

SALE PRICE

\$1,750,000

TWO-BUILDING INDUSTRIAL FLEX CAMPUS

OWNER-USER | INVESTMENT OPPORTUNITY

330 N 7th Avenue & 333 N 8th Avenue, Lebanon, PA 17046
City of Lebanon | Lebanon County



34,334 SF
Total Building Area



1.89
Acres



2
Adjacent Buildings



4 Drive-In Doors
2 Loading Docks

EXCLUSIVELY LISTED BY:

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INDUSTRIAL OPPORTUNITY

Located in Lebanon, Pennsylvania, this two-building industrial flex offering provides approximately 34,334 SF of combined building area across 1.89 acres. The adjacent properties at 330 N 7th Avenue and 333 N 8th Avenue offer a versatile combination of warehouse, office, machine shop and industrial space designed to accommodate a variety of business operations.

Both buildings feature 12-foot clear heights, drive-in access, loading docks, surface parking and masonry/steel construction. Zoned Light Industrial Commercial, the property provides an opportunity for an owner-user, investor or business seeking a substantial industrial footprint with multiple functional spaces.



PROPERTY SUMMARY

Sale Price	\$1,750,000
Total Building Size	34,334 SF
Land/Lot	1.89 Acres
Zoning	LIC: Light Industrial Commercial
Parking	27 On-Site Spaces
Year Built	1940-1945
Date Available	Immediate
Loading Docks	2
Drive-In Doors	4
Clear Height	12'
Roof Type	Rubber
Construction	Masonry, Steel
Water & Sewer	Public
Sprinklers	Yes

PROPERTY HIGHLIGHTS

- 34,334 SF Combined Building Area
- Two Adjacent Industrial Flex Buildings
- 1.89 Acres Across Two Parcels
- Approx. 29,400 SF Warehouse Space
- Approx. 4,000 SF Office Space
- Four (4) Drive-In Doors
- Two (2) Loading Docks
- 12' Clear Height
- Multiple Jib Cranes Included
- 27 On-Site Parking Spaces
- Light Industrial Commercial Zoning

TRAFFIC COUNTS

N 8th St	5,508 VPD
Lehman St	8,536 VPD

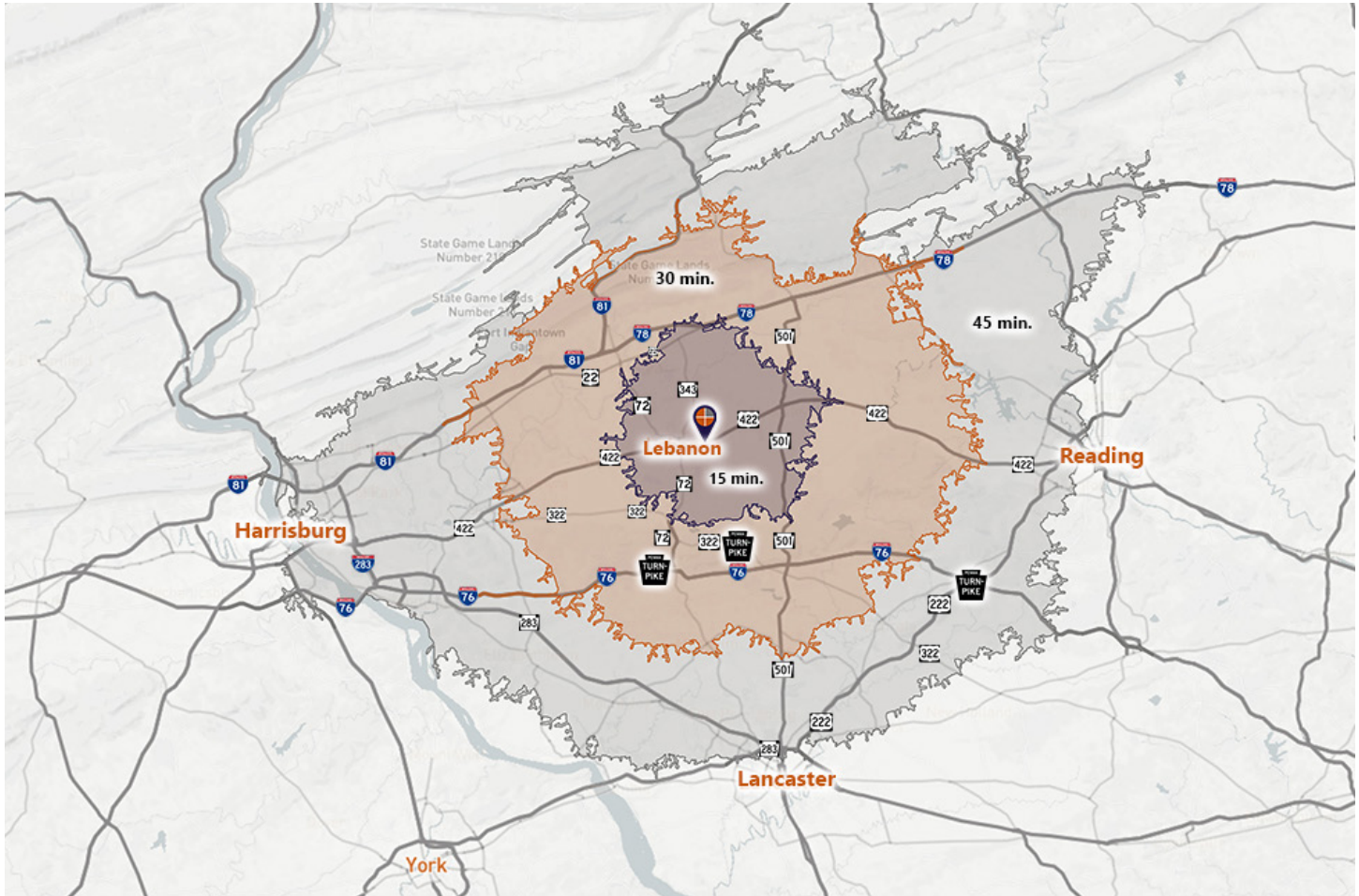
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REGIONAL ACCESS & MARKET REACH



