

LEASE

716 Airport Rd Bldg 4

716 AIRPORT ROAD

Palmyra, PA 17078

PRESENTED BY:

LAURA MARTIN, CCIM, CPM

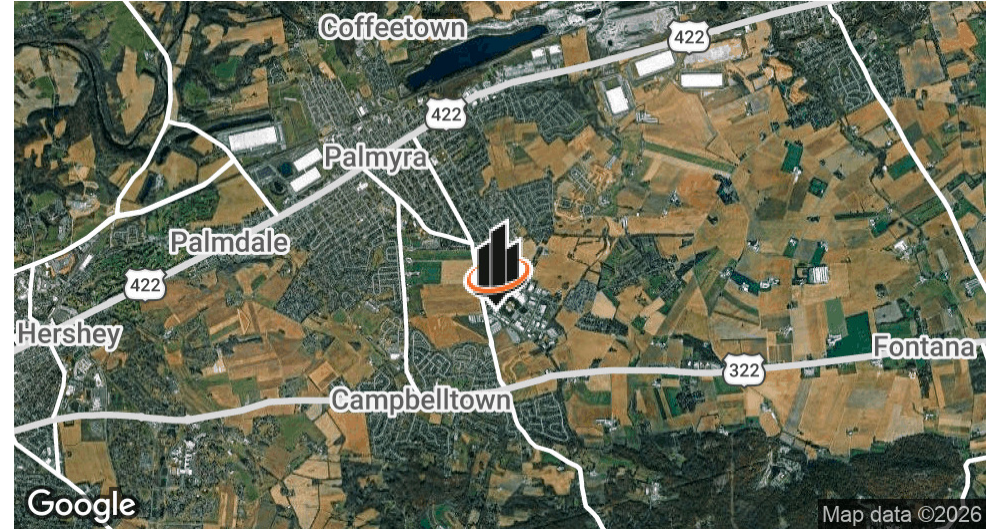
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PA #RM419784



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.25 SF/yr (NNN)
AVAILABLE SF:	20,000 SF
ZONING:	Light Industrial
TOWNSHIP:	South Londonderry Township
UTILITIES:	Public Water/Sewer, Propane, 100-amp, single-phase 120/240V

