

For Lease

Industrial Property

\$7.95 SF/yr



40 Landings Drive

Annville, Pennsylvania 17003

Property Highlights

- Turn-key opportunity to lease a heavy equipment/truck repair facility
- Equipment to operate a blasting & painting business
- 16' x 18' overhead doors allow vehicles to drive through the building
- 2 interior wash bays with plumbing, drainage and pressure washer installed
- 2 enclosed paint booths equipped with filtration and ventilation
- Gravel outside storage area
- 24' clear height
- 400 amp service

Property Description

Rare turn-key opportunity to lease a heavy equipment/truck repair facility. Building includes large 16' x 18' overhead doors at each end which open to multiple service bays, allowing drive-through capability. Property is located in the Flightpath Business Park, minutes off of Route 322 and Route 422 just outside of Palmyra.

OFFERING SUMMARY

Available SF	9,720 SF
Lease Rate	\$7.95 SF/yr (NNN)
Lot Size	2.66 Acres
Building Size	9,720 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,142	\$80,096
5 Miles	39,464	\$72,386
10 Miles	142,235	\$73,176

For more information

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Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.
NAI CIR, 1015 Mumma Road, Lemoyne, PA 17043
PA License #RB02432DA

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Property Details

ADDRESS:	40 Landings Drive Annville, PA 17003	NUMBER OF FLOORS:	1
COUNTY:	Lebanon	CEILING HEIGHT / TYPE:	24 ft / Exposed
MUNICIPALITY:	South Londonderry	ROOF:	Metal
TAX PARCEL #:	31-2298943-349945-0000	INTERIOR WALLS:	Warehouse: Insulated metal panel, Office: Drywall
PARCEL SIZE:	2.66 Acres	FLOOR TYPE:	8" concrete
ZONING:	Light Industrial	LIGHTING:	Fluorescent & sodium (only in blast bay)
BUILDING FRONTAGE:	225' along Landings Drive	UTILITIES:	Water & Sewer: Public Gas: UGI Electric: 400 Amp service (Met- Ed)
PARKING:	11	RESTROOMS:	2
TOTAL BUILDING SF:	9,720 SF	HVAC:	Office: Mini-split AC & gas heat, Warehouse: Hanging gas-fired heaters
AVAILABLE SF:	9,720 SF	SPRINKLERS:	No
YEAR BUILT:	2003	LEASE TERM:	Negotiable
CONSTRUCTION:	Steel	RENTAL RATE:	\$7.95 SF/yr (NNN)
SIGNAGE:	Yes, mounted on building		
DRIVE-INS:	5		
ADDITIONAL INFORMATION:	Additional equipment for available for tenant's use include: Sullair screw compressor, industrial pressure washer, media blasting system & paint booths		

Additional Photos



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Location Maps



Google, Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA Farm Service Agency



Google Map data ©2021

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