Positioned within convenient reach of major Central Pennsylvania markets, the property provides convenient regional access for industrial operations, employees, customers and distribution.



15/30/45 MINUTE MARKET REACH



I-81

6 min | 3.5 miles
Regional North-South connectivity



PA Turnpike

Exit 266 | 18 min
Direct access to East-West distribution corridor



I-78

40 min | 36 mi
Lehigh Valley and New Jersey access



HARRISBURG
40 min | 38 miles

Capital Region Business Hub



LANCASTER
32 min | 28 miles

Growing Industrial Market



US 422
12 min | 6 miles

Lebanon Valley Freight Corridor

Market Reach from Site	15 minutes	30 minutes	45 minutes
Total Population	88,079	226,669	809,518
Population Density (Per Sq. Mile)	761.8	382.3	579.2
Total Daytime Population	87,868	205,952	807,313
Total Households	34,524	87,975	319,917
Per Capita Income	\$35,084	\$40,842	\$45,360
Average Household Income	\$88,911	\$104,409	\$114,082
Average Disposable Income	\$69,025	\$79,921	\$86,474
Aggregate Disposable Income	\$2.38 B	\$7 B	\$27.66 B
Total Businesses (NAICS)	2,795	7,215	29,129
Employed Population 16+	41,190	112,601	411,604
Annual Budget Expenditures	\$2.65 B	\$7.88 B	\$31.2 B
Retail Goods	\$859.9 M	\$2.55 B	\$9.99 B

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330 N 7TH AVENUE

INDUSTRIAL FLEX | 20,930 SF

330 N 7th Avenue offers approximately 20,930 SF of industrial flex space on a 1.02-acre parcel. The building combines warehouse, machine shop and approximately 3,000 SF of office space, providing a versatile configuration for industrial operations.

The property features a 12' clear height, two drive-in doors, one loading dock and 23 surface parking spaces. The building is constructed of masonry and steel and is equipped with a sprinkler system. Multiple jib cranes are included.

