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Industrial/Commercial Realtors • 717.697.2422

► Light Manufacturing/Retail



1621 Willow Street
Lebanon, PA 17046

Available SF:

27,000 (plus 8,400 SF Mezzanine storage)

Sale Price:

\$49/SF

Lease Rate:

\$3.45/SF

Description:

High quality masonry building with HVAC throughout building. One block from Route 422. 3 Phase electric service. Great opportunity for light manufacturing or retail user.

Annette Cassel Means

Call Today!

☎ 717.697.2422 ext. 207

✉ ameans@high.net

Building information:

Total building square feet	27,000 SF
First floor	3,300 +/- Office & 23,700 +/- SF Production & Warehouse
Second floor	8,400 +/- SF Mezzanine storage
Zoning	M Manufacturing Township has interest in approving variance for retail
Construction	Masonry and frame
Condition	Very good
Year constructed	1980
Floor type	Concrete
Number of floors	Two
Ceiling height	8'-20'
Ceiling type	Ceiling tiles (office)

Traffic count	422 West of 16th Street—15,698 AADT Both Directions
	422 East of 16th Street—14,436 AADT Both Directions
	16th Street North of 422—4,701 AADT Both Directions
	16th Street South of 422—2,481 AADT Both Directions

Demographics	1 Mile	3 Miles	5 Miles
Population	21,931	52,286	68,974
Households	8,772	20,661	26,960
Avg. HH Income	\$43,718	\$54,229	\$58,044

Heating	Forced air & hot water—natural gas
Air conditioning	Central air throughout most (5 separate systems) of the building
Electric	2400 AMP, Three Phase, 220 Volt
Roof	Metal roof on most buildings installed 1980
Sprinklers	No
Dock doors	2
Drive In doors	1
Lighting	Fluorescent
Wall finishes	Painted drywall (office) block in production space
Floor finishes	Concrete, carpet in office
Storage	2,000 SF of storage
Security & fire alarm system	Fitz Security Co., Lebanon

Utilities

Water	Public
Sewer	Public
Gas	UGI Utilities and Suburban Heating Oil
Electric	Med Ed
Phone	Verizon & Frontier
Trash	Waste Management
Data	Building is wired for fiber optics

Land information

Parking	81 Spaces
Tax Map & Parcel #	35-2332434-369901-0000
Deed reference	Book 00376 Page 0606
Acres	2 +/-
Typography	Flat
Road frontage/access	Willow
Restrictions	Per Zoning
Outside storage	In addition to parking approx. two acres of fenced outside storage area
Dates available	30 days after lease signing
Signage	Approx. 4'x8' at corner of 16th and Willow Streets

Suite information

Security system	Yes
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Lease information

Price per SF	\$3.45/SF
Monthly base rate	\$10,177.50/Month
Annual base rate	\$122,130
Term	Three year minimum

Tenant improvement allowance	None
Rental or Useable	Rentable
Building insurance	\$2,520/Year
Real estate taxes	\$27,000/Year
Utilities	Cost per tenant use

Utilities & Services (L=Landlord; T-Tenant)

<input type="checkbox"/> Lawn care	<input type="checkbox"/> Common area utilities
<input type="checkbox"/> Snow removal	<input type="checkbox"/> Trash
<input type="checkbox"/> Window washing	<input type="checkbox"/> Janitorial
<input type="checkbox"/> Maintenance of common areas	

Escalations	3% annually
Building hours	24/7
Security deposit	Equal to first month's rent