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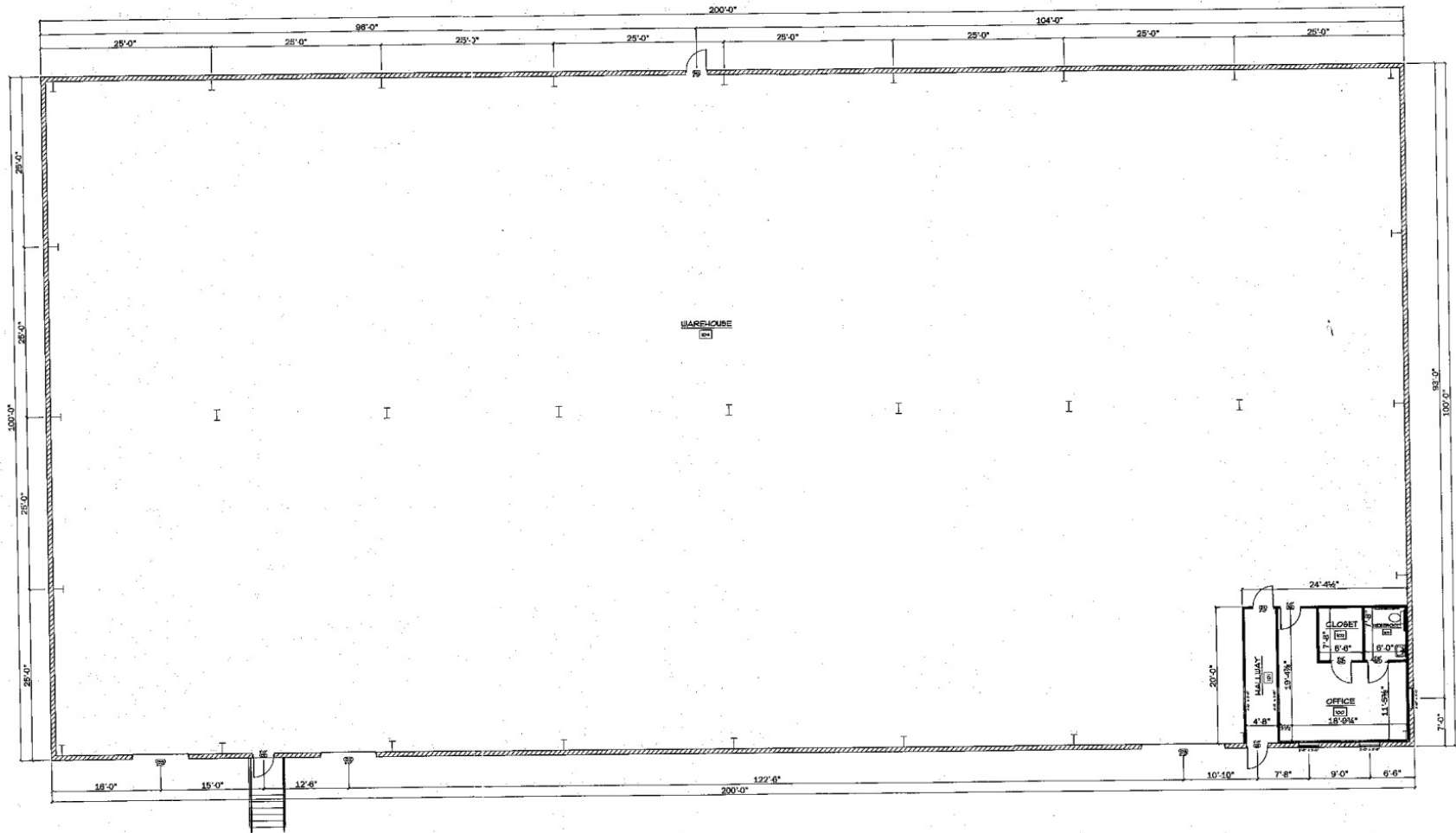
PROPERTY DESCRIPTION

This 20,000 SF industrial facility at 716 Airport Road presents a flexible manufacturing or distribution option. A NNN lease with a small office, 2 dock doors and 1 drive-in. Includes dock bumpers, dock levelers and 1 concrete pad for dumpster. Strategic positioning within Lebanon Valley's industrial corridor, less than 1 mile from Route 322 and minutes from Palmyra and Route 422, this location provides excellent access to major transportation corridors to the entire Mid-Atlantic Region. The office space is air-conditioned, and the entire building is heated. Phase 3 transformer on the property for optional power upgrade.

PROPERTY HIGHLIGHTS

- NNN Lease, CAM \$1.25/SF
- Flexible industrial layout with +/- 24 ft ceilings
- 2 dock doors, 1 drive-in bay

FLOOR PLANS

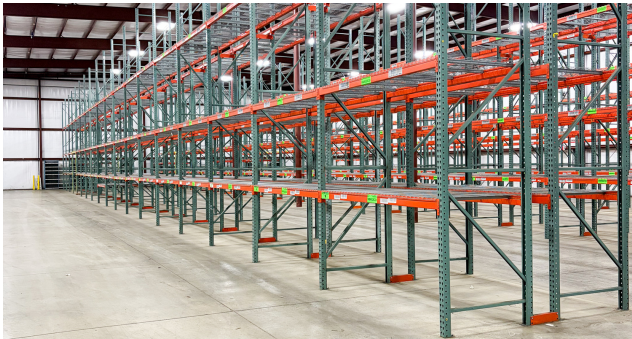


FLOORPLAN
SCALE: 1/8" = 1'-0"