PROPERTY DETAILS

Total Building Size	20,930 SF
Land/ Lot	1.02 Acres
Zoning	LIC: Light Industrial Commercial
Parking	On Site
Year Built	1945
Date Available	Immediate
Loading Docks	1
Drive-In Doors	2
Clear Height	12'
Cooling	Central A/C in office & machine shop
Heating	Gas & Baseboard; Warehouse Only
Water & Sewage	Public
Sprinklers	Yes



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333 N 8TH AVENUE

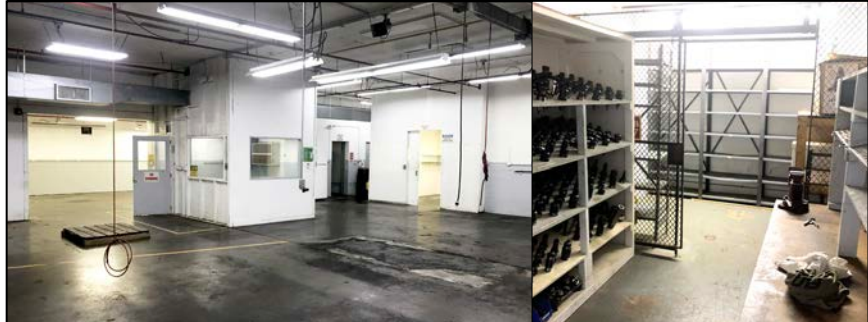
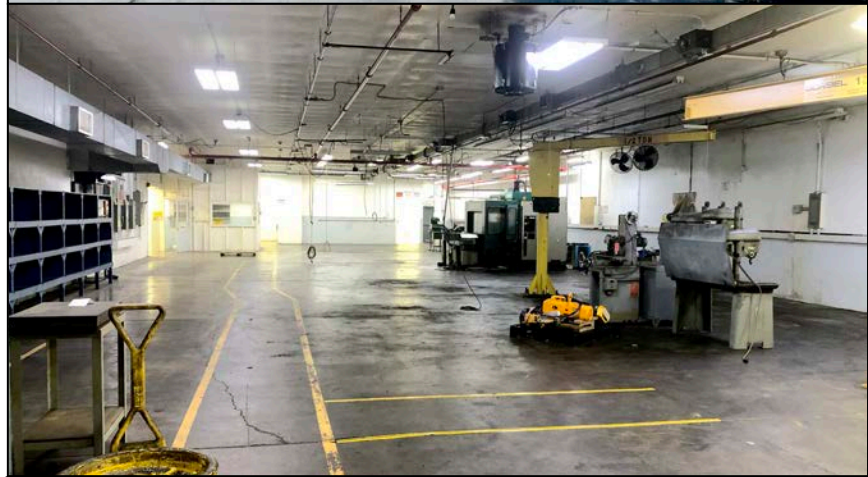
INDUSTRIAL FLEX | 13,404 SF

333 N 8th Avenue offers approximately 13,404 SF of industrial flex space on a 0.87-acre parcel. The building provides a functional industrial configuration with warehouse, machine shop and lab areas, supporting a range of manufacturing and industrial operations.

The property features a 12' clear height, two drive-in doors, one loading dock and surface parking, with gas heat throughout and central air conditioning in the machine shop and lab areas. Multiple jib cranes are included.

PROPERTY DETAILS

Total Building Size	13,404 SF
Land/ Lot	0.87 Acres
Zoning	LIC: Light Industrial Commercial
Parking	On Site
Year Built	1950; 1980s Addition
Date Available	Immediate
Loading Docks	1
Drive-In Doors	2
Clear Height	12'
Cooling	Central A/C in machine shop & Lab Space
Heating	Gas Heat Throughout
Water & Sewage	Public
Sprinklers	Yes



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INDUSTRIAL MARKET CONTEXT



ESTABLISHED INDUSTRIAL SETTING

Located in an established Lebanon commercial and industrial area, the property is surrounded by manufacturing, fabrication, machining and other business users, providing an established setting for a range of industrial operations.



ZONED LIC
LIGHT INDUSTRIAL
COMMERCIAL

City of Lebanon
Lebanon County, PA

All uses are subject to city
approval and buyer verification

FUNCTIONAL FOR A RANGE OF INDUSTRIAL OPERATIONS

Buyer to verify permitted uses, zoning requirements and suitability for intended operations.

