



Brandy Lane

Perimeter Road

LEASE

406 Brandy Ln

406 BRANDY LN

Mechanicsburg, PA 17055

PRESENTED BY:

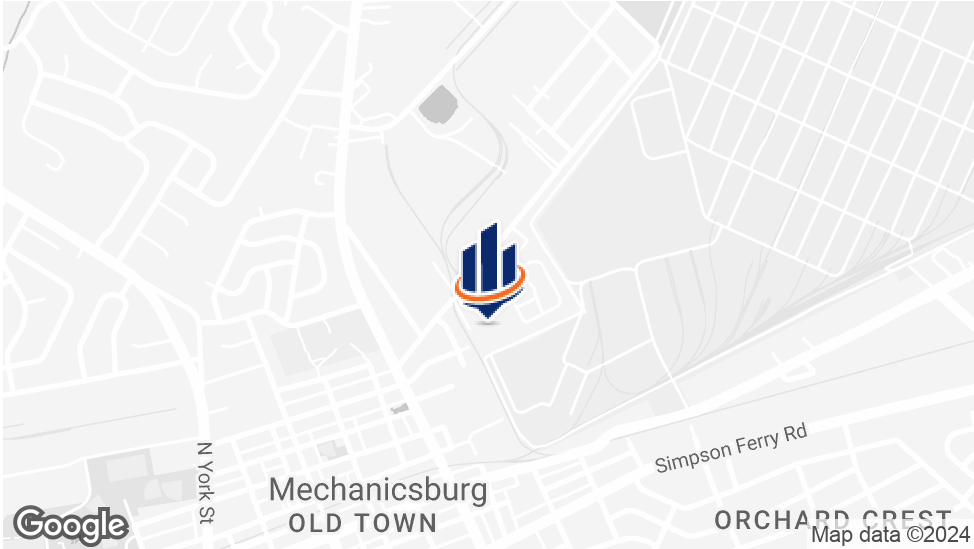
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PA #RM419784

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (Modified Gross + Janitorial & Trash)
BUILDING SIZE:	80,000 SF
AVAILABLE SF:	10,000 - 30,000 SF
LOT SIZE:	7.63 Acres
ZONING:	Industrial
TRAFFIC COUNT:	3,459
APN:	18-22-0521-008A

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PROPERTY OVERVIEW

+/-10,000 SF - +/-30,000 SF industrial warehouse space available for lease. Located along Brandy Lane with neighboring operations include the Mechanicsburg Naval Support Activity Station and the Nestle Purina plant.

PROPERTY HIGHLIGHTS

- Mechanicsburg warehouse space for lease
- Lease rate includes CAM & utilities
- Prime location
- Minutes from Routes 581/81 & 11/15
- 1 dock door
- 20' ceilings
- Ample parking for trucks