Geographic information

Municipality

West Lebanon Township

County

Lebanon County

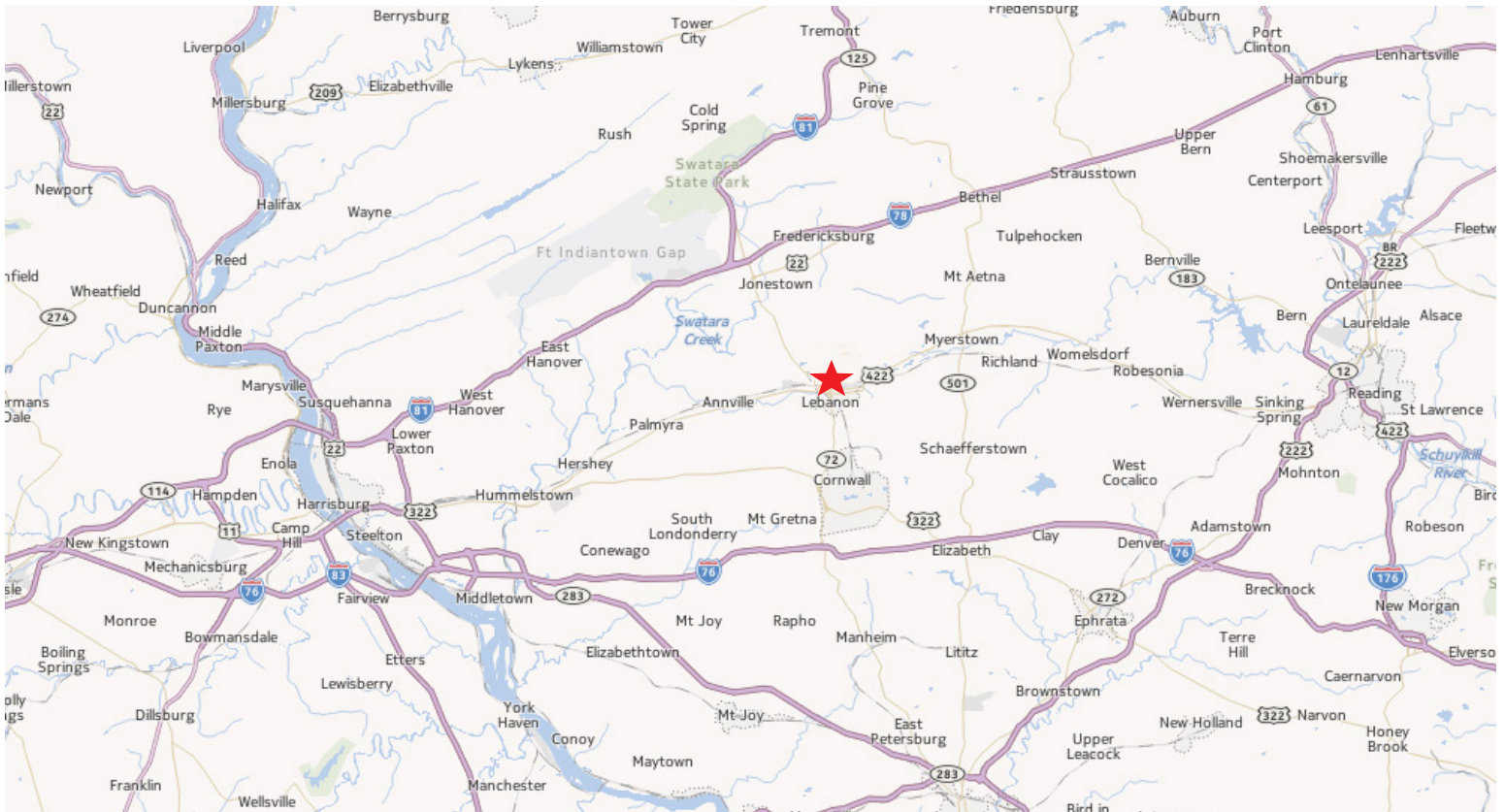
Distance highway access

300'

Site map



Maps





CURVE DATA CHART

Curve Letter	Delta	Radius	Length	Chord
Southerly Boundary Line "A"	57° 41'	1,042.76'	156.13'	N 80° 44' 37" W 155.99'
Northerly Boundary Line "B"	178° 58'	5,829.14'	591.71'	S 87° 13' 21" E 1,177.21'
Southerly Boundary Line of 100' Park	178° 58'	5,829.14'	327.05'	N 89° 27' 57" W 653.09'

