

For Lease
25,000 to 30,000 SF
Industrial Space



2700 Cumberland Street

(Route 422) North Lebanon Township
Lebanon, PA 17042

- Clean economical warehouse space
- Dock and Drive-In Doors Available
- 25,000 or 30,000 SF available
- Heavy Power Available
- Abundant quality workforce nearby

For more information, contact

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2700 Cumberland Street Lebanon, PA

Data Sheet

GENERAL DATA

Site Size:	11.7 Acres +/-
Municipality:	North Lebanon Township, Lebanon County PA
Zoning:	I—Industrial
CAM:	\$x.xx / SF Common Area expenses include snow removal, grass, insurance, fire sprinkler inspections and Common Area Maintenance
Taxes:	\$x.xx / SF
Year Built:	1973 +/-

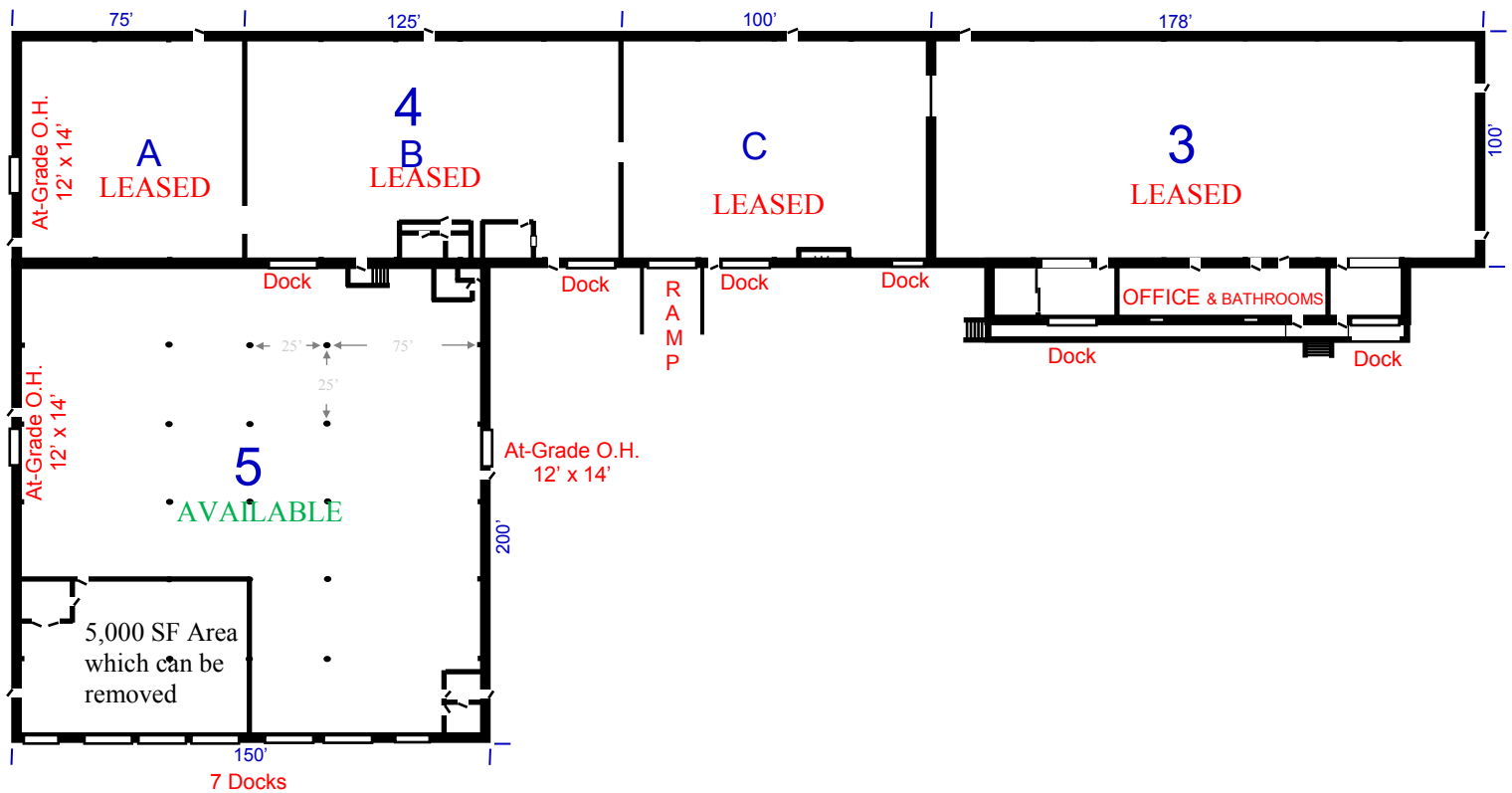


DESCRIPTION

Size (SF):	210,000 SF Complex Building 5 is 30,000 SF is AVAILABLE . A 5,000 SF area can be carved out resulting in 25,000 SF. Maximum Contiguous 30,000 SF
Parking:	100 surface spaces 120' x 250' +/- stoned / gated yard on west side available.
Construction:	Pre-engineered steel superstructure. Vertical steel wall panels. EPDM rubber roof. Smooth concrete floors. Offices and bathrooms available.
Access:	All suites are dock served, many have drive-in doors at-grade. See the Floor Plan page for the specific list.
HVAC:	None. Landlord is open to installing heaters for credit tenant and term lease.
Lighting:	400 Watt Metal Halide in Bldgs. 5.
Number of Restrooms:	One in Bldg. 5.
Telecom:	High speed internet is available from Comcast and other providers.
Utilities:	Power is from Met-Ed / First Energy Bldg. 5 has 1,200 Amp 120/240 volt 3-phase 4-wire service Water is from the City of Lebanon Sanitary sewer treated by North Lebanon Twp. Sewer Authority
Environmental / Life Safety / Misc.:	Dry pipe Sprinkler system in all buildings. Rated for normal hazard.

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Floor Plan Buildings 3, 4 & 5



Building	Size	Docks	At-Grade Drive In Doors	Ceiling Heights	Lighting
5	30,000 SF AVAILABLE	Two 10' x 10' Two 12' x 14' w/ Levelers Three 12' x 17'	Two 12' x 14'	26' Peak 20' Eave	400 W Metal Halide