Manufacturing

Existing machine shop
configuration

Warehousing

Large open industrial
areas

Distribution

Multiple loading/access
points

Fabrication

Industrial building
configuration

Service Operations

Drive-in and loading access

Owner-User

Substantial combined
footprint

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PERMITTED USES BY RIGHT (P) IN LIC

RESIDENTIAL	Transitional Housing
COMMERCIAL	Amusement Park/Water Park; Animal Day Care; Arena/Auditorium/Performing Arts Center/Exhibition Center; Bakery; Retail; Beverage Distributor; Bus Maintenance/Storage Yard; Bus/Taxi/Rail Terminal; Car Wash; Catering (custom, off-site); Communications Antennae (accessory); Conference/Exposition Center; Construction Co./Tradesperson HQ; Crafts/Artisan's Studio; Custom Printing/Copying/Mailing; Exercise Club; Financial Institution; Flea Market/Auction House; Funeral Home; Hotel/Motel; Laundromat; Laundry (commercial/industrial); Lumber Yard; Medical Marijuana Dispensary; Micro-brewery/Micro-distillery; Office; Personal Services; Plant Nursery; Recording Studio; Recreation, Commercial Indoor; Recreation, Commercial Outdoor; Repair Service (household appliance); Retail Store; Self-Storage Development; Shopping Center; Sidewalk Café/Food Cart; Target Range (indoor, enclosed); Tattoo Parlor/Body Piercing; Tavern; TV/Radio Broadcasting Studio; Theater; Trade/Hobby School; Veterinarian Office; Visitor Center
INSTITUTIONAL/ SEMI-PUBLIC	College/University; Community Recreation Center/Library; Cultural Center/Museum; Emergency Services Station; Hospital/Surgery Center; Membership Club; Nursing Home/Personal Care/Assisted Living/Hospice; Place of Worship
PUBLIC/SEMI-PUBLIC	City Government Uses/Facilities; Government Facility; Publicly Owned Park; Sewage Pump Stations; Swimming Pool (non-household); U.S. Postal Service Facility
INDUSTRIAL	Assembly/Finishing of Products; Building Supplies Wholesale Sales; Distribution (principal use); Electric Power Generating Plant; Industrial Equipment Sales/Rental/Service; Manufacture (indoor) of: Apparel/Textiles/Shoes, Ceramics, Clay/Brick/Tile, Computers/Electronics, Electrical Equipment, Fabricated Metal Products, Food & Beverage (industrial scale), Glass Products, Jewelry/Silverware, Leather Products, Machinery/Gaskets, Manufactured/Modular Housing, Medical Equipment, Mineral Products (non-metallic), Paper Products, Pharmaceuticals, Products from Recycled Materials, Scientific/Precision Instruments, Sporting Goods/Toys, Transportation Equipment, Wood Products/Furniture; Medical Marijuana Grower/Processor; Packaging; Package Delivery Distribution Center; Printing/Bookbinding; Research & Development/Engineering/Testing Facility; Warehousing/Storage (principal or accessory); Welding; Wholesale Sales
ACCESSORY	Bus Passenger Shelter; Day Care Center (accessory to place of worship); Day Care (max. 3 persons); Group Day Care Home; Family Day Care Home; Furnace, Outdoor; Geothermal Well; Home Occupation; Outdoor Storage/Display (accessory use); Retail Sales Accessory to Industrial Use; Short-Term Rental of Dwelling
MISCELLANEOUS	Crop Farming/Community Garden/Greenhouse/Hydroponics; Forestry; Livestock/Poultry Raising; Nature Preserve/Environmental Education Center; Parking Lot/Structure (incl. overnight tractor-trailer parking); Recycling Collection Center; Solar Energy Collection ($\leq 20\%$ of lot)

SPECIAL EXCEPTION (SE) IN LIC

RESIDENTIAL	Conversion of Existing Building to Multi-Family/Live-Work Units**
COMMERCIAL	Communications Tower; Heliport; Kennel; Nightclub
INSTITUTIONAL/ SEMI-PUBLIC	Crematorium; Day Care Center, Adult or Child
PUBLIC/SEMI-PUBLIC	Public Utility Facility
INDUSTRIAL	Metal Products, Primary (manufacture); Plastics/Polymers/Resins/Coatings (manufacture); Roofing Materials/Asphalt Saturated Materials (manufacture); Recycling Center (bulk processing); Trucking Company Terminal
ACCESSORY	Composting; Outdoor Storage/Display (as principal use)
MISCELLANEOUS	Wind turbines (single, accessory use); Wind turbines (other/multiple)

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