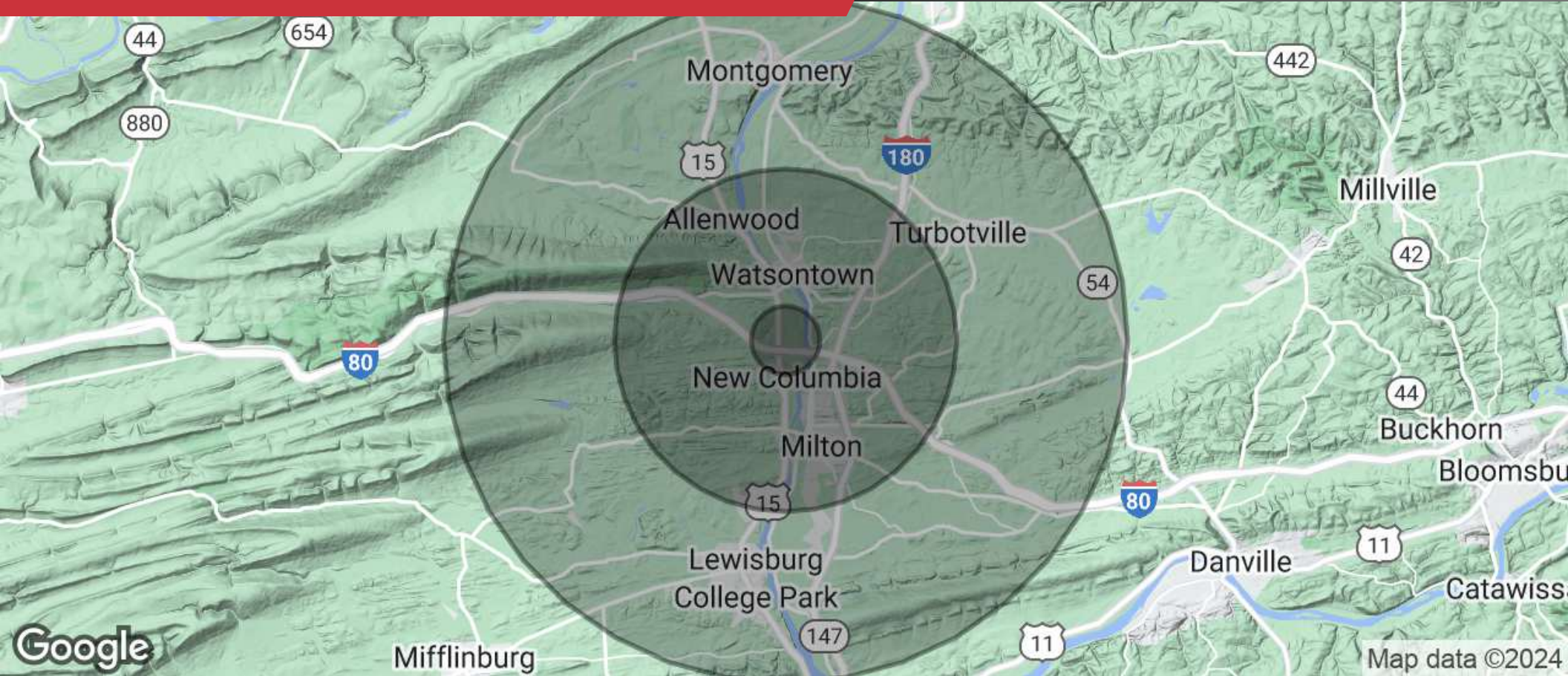
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2525 OLD ROUTE 15 - REAR

DEMOGRAPHICS

FOR LEASE
\$8.00 SF/YR (NNN)



POPULATION

1 MILE	5 MILES	10 MILES
505	19,809	58,936



HOUSEHOLDS

1 MILE	5 MILES	10 MILES
217	9,019	23,683



INCOME

1 MILE	5 MILES	10 MILES
\$68,610	\$62,477	\$69,463

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