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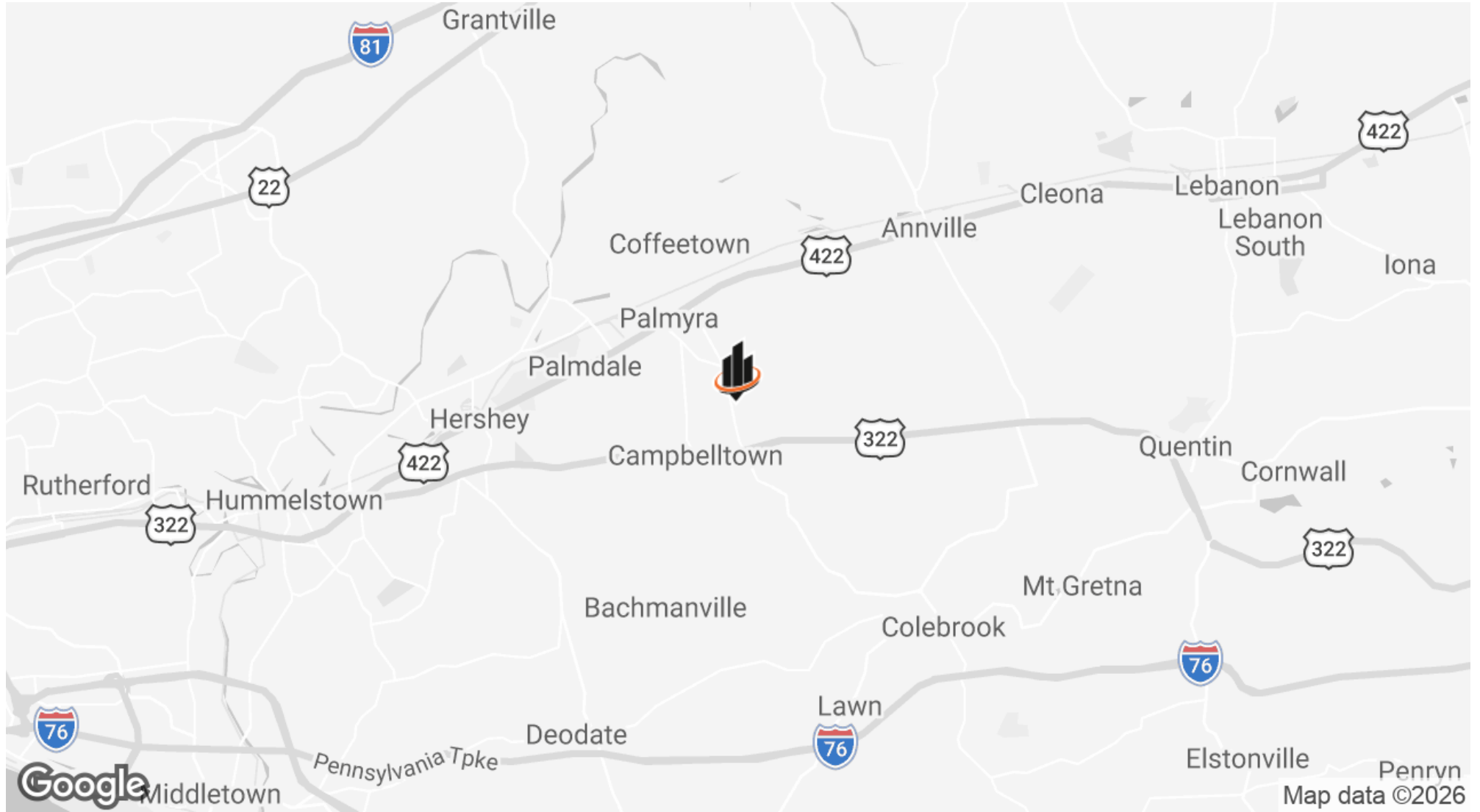
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ADDITIONAL PHOTOS