CONSOLIDATED RAIL CORPORATION

Strip of land runs to 16th Street



EROSION AND SEDIMENTATION POLLUTION CONTROL GUIDELINES

Pennsylvania law requires an Erosion and Sedimentation Pollution Control plan be developed for all earthmoving activities and this plan be implemented and maintained until final site stabilization. These practices shall be in accordance with the E&SPC plan for the project. The plan must be a complete plan, the guidelines do not constitute a complete plan. The E&SPC plan must be fully developed and site specific in accordance with DEP Chapter 102 rules and regulations. Further information necessary for plan development can be obtained from the County Conservation District.

- A logical construction sequence should be developed that includes the installation of E&SPC facilities before general site disturbance in areas tributary to them.
- Development plans shall preserve salient natural features, minimize land cuts and fills, and conform to the general topography so as to create the least erosion potential and to adequately contain the volume and velocity of surface water runoff.
- Complete only that driveway excavation which can be stabilized with the stone base the same day.
- Disturb only when ready for construction and then only in areas of proposed construction.
- Remove topsoil from construction areas and stabilize for use on these areas. Topsoil shall be stored on the up-slope side of the downslope side of any stockpiles, construction, or borrow areas with sufficient silt fence, straw bales, or stone filters prior to disturbance to control pollution from sediment laden runoff. All disturbed areas and stockpiles shall be stabilized within 20 days. Temporary stabilization may also be used when permanent stabilization is delayed or unable to be achieved.
- Consult the Penn State Agronomy Guide for proper temporary and permanent stabilization practices for the project. The Penn State Agronomy Guide is available at the local Penn State Extension office. Any further questions can be forwarded to the County Conservation District.
- Natural vegetation shall be retained, protected, and supplemented prior to and during construction.
- Bring oil cut and fill slopes to final grade as soon as possible in the construction sequence; seed and mulch immediately.
- Repair and maintain conservation practices and vegetation. Stone filters, straw bales, filter fabric fence, or other approved measures shall be provided to prevent erosion during construction. Construction details for the proper installation of these practices can be obtained at the Conservation District.
- Straw mulch shall be applied at the rate of at least 3 tons per acre or 5 bales per 1000 square feet. On steep slopes, 3:1 or greater, mulch shall be applied at the rate of 5 tons per acre or 7 bales per 1000 square feet. At the rate of 100 gallons per 3 tons of straw mulch.
- Plant a permanent vegetation recommended in the Penn State Agronomy Guide as soon as possible after construction. Plant 30 pounds Kentucky bluegrass and 20 pounds of perennial rye grass per acre.

GENCO REALTY INVESTMENTS
303-26

Site Data

number of acres = 5.801 (to centerline of road)
density of lots = 1
density = 0.172
zoning = Manufacturing

owner/Subdivider/Grantor

Donald W., Jr. & Mary M. Blyler
621 Willow Street
Lebanon, PA, 17042
717) 272-5656

Source of Title

Lebanon County Planning Dept.

Lebanon County Engineer

Approval Date: 1/29/97
Robert J. F...

West Lebanon Township/Corp/Commissioners

Approval Date: 1/29/97
...

PARKING SPACE DATA CHART

Pictures



Building front facing Willow Street



Building entrance



West side exterior of offices



Outside storage on west side of warehouse/production area



Building dock

Pictures



Front entrance



Front reception area



Front room (finishing room)



Front room (finishing room)



Middle area - formerly prep room



Front room (finishing room)

Pictures



Staging/loading area at dock doors



Staging area at dock doors



Press area



Electric service



At grade door (exterior-rear)



Work area restroom

Pictures



At grade door and storage



At grade door and storage



Maintenance shop



Second level mezzanine

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