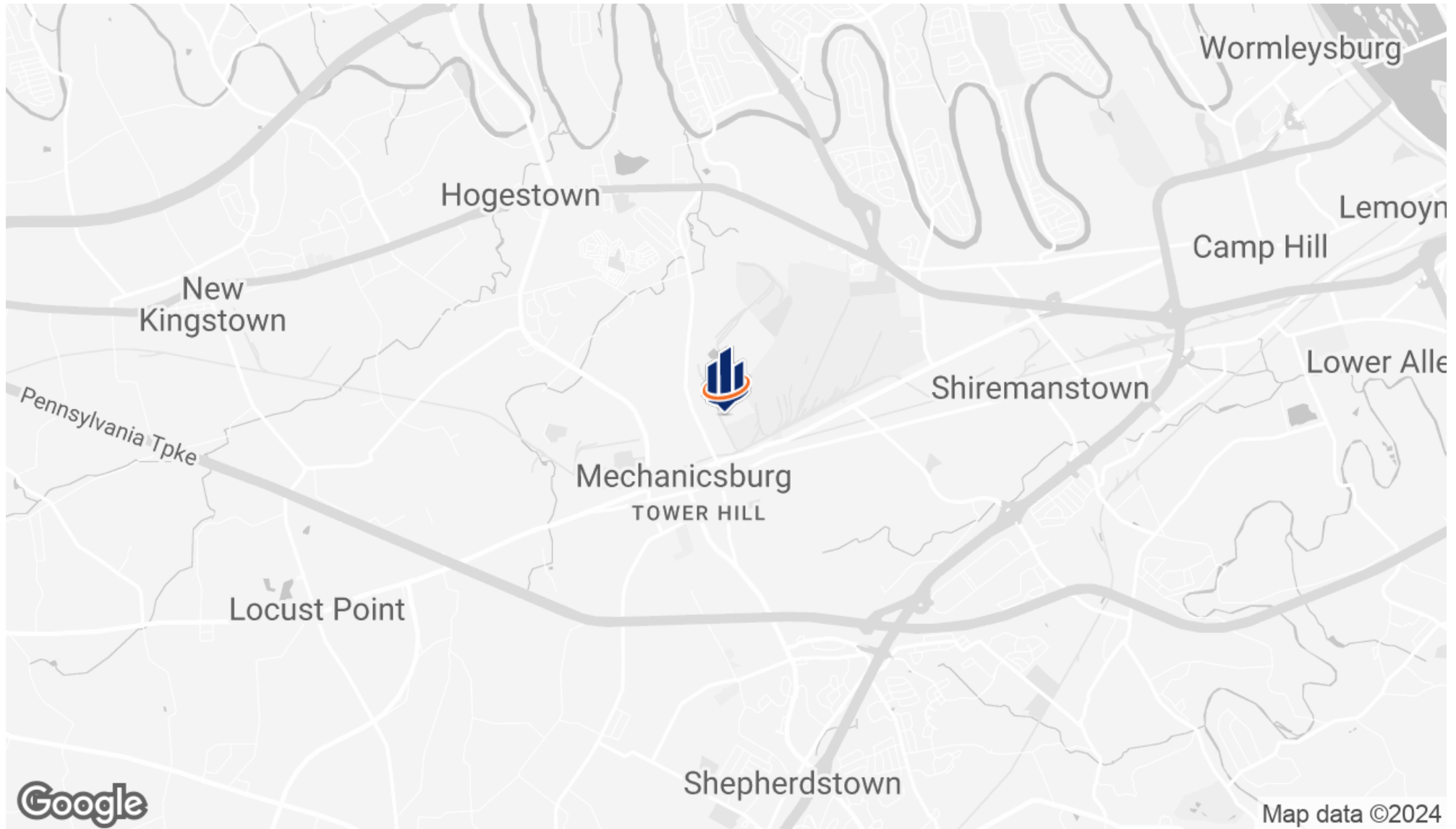
ADDITIONAL PHOTOS



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LOCATION MAP



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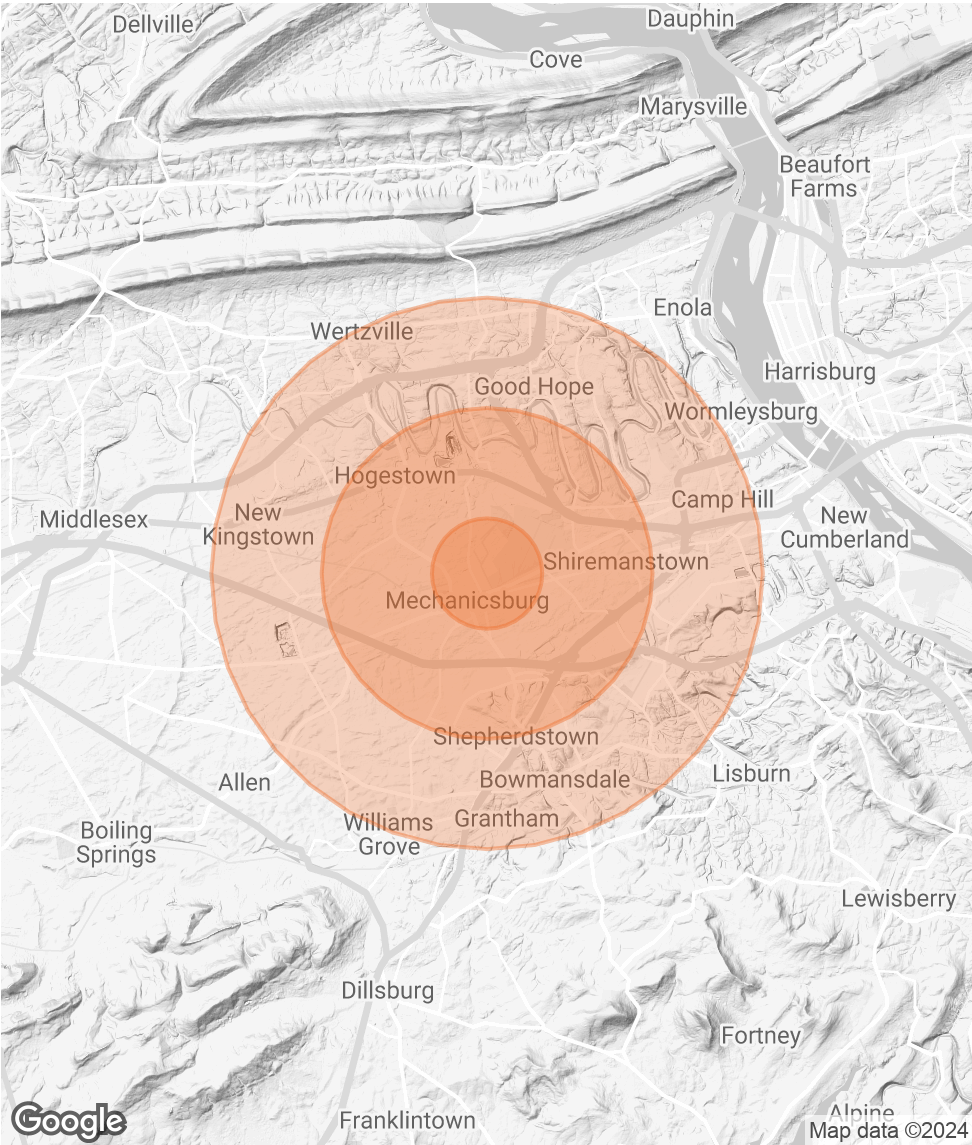
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,796	51,407	105,427
AVERAGE AGE	37.3	41.8	42.3
AVERAGE AGE (MALE)	35.4	39.3	40.8
AVERAGE AGE (FEMALE)	39.7	43.2	42.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,822	22,597	43,600
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$76,287	\$91,294	\$98,457
AVERAGE HOUSE VALUE	\$175,604	\$229,055	\$242,595

* Demographic data derived from 2020 ACS - US Census



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