



**FOR  
SALE OR  
LEASE**

# \$2,500,000

**INDUSTRIAL BUILDING ON APPROX. 5 ACRES  
42,000 SF**

.....

**2300 REACH ROAD  
WILLIAMSPORT, PA 17701  
LYCOMING COUNTY**

**INDUSTRIAL**

**LATITUDE: 41.228276  
LONGITUDE: -77.054403**

**QUALIFIED INQUIRIES ONLY**



**STRATEGICALLY SITUATED IN CLOSE PROXIMITY  
TO BOTH ROUTE 15 AND US ROUTE 220**

**mericle.com**  **570.823.1100**



# SPECS

*Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.*

## PROPERTY DETAILS

- ▶ 42,000 SF Building
- ▶ 5+/- Acres
- ▶ PIN: 71-012-770
- ▶ Built in 1994
- ▶ Zoned: ML (Industrial District)

## UTILITIES AND BUILDING SYSTEMS

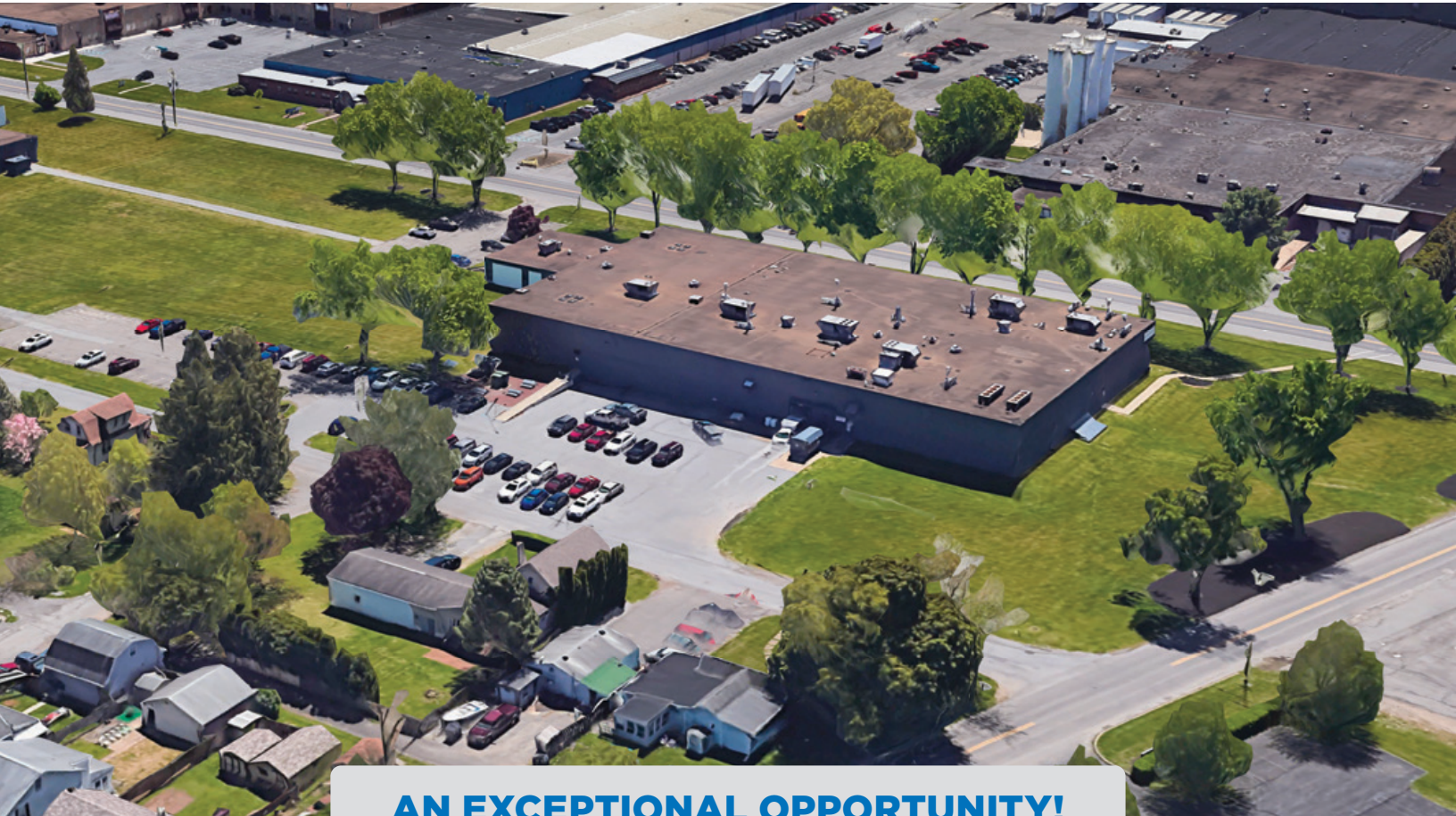
- ▶ Public Gas, Water & Sewer
- ▶ 3-Phase Electric
- ▶ Electric Heat
- ▶ Central A/C
- ▶ Wet Sprinkler System