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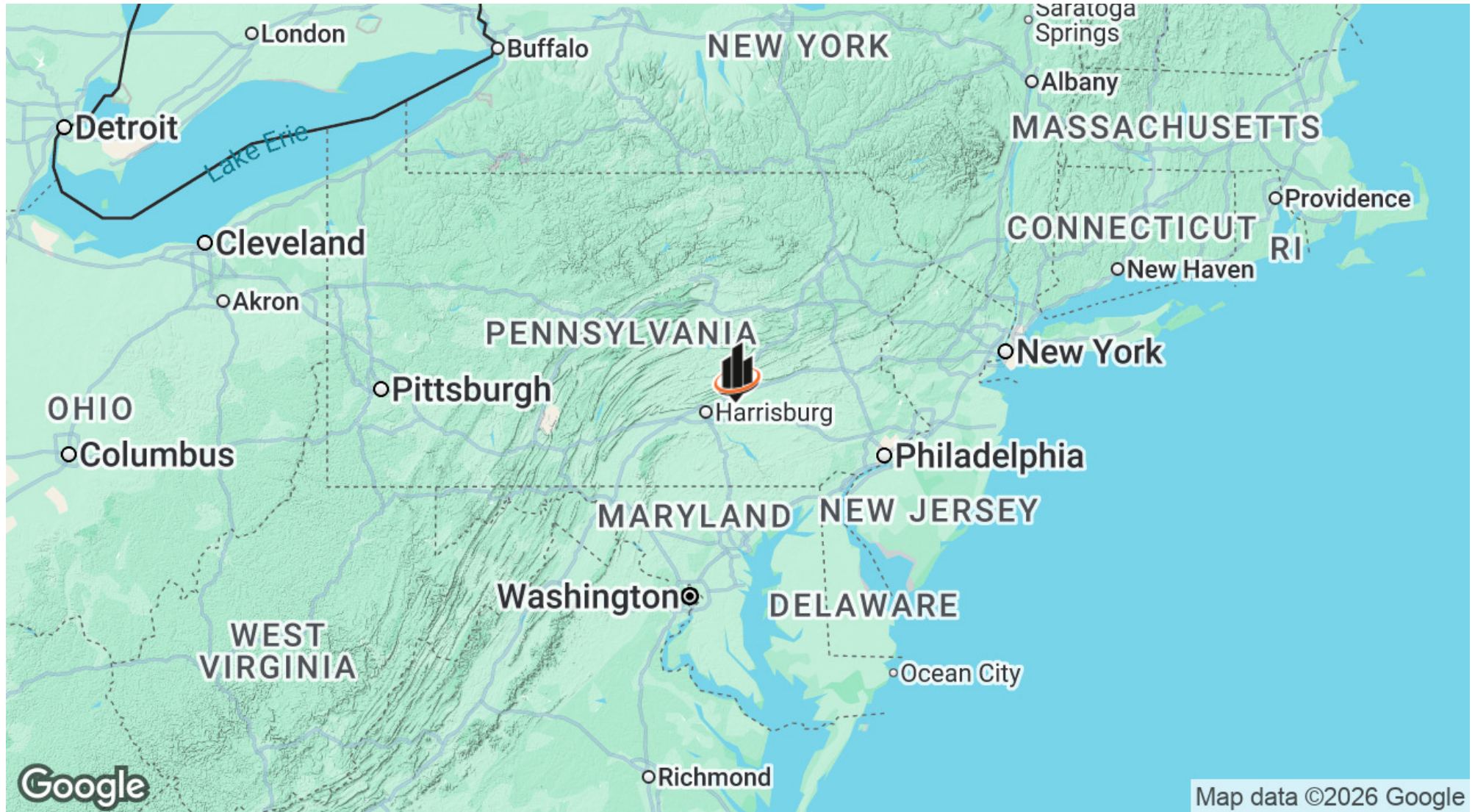
LOCATION MAP



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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

