

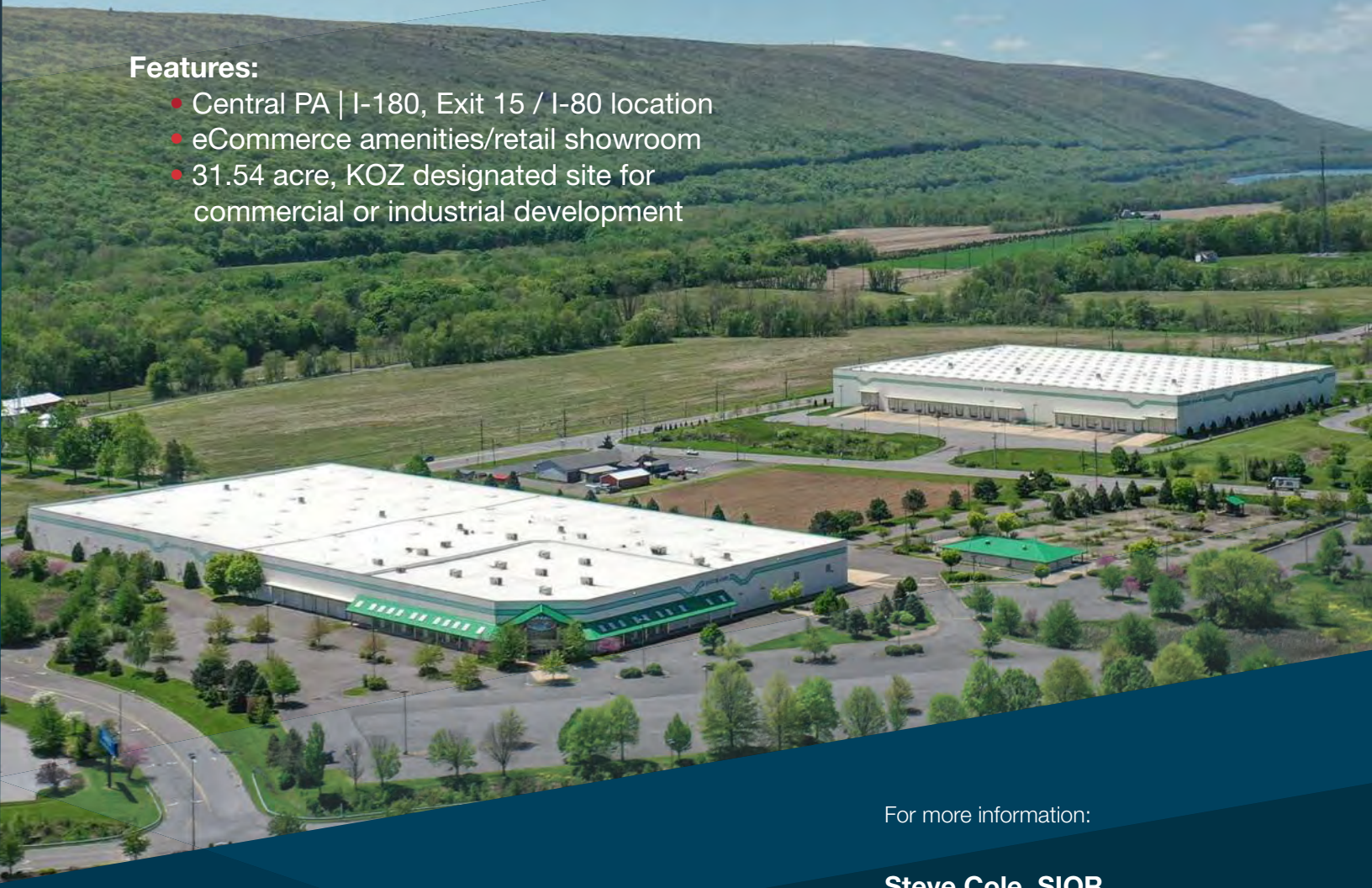
Available for Sale/Lease or Development Site

490 S. Lycoming Mall Road | Muncy, PA
190,800 SF on 10.97 acres

1203 Lycoming Mall Circle | Muncy, PA
235,000 SF on 21.33 acres

Features:

- Central PA | I-180, Exit 15 / I-80 location
- eCommerce amenities/retail showroom
- 31.54 acre, KOZ designated site for commercial or industrial development



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for interactive tour
www.GrizzlyOffering.com

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1203 Lycoming Mall Circle | Muncy, PA

235,000 SF | 21.33 ACRES



SHOW ROOM



ADMINISTRATIVE OFFICES



WAREHOUSE



PROPERTY FEATURES

- 2001 Class A tilt-up construction
- 27' clear ceiling heights
- 47' x 47' and 43' x 43' column spacing
- 5" reinforced concrete floors—3000 PSI
- ESFR sprinklers
- T-8 high bay florescent with motion sensor
- HVAC – trane rooftop package units (office / showroom), gas-fired suspended heaters
- 750 kVA transformer / 2400 amp, 480Y/277V, 3 phase 4 wire, UPS system
- 20 truck docks / 5 van docks / 8 overhead drive-in doors
- 34,000 SF retail showroom
- 24,000 SF 2-story executive office
- Equipped for service & reverse logistics and call center operations
- 5 acres paved trailer parking with 3,900 SF support facility

490 S. Lycoming Mall Road | Muncy, PA

190,800 SF | 10.97 ACRES



PROPERTY FEATURES

- 2008 Class A tilt-up construction
- 36' clear ceiling heights
- 40' x 40' column spacing
- ESFR sprinklers
- Gas-fired suspended heaters
- 7" reinforced concrete floors – 3,000 PSI
- T-5 high bay florescent with motion sensor
- 500 kVA transformer / 1000 amp, 480Y/277V, 3 phase 4 wire, UPS system
- 15 truck docks / 3 overhead drive-in doors





31.54 Acres
KOZ designated site



490 S. Lycoming Mall Road
198,000 SF | 10.97 Acres



1203 Lycoming Mall Circle
235,000 SF | 21.33 Acres

