

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,240 SF
Lease Rate:	\$1,200.00 per month (MG)
Building Size:	2,240 SF
Lot Size:	11.04 Acres
County:	Lebanon County
Township / Municipality:	Union Township
Zoning:	Industrial
APN:	33-2313567-405203-0000

PROPERTY OVERVIEW

Rare opportunity to lease a 2,240 sq. ft. stand alone Industrial-flex property located in Union Township. 3 drive-in doors and ample on-site parking. Great location just minutes off the Fisher Road (Lickdale) exit of I-81 & Rt. 22.

PROPERTY HIGHLIGHTS

- Approximately 2,240 sq. ft. warehouse space
- (3) 10' X 10' drive-in doors
- Convenient highway access, minutes away from I-81 and Route 22



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2855 State Route 72-Bldg-B

INDUSTRIAL-FLEX PROPERTY FOR LEASE

2855 State Route 72-Bldg-B Jonestown, PA 17038

INTERIOR



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TRADE AERIAL



TCN
WORLDWIDE
REAL ESTATE SERVICES

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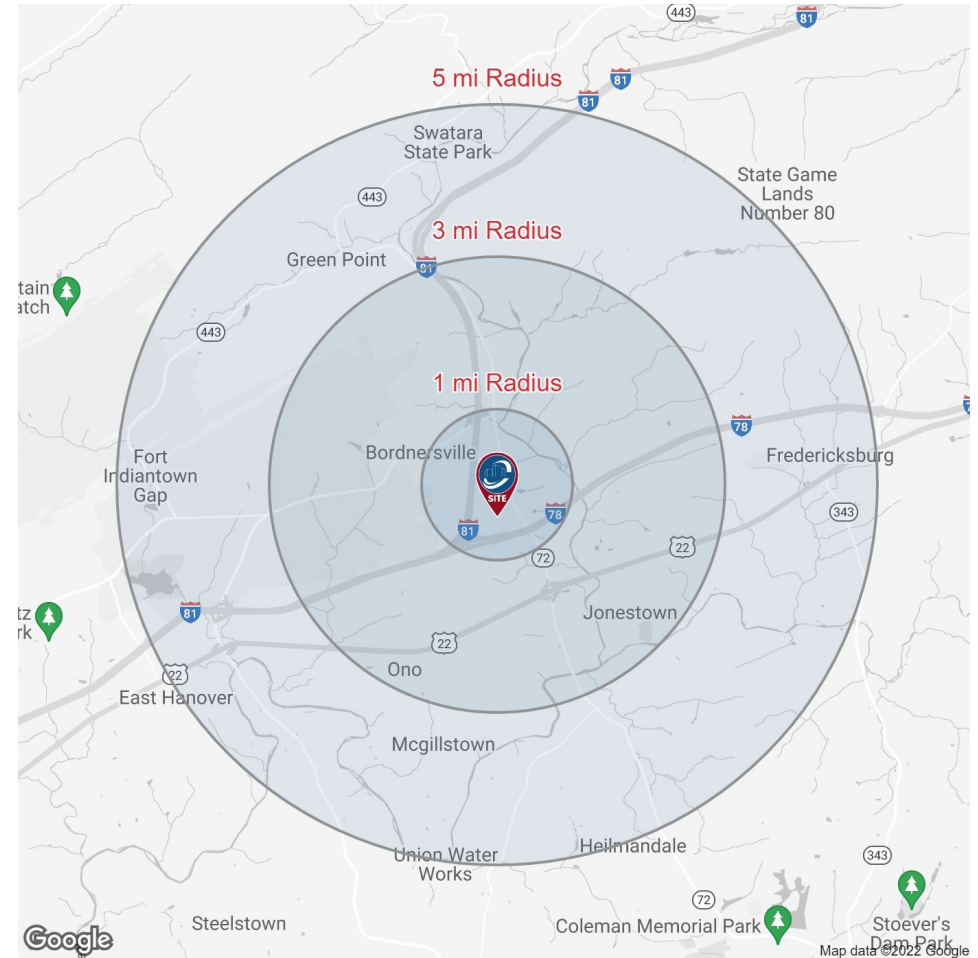
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	306	6,032	12,945
Average Age	42.5	39.8	42.0
Average Age (Male)	40.6	39.3	42.7
Average Age (Female)	42.6	39.4	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	130	2,420	5,409
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$70,892	\$76,762	\$75,610
Average House Value	\$215,330	\$199,327	\$196,504

* Demographic data derived from 2020 ACS - US Census



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