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Photos

Building 5



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Photos



Building 5

Building 4



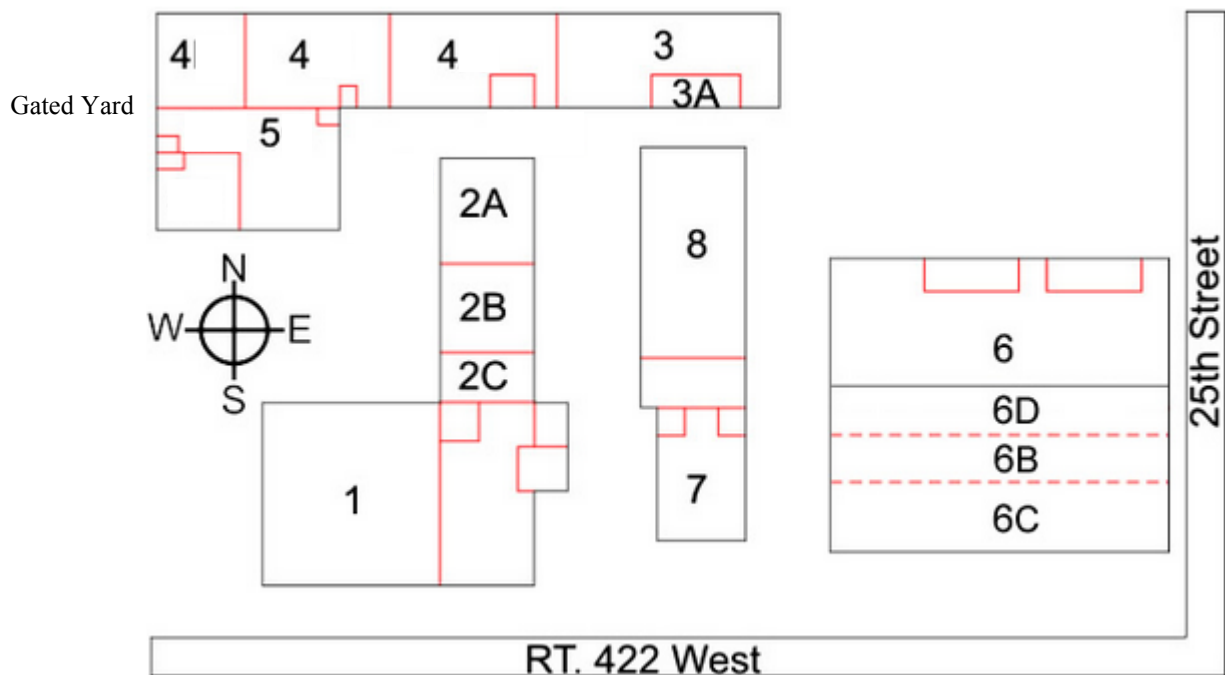
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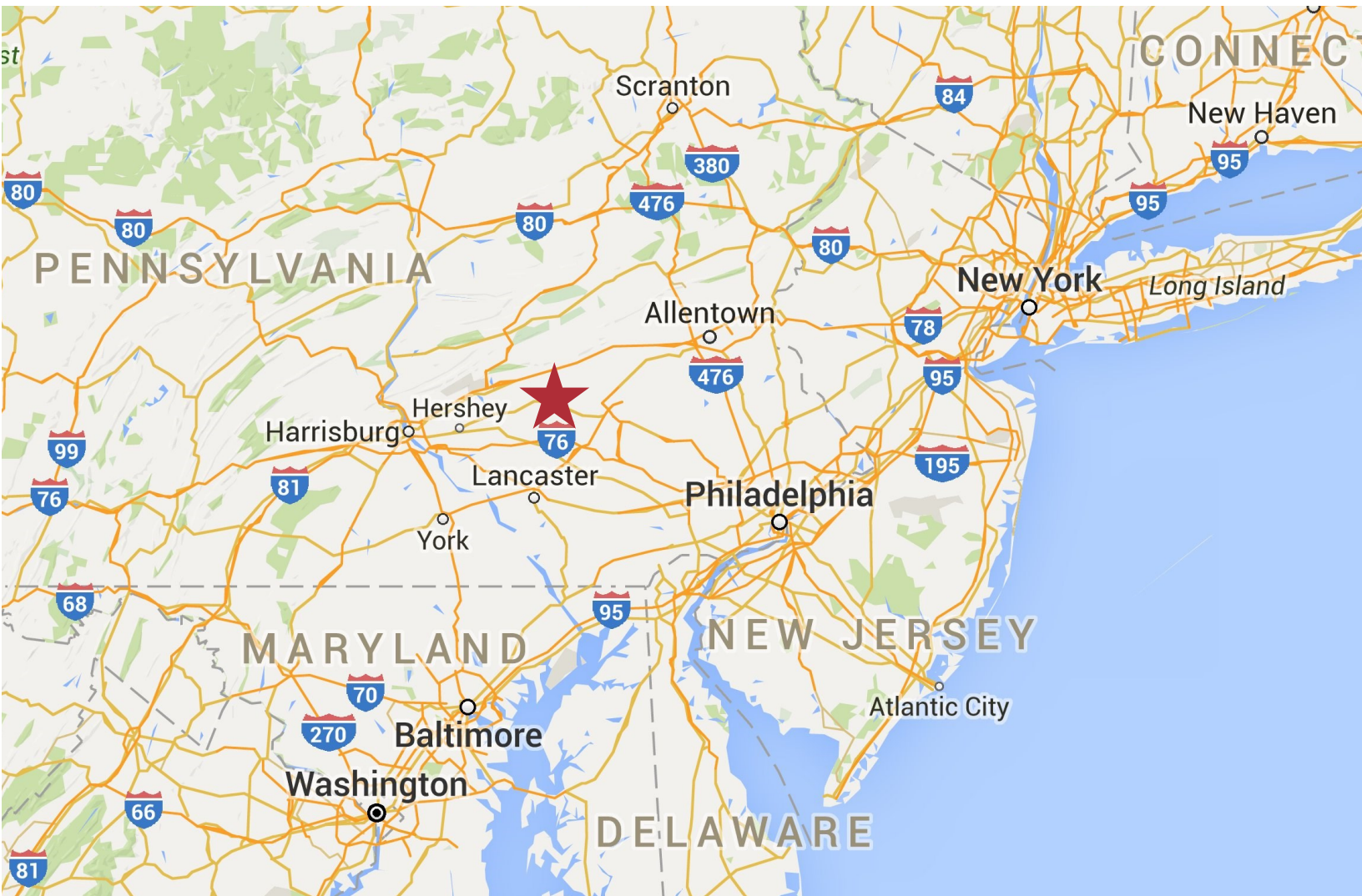
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Aerial



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Location



Mileage and driving times to nearby cities and marine terminals

Major City	Mileage	Driving Time
Allentown, PA	62 miles	1 hour, 22 minutes
Philadelphia, PA	88 miles	2 hour, 3 minutes
Harrisburg, PA	24 miles	44 minutes
Baltimore, MD	100 miles	2 hour, 6 minutes
New York, NY	152 miles	3 hour, 22 minutes

Port	Mileage	Driving Time
Philadelphia Regional Port Authority	93 miles	2 hours
Delaware River Port Authority	87 miles	2 hr, 15 minutes
Port of Wilmington	85 miles	2 hr, 22 minutes

Shipping Center	Mileage	Driving Time
FedEx	1.1 miles	2 minutes
USPS	1 mile	3 minutes
UPS	3.2 miles	10 minutes
Norfolk Southern Intermodal	31 miles	41 minutes

