


INDUSTRIAL PROPERTY  
**FOR SALE**

**40 LANDINGS DRIVE**  
ANNVILLE, PA 17003



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# 40 LANDINGS DRIVE

## PROPERTY DETAILS

# FOR SALE

## SUBJECT TO OFFER

### OFFERING SUMMARY

<b>Sale Price</b>	Subject To Offer
<b>Lot Size</b>	2.66 Acres
<b>Building Size</b>	9,660 SF

### PROPERTY SUMMARY

<b>Address</b>	40 Landings Drive Annville, PA 17003
<b>Municipality</b>	South Londonderry Township
<b>County</b>	Lebanon County
<b>Tax Parcel #</b>	31-2298943-349945-0000
<b>Year Built</b>	2003
<b>Parking Spaces</b>	11 spaces
<b>Zoning</b>	Light Industrial

### PROPERTY DESCRIPTION

9,660 SF Industrial Service Facility (ISF) on 2.66 acres fully leased (NNN) to TrailersPlus- the largest independent trailer dealership in the US with over 80 locations. The property boasts drive-through service bays and full-building circulation with approximately 1/2 acre outdoor storage area.

### LOCATION DESCRIPTION

Located in the Flight Path Business Park just outside of Palmyra, PA.

### LEASE INFORMATION

<b>Tenant</b>	TrailersPlus Ohio, LLC (guaranteed by parent company - Interstate Group, LLC)
<b>Current Annual Rent (NNN)</b>	\$78,676.34 \$8.14/ SF
<b>Rent Escalations</b>	3% annually
<b>Lease Expiration Date</b>	2/28/2028
<b>Renewal Options</b>	Two (2) 5-year options
<b>Renewal Rent</b>	Continuation of 3% annual increases
<b>Landlord Responsibilities</b>	Structural repairs, roof replacement


### BUILDING INFORMATION

<b>Construction</b>	Pre-engineered steel frame, insulated metal siding
<b>Ceiling Height</b>	24' in shop
<b>Ceiling Type</b>	Exposed in shop, acoustical tile in office
<b>Drive-In Doors</b>	Five (5) 16' x 18'
<b>Office SF</b>	+/- 500 SF
<b>Floor Type</b>	8" Fibermesh reinforced concrete in shop, carpet in office
<b>HVAC</b>	Office: Mini-split AC & gas heat, Warehouse: Hanging gas-fired heaters
<b>Electric</b>	400 AMP, 3-phase
<b>Other</b>	2 interior wash bays with plumbing & floor drains
<b>Occupancy</b>	100%
<b># of Floors</b>	One (1)
<b>Handicap Accessible</b>	Yes
<b>Roof Type</b>	Metal
<b>Water</b>	PA Am. Water
<b>Sewer</b>	Public
<b>Gas</b>	UGI



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LOCATION MAP

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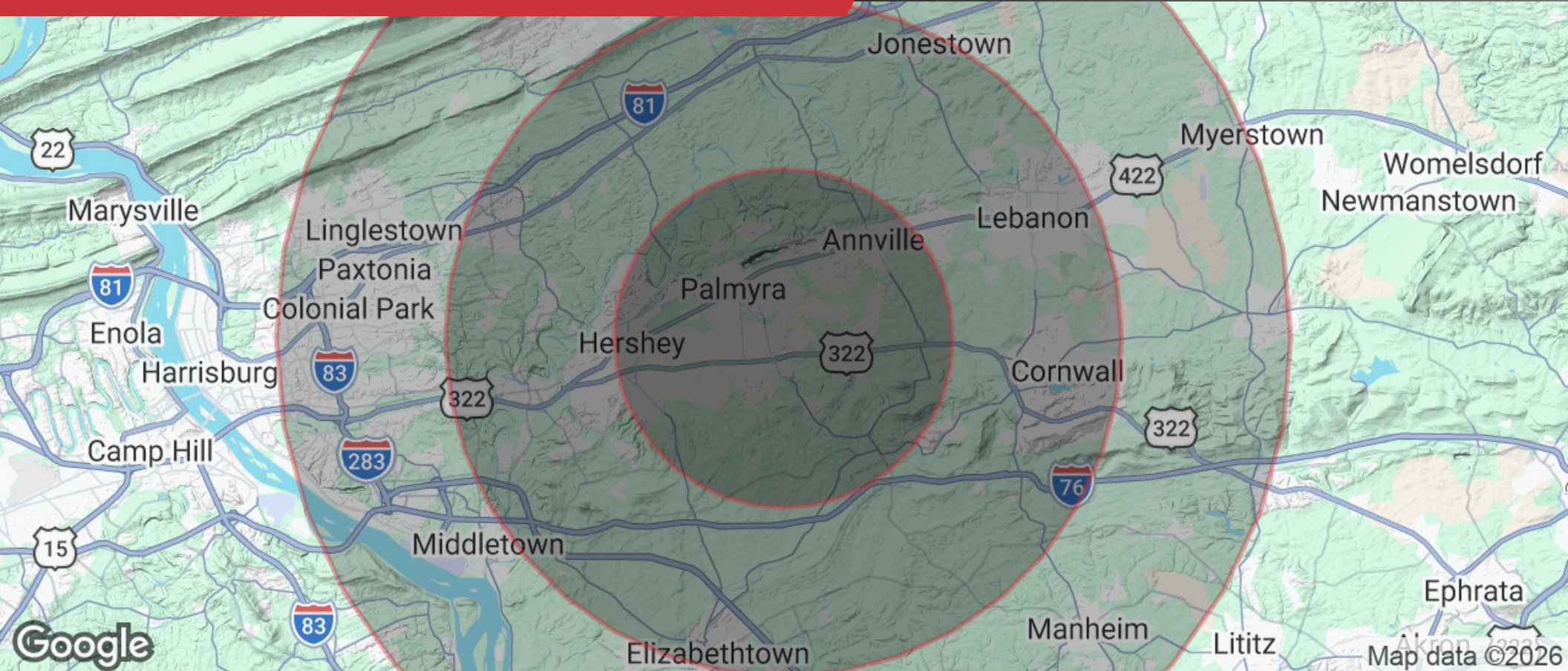
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# 40 LANDINGS DRIVE

## DEMOGRAPHICS

# FOR SALE

## SUBJECT TO OFFER



### POPULATION

5 MILES	10 MILES	15 MILES
45,028	193,651	427,405



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
17,623	75,756	168,623



### INCOME

5 MILES	10 MILES	15 MILES
\$110,770	\$106,501	\$101,918

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