## PROPERTY FEATURES

- ▶ 2 Levels
- ▶ Approx. 2,000 SF Office Space
- ▶ Steel Exterior
- ▶ Rubber Roof
- ▶ 20 ft. Ceiling Heights
- ▶ Full Basement
- ▶ 4 Restrooms
- ▶ (1) 10 ft. H Drive-In Door & (1) Loading Dock
- ▶ 97 Parking Spaces

## TAX ASSESSMENT INFORMATION

- ▶ 2024 Annual Real Estate Taxes: TBD



## AN EXCEPTIONAL OPPORTUNITY!

Discover a unique offering – a 42,000 SF+/- manufacturing/warehouse facility situated on an expansive 5-acre parcel. This well-maintained building presents an exciting investment opportunity. The structure includes office space, generous parking, access to public utilities and convenient loading docks.

The property enjoys a strategic location in close proximity to both US Route 15 and US Route 220. Serious and qualified inquiries only please. Don't miss out on this rare find!

**AVAILABLE**

**2300 REACH ROAD, WILLIAMSPORT, PA 17701**

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

# PHOTOS

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**AVAILABLE**

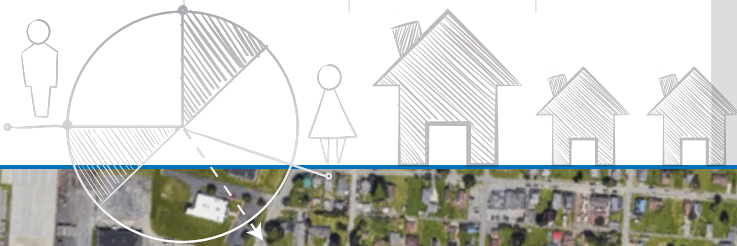
**2300 REACH ROAD, WILLIAMSPORT, PA 17701**

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

# WILLIAMSPORT

## DEMOGRAPHICS

	10 MI	20 MI	30 MI
<b>Population</b>	78,994	158,992	271,467
<b>Households</b>	32,244	63,731	108,703
<b>Median Age</b>	41.8	43.0	42.9
<b>Median Household Income</b>	\$63,210	\$65,410	\$66,074
<b>Average Household Income</b>	\$88,803	\$91,480	\$93,583
<b>Per Capita Income</b>	\$37,217	\$37,511	\$38,235



## STRATEGICALLY LOCATED IN CLOSE PROXIMITY TO MAJOR CITIES AND DEEPWATER PORTS



### DEEP WATER PORTS

PORT	MI AWAY
Baltimore, MD	169
Philadelphia, PA	183
New York/New Jersey	192
Wilmington, DE	205



### TRAVEL DISTANCES

CITY	MI AWAY
Wilkes-Barre, PA	73
Hazleton, PA	77
Harrisburg, PA	90
Delaware Water Gap, PA	121
Allentown, PA	133
Baltimore, MD	170
Morristown, NJ	172
Syracuse, NY	177
Philadelphia, PA	182
Pittsburgh, PA	192
New York, NY	193
Washington D.C.	209
Hartford, CT	278
Boston, MA	378



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To learn more, please call  
 Michael B. Bradley or Donald  
 Cortese to request a proposal  
 and/or arrange a tour.