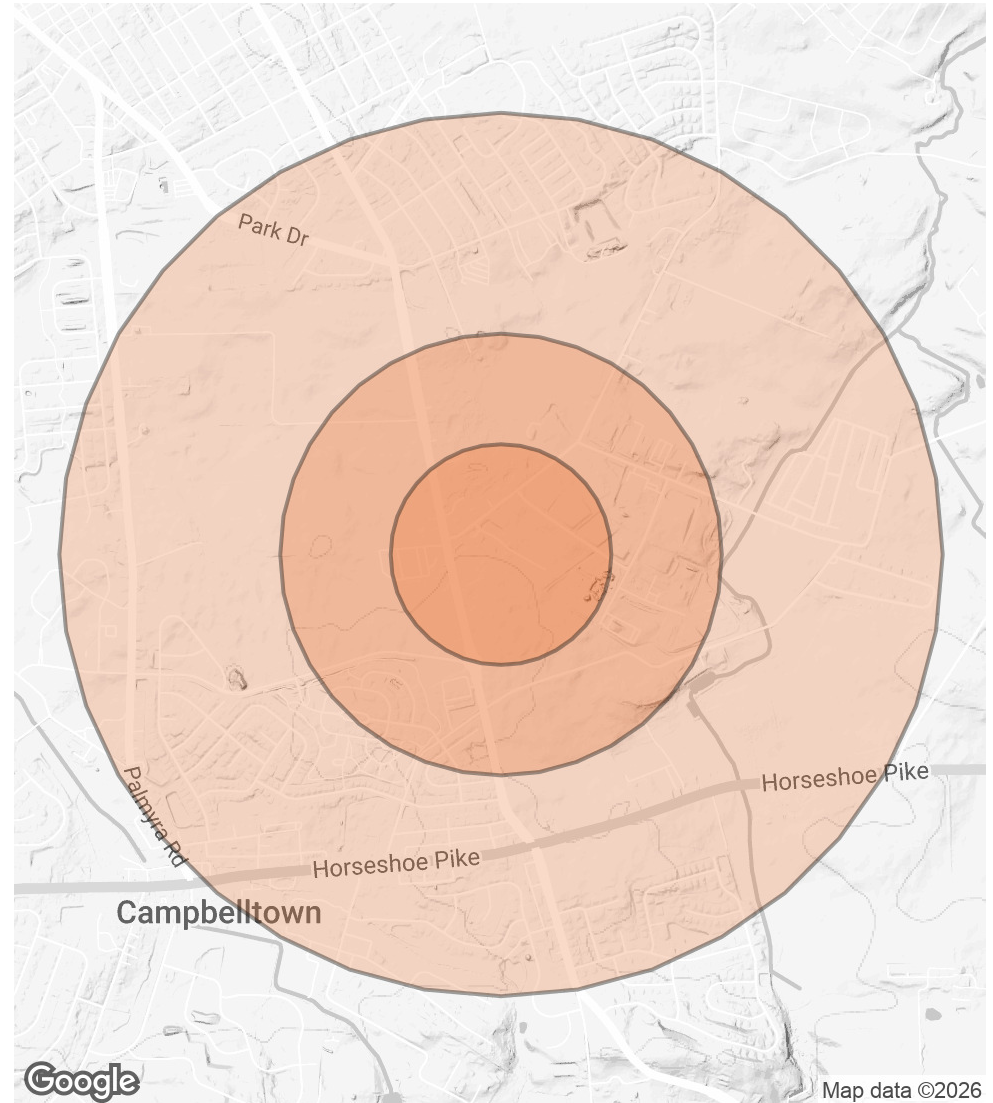
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	351	1,392	4,618
AVERAGE AGE	31.9	35.3	41.3
AVERAGE AGE (MALE)	26.7	30.8	38.3
AVERAGE AGE (FEMALE)	33.9	37.7	44.0

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	128	523	1,800
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$97,462	\$97,210	\$101,948
AVERAGE HOUSE VALUE	\$272,708	\$276,918	\$294,559

2023 American Community Survey (ACS)



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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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ADVISOR BIO - LAURA MARTIN



LAURA MARTIN, CCIM, CPM

Managing Director

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PROFESSIONAL BACKGROUND

Laura Martin has always enjoyed helping people. From her time at Messiah College, where she obtained a Bachelor of Science in Marketing, to her early days working for a local family, where she did a bit of everything, Laura finds value in connecting with those around her. It was only natural that she began working in real estate. Laura opened her own commercial real estate firm in 2005. In 2018, she became affiliated with SVN International Corp., relaunching her firm as SVN | Latus to offer commercial real estate brokerage and advisory services to the central Pennsylvania market.

Laura focuses on providing outstanding customer service, guiding her clients on all aspects of the real estate process to help them make smart, informed decisions. Laura loves getting to know her clients and matching them with properties that help them reach their highest business goals. Her door remains open to her clients long after their deal is signed. Laura believes that if you're going to do something, you should do it well, and so she pursued designations as a Certified Commercial Investment Member (CCIM) and Certified Property Manager (CPM®). She is an expert in office, industrial, retail, flex, and land.

Achievements

2023 — SVN® International Managing Director of the Year

2023 & 2021 — SVN Achievers Circle

2022 & 2023 — Central Penn Business Journal Power 